



Hillsboro Condominiums

October 2017 Newsletter



Save the Date & Carpool

The Annual meeting is just around the corner and will take place at the Sand Creek Police Station on:
Monday, October 30, 2017 at 6:00 PM

If you live in the community and are in need of assistance in getting to the Annual Meeting the Board Members of your community are organizing a Carpool. **If you are in need of a ride or would like to volunteer to drive PLEASE CONTACT** Salah at Shalah@ZandRmgmt.com

Meet at the clubhouse at 4:45 PM and no later than 5:30 PM this will allow enough time to get everyone settled at the police station to begin the meeting promptly at 6:00 PM

*****If you are a resident of the Hillsboro Community and are not a Homeowner, Hillsboro would like to invite you to this year's annual meeting. By attending the meeting you may develop an understanding of the day to day operations of how the community runs. While ALL residents are welcome to the meeting ONLY HOMEOWNERS are ALLOWED TO PARTICIPATE in the VOTING PROCESS*****



Volunteer Needed to serve on the Board:

The Directors of the Board of the Hillsboro COA like to invite an owner who is interested to occupy the open Board Position. Please contact Darren@ZandRmgmt.com or come to the next Board Meeting on Tuesday, October 17, 2017 at 3:30 pm at the Club House.



If you witness something out of the ordinary being done on the property by working crews PLEASE CONTACT Z&R ASAP! Owners should never attempt to alter work or slow the work of the crews on site. Please let Association contractors do what they were hired to do... and WORK! Z&R has the ability of contacting a supervisor to report a problem, or obtain answers to questions much quicker than a resident approaching the "worker bees" for painting, roofing, landscaping or any kind of Association Project. Your help by letting the worker bees do their job is greatly appreciated! Thank you.



Check us out on the web! Visit us at www.HillsboroCOA.com. The Hillsboro website is a great resource for you as a homeowner/ or tenants to check out. Some things that you can see online are:

- Rules and Regulations, including those for the Pool, Weight Room, and Clubhouse.
- Financials
- Lease Addendum Agreements
- You can also subscribe to the website and keep informed on what is going on in the community. This is one of the fastest ways we are able to send updates in emergency situations.



Holiday Decorations

Holiday decorations are welcome and encouraged, but **PLEASE PLEASE PLEASE** ensure you do not attach any decorations to the building in such a way as to damage the wood, paint or stucco. Owners will be back charged for repairs to these areas.



!!! FREEZE WARNING !!!

Holiday warm wishes won't carry you through the winter if you don't take serious precautions to protect your home. **IF YOU LEAVE FOR VACATION, ARE SNOWBIRDS OR YOUR UNIT IS EMPTY:** It is absolutely imperative that the heat is left on (about 55 degrees) if you are gone for a few days or weeks or your unit is empty. Also, please leave the cupboard/cabinet doors open under the sinks and the faucets dripping a little. This helps the warm air get to the sink pipes and keeps the water flowing so it won't freeze. You can do this on all exterior walls with cabinets. If this were to happen **the owner of the empty unit would be responsible for all repair costs.**



Shrub Pruning & Clubhouse Plants

Greener Grass, our Landscaping Company, does a "summer cutting" which usually takes place in approx. July. This "cutting" is being done on bushes which obstruct the sidewalks, A/C units or any entry to a condo. A major "cutting" will be done in the fall (October). We have to respect those dates for cost savings.

On a related note: Please do not water the plants in the clubhouse. A volunteer "Gardener" is taking care of it. Also please do not throw any drinks into the planters during any event.



Pet Policy: Please, if you are walking a pet in the community ensure that you pet is properly leashed and you are picking up the pets waste and disposing of it immediately. If you notice that folks in your community are not abiding by these rules please report them to Z&R in writing, and they will enforce the covenants accordingly, but they need your help! Know that your report will be kept confidential, but they need as much information about the violation you can possibly provide. Also, if the Association outsources the cleanup for pet waste this cost is charged extra at the Association's expense. Once again if you know who is violating the rules a portion of the cost may be assessed to the perpetrators.



Water Heaters: Water Heaters may need to be replaced if they are the original unit. Any damage caused by water heater failure will be the responsibility of the owner of the unit that failed. If you have any doubts consult a licensed plumber.



Got Broken Blinds? Homeowners this is a friendly reminder that if your blinds are in yellow/browning or in disrepair it is YOUR RESPONSIBILITY to have them replaced. The association will be aggressively tackling this issue in the coming months. Get your blinds replaced now if your blinds are looking shabby.



Vehicles that are not properly licensed may be subject to being tagged and towed.

Carport spaces are specifically reserved to individual units, so please ensure you do not park in another person’s carport or assigned space. Vehicle storage is not permitted without prior approval. Vehicle Storage is defined as follows: A vehicle parked in the same open parking space continuously for a period in excess of seventy-two (72) hours. A vehicle may not be parked in the same assigned carport space continuously for a period in excess of four (4) weeks, unless prior arrangements are requested and approved in writing by the Board.

Prohibited Vehicles

Owners and residents shall not park or store the following vehicles anywhere within the boundaries of the Hillsboro Community except when being actively loaded or unloaded: Trailers or recreational vehicles. No commercial vehicles. Commercial vehicles will be defined by the following characteristics: a. A rack for ladders or other equipment used in construction; b. Equipment used to hold glass or pipes or any other maintenance implements in place; c. Commercial equipment mounted on a loading platform; d. Commercial signage or logo painted on or otherwise attached to the vehicle; e. Utility company vehicles...

**If you notice any of the following you can have it towed by calling:
Immediate Towing and Recovery at: 510-9824.**



Keep us Paperless and Go Green!

Check out EFT! Easiest/ No Cost/ Quickest/ Worry-Free Way to Pay Dues. Obtain a form at www.zandrmgmt.biz return completed EFT form *with a cancelled check* to 6015 Lehman Dr., STE 205, Colorado Springs, CO 80918 OR email to: BOOKS@zandrmgmt.com



Safety First!

If you witness suspicious activity in the area please notify Z&R as soon as possible and follow up by email. If you suspect illegal activity please call the police and file a report. A couple of things to remember with the holiday season among us:

1. **Please do not store gifts for family and friends in your vehicle!** No items should be left visible in the car which could attract thieves. This includes electronics, handbags, and loose change.
2. **LED fixture by the front door:** Please help us to “light up” Hillsboro. Leave the interior light switch for the LED outside is on 24/7. It costs only a few pennies per month. The LED lamp will switch on with darkness and off by day light. A well-lit property can avoid break-ins.
3. Always ensure your car is locked securely.
4. Never leave your car running and unattended.
5. Colorado Spring Police Dept. NON-EMERGENCY number is: 719.444.7000

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/ Chris@zandrmgmt.com
Property Manager’s Assistant: Shalah@zandrmgmt.com/ Ren@zandrmgmt.com
Front Desk: office@zandrmgmt.com
Telephone: (719) 594-0506.