

# Hillsboro Condominiums



February 2017 Newsletter

## Windy Start to the New Year

No need to worry about any of the wind that may have damaged the new roofs. They are completely covered and under warranty. Holladay Grace will be aggressively working on the roofs to get them completed. They are hoping to be wrapped up in the next couple weeks.

A couple of reminders to be made aware of:

-If you see roofing nails, trash and other debris. Don't wait, if items can be safely picked up, please do help. Lending a helping hand and keeping the community clean for you, your family, and your beloved 4 legged friends. 🐾 Your help is appreciated by everybody!

- Got a Flat Tire? Holladay Grace instructed any Owners with flat tires as a result of roofing nails to send him the pictures of the nail in the tire and the receipt and he will reimburse them. Contact Holladay Grace: 719.596.0733

- **Project update for paint and gutters**: There will be some color changes on the gutters, to match as closely as possible to the lighter tan. This is to be able to use the manufacturer's preset color for a much longer life and durable product.



## Carports

The carport roofs are also awaiting warmer weather with a potential start date of between 30-60 days. Carport spaces are specifically reserved to individual units, so please ensure you do not park in another person's carport or assigned space. If you have an unauthorized car in your reserved carport space, you can have it towed by calling Immediate Towing and Recovery at: 510-9824.



**New Pedestrian Gate**: The new pedestrian gates will be closed and locked, so please spread the word on the new code. The old key system has been replaced with a punch code system which will reduce long term expenses. No more reprinting hundreds of keys if the lock needs to be changed. A new code can be programmed for free in mere minutes. The initial code for opening the gate will be the letter "C" (To CLEAR the key pad for the correct entry.) then "6724". If you are inside the gate, there is no code needed. Press bars have been installed inside, simply press them and the gate will open for you.

To get back in: Press: "C-6-7-2-4".

- Please do not tether or prop pedestrian gate's open ensure the safety of others in the community. Please be sure the gates latch close when entering or exiting through the pedestrian gates.



## Vehicle Gate and Driving in the Community:

Cold temperatures do effect the operation of the Vehicle gates. Please wait for gates to open fully before entering and exiting the community. DON'T PUSH the GATE OPEN with YOUR CAR.

Violator's caught doing so will be responsible for repairs. While driving within the community, please respect your neighbors. Playing loud stereos is not permitted turn it down or roll up your windows. Cars with exhaust pipes that are extremely loud is against the Associations Rules and Regulations. If you know where these vehicles reside, please do not hesitate to notify the address to Z&R Property Mgmt.

## **Window Replacements!**

As windows are replaced around the community, please be sure that your replacement has a *horizontal SINGLE grid pattern* in each of the glass panes to ensure uniformity within the Association. Remember to send Z&R your photo's and receipt to get your reimbursement.



### **PREVENT FROZEN PIPES**

During periods of extreme cold, you can help prevent pipes freezing by opening the cabinet doors and allowing the faucets to drip. It might add a little to your utility bill, but it is a great deal less expensive than paying a licensed, insured plumbing contractor to repair burst interior pipes and dry out your, and possibly your neighbor's home.



**Protect Yourself and Your Belongings**



You are the person who can do the most to protect yourself and your belongings. Here are some simple tips and updates for you:

1. Lights, lights, lights. Please leave your lights on all night! This costs you pennies for the peace of mind it provides. The front porch light is controlled by a photocell, but this will not work if your light switch is turned off. Please ensure your porch light is switched to the "ON" position.

***Light is the NUMBER ONE deterrent, so keep things well lit.***

2. Always ensure your car is locked securely.
3. Never leave your car running and unattended.
4. No items should be left visible in the car which could attract thieves. This includes electronics, handbags, and loose change.
5. Some residents have reported that somebody checked if the entry door was locked by moving the door knob. A storm door with a lock can help to avoid this activity. Please ensure your front and storm doors are always locked.

### **Z&R Contact Info**

As always, if you have questions, issues or concerns, please contact Z&R either by email or phone

Property Manager: [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)/ [Chris@zandrmgmt.com](mailto:Chris@zandrmgmt.com)

Property Manager's Assistant: [Shalah@zandrmgmt.com](mailto:Shalah@zandrmgmt.com)/ [Ren@zandrmgmt.com](mailto:Ren@zandrmgmt.com)

Front Desk: [office@zandrmgmt.com](mailto:office@zandrmgmt.com)

Telephone: (719) 594-0506.