



Hillsboro Condominium Owners Association



Summer 2018 Newsletter



Pool and Hot Tub Passes: Only owners and residents are permitted usage of the pool area with a pool pass. Each owner received four pool passes; new condo owners/tenants must make sure they receive their pool passes and electronic access card from the previous owner or the Real Estate agent. If you have a three bedroom condo you may be eligible for an additional pool pass, please send your inquiries to:

Z&R's receptionists at (719)-594-0506

The Red Tags must stay with each swimmer in the pool area.

They may not be shared with other guests when already in use by others in your party.

❖ **Non-swimmers (or people in street attire) may accompany a pool pass user without a red tag.**

EXAMPLE ONLY: Two adults may accompany their 2 children and 2 friends while the adults sit and supervise.



Pool and Hot Tub Reminders

- When renting the clubhouse, the pool area (pool and hot tub) is NOT included in your reservation.
- If personal items are not removed from the pool area, they may be subject to disposal or donated. Hillsboro has no "Lost & Found"
- Please enter the pool and hot tub area through the gate.
- Please do NOT insult or argue with the Security Guard, he or she is contracted by HCOA and is doing their job.

Owners and Residents, please familiarize yourself with the rules and regulations concerning the pool and hot tub services, they are located on the Hillsboro website: www.HillsboroCOA.com



Umbrellas are for enjoyment and use by all pool area users. We kindly ask for your help and attention to detail to protect our amenities during inclement weather. If you notice the umbrellas are not in the lowered position before an upcoming storm would you please help your community by closing them? This would be greatly appreciated by all.



Pool Enforcement: If there is an urgent violation or an after-hours party going on at the pool area, Please call Signal 88 at 719.960.6233. Please call 911 for Life or death emergencies.



Pool Closing: Please note that the pool will remain open for one week after Labor Day. However after the Labor Day holiday pool closing prep will begin and all chairs, tables and umbrellas MAY be removed from the pool/spa area.



Mailbox Trash Bin



A friendly reminder regarding the trash bin by the mailboxes, please do not deposit food, pet feces, or boxes. This bin has been provided to immediately discard the oh so wonderful nonessential junk mail items.



Carports and other Parking Reminders



Homeowners and Residents: Please ensure you use your carport as the first place to park your car and only if it is occupied by a resident in your home only then you may use an open parking spot observing the “72hs” rule.

- ✓ *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.*
- ✓ *To accommodate residents who may require use of their assigned carport spaces for longer-term parking of vehicles while they are away (e.g.: vacation, deployment, etc.), the request must be made and approved in writing prior to the residents’ departure.*
- ✓ *Arrangements should include, but are not limited to, leaving keys with another resident or designee and providing contact information for the resident or designee to the Board. In the event of an emergency, if the designee cannot move the vehicle promptly, the Association may, at the Board’s sole discretion, have the vehicle moved by any means necessary. The costs of moving the vehicle shall be the vehicle or unit owner’s responsibility and the Association, or Association representatives, assume no liability for damages whatsoever.*

If the inevitable happens and you are towed, or if you see a vehicle in the Fire Lane, you are encouraged to contact:

Immediate Recovery Towing at 719-510-9824



Resident & Vehicle Noise: As you may be aware you and your neighbors live in close proximity to one another. Be courteous to surrounding neighbors with shared walls. While we understand some noise is inevitable, please be aware listening to any media devices too loudly, shouting, etcetera may be unreasonably disturb fellow building residents. If you leave your vehicle running or rev up the engine this may cause a nuisance to your surrounding neighbors. We have included excerpts from the Rules for your review:

NUISANCE Noise: *Musical, sound reproducing instruments, electronic equipment or radio transmitters shall be operated in such a way that the sounds which may be heard beyond the confines of each Condominium or patio or balcony or personal vehicle shall be kept to an acceptable level. It is understood that common walls do allow sound to filter through and sounds will be heard in each unit from other units. These same devices may not be played or operated in common elements to include drives, sidewalks, parking areas and planted areas. No excessive noise is permitted after 10:00 p.m. pursuant to Colorado Springs City noise ordinance. Please refrain from using washing machines, dryers, vacuum’s, dishwashers or any other loud appliance after 10:00 p.m. and before 7:00 a.m.*

- City Code 12.22.204 prohibits operation of a motor vehicle with an exhaust system that has been modified in a way which amplifies or increases the noise emitted above that emitted by the exhaust system originally installed on the vehicle. Any vehicle so altered or with a screeching fan belt or other excessive engine or exhaust noise shall be considered a nuisance.



Bikes, Scooters and Skate Board Storage



If the items mentioned above continue to be used and stored outside in the common area or limited common area the Association reserves the right to have these items removed and possibly disposed of at the homeowners expense, don’t let it happen to you. Please properly store items inside your home.

The sidewalks in the community are for pedestrian traffic only. The use of bicycles, skateboards, roller skates, roller blades, scooters (motorized or otherwise), razors, or any other similar type of device of this nature may not be used in or on: (1) the clubhouse, pool area and stairwells; and (2) any landscaped General Common Element or sidewalks.



Routine Maintenance: Please ensure you are keeping up on routine maintenance items in your home. If a neighbor's unit is damaged as a result of a problem originating in your unit, you may be held responsible for the cost of repairs. Some of these items include: water heaters, smoke and CO 2 detectors, personal appliances windows and window screens and doorbells. For a full list or if you have any question regarding who maintains what, you can find a copy of the maintenance chart in the Rules and regulations or for further explanation you can email Chris at Chris@ZandRmgmt.com .



Please ensure you are only operating a propane fueled or electric grill. **Charcoal grills and wood burning are prohibited.** Please help keep yourself and your neighbors safe and keep our insurance from getting cancelled! An excerpt from the Rules: *The Association will not accept responsibility for damage or injury that is a direct or indirect result of a guest, tenant, or Unit Owner engaged in or allowing any of the activities listed above. Propane, natural gas or electric grills or fire pits are allowed on patios or balconies. The right to have and use a grill shall also entail the requirement to use such grill in a manner so as not to disturb neighbors with excessive smoke. ... Hibachi's, "smokers," charcoal and wood grills, wood burning and charcoal fire pits are all expressly prohibited.*



While marijuana is legalized in Colorado, it is still a violation of Federal Law, which supersedes the Colorado law and certainly qualifies as a violation to the smoking rule and of any applicable statute of any governmental body. If you do smoke in your unit, please ensure you control any smells or smoke coming from your unit and ensure you are within any legal guidelines.

SMOKING *The Colorado Clean Indoor Air Act allows the Association to regulate smoking in or on its General Common Elements and the Board of Directors believes it to be in the best interest for the health and welfare of the community to prohibit smoking in or on any and all General Common Elements in the community.*

THEREFORE, The Board of Directors hereby adopts the following rules regarding smoking:

- I. The term "Smoking", for purposes of this Rule, shall mean the inhaling, exhaling, burning or carrying of any lighted cigarette, cigar or other tobacco product, marijuana or illegal substance.*
- III. Smoking Prohibition. No owner, guest, family member, tenant, resident, business invitee or visitor shall Smoke in or on any General Common Element or Limited Common Element in the Community as defined in Section 1.4(A) of the Declaration.*



Clubhouse Plants

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.



Save the Date! Your Annual Homeowners meeting is set for October 17, 2018 at 6:00 PM. More details coming soon!



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 tenant 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.



LED fixture by the front door: Please help us to “light up” Hillsboro. Leave the interior light switch on 24/7 for the LED outside. 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.

Safety First! If you witness suspicious or criminal activity in the area please notify the Colorado Springs Police Department and then follow up with Z&R and post on the “Nextdoor” app. A few security reminders:

1. No items should be left visible in the car which could attract thieves. This includes electronics, handbags, and loose change.
2. Always ensure your car is locked securely.
3. Never leave your car running and unattended.
4. Colorado Spring Police Dept. NON-EMERGENCY number is: (719) 444-7000.



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 Please return the completed EFT form *with a cancelled check* to 6015 Lehman Dr., STE 205, Colorado Springs, CO 80918 OR email to: BOOKS@zandrmgmt.com

Z&R Property Management Contact Info: As always, if you have questions, issues or concerns, please contact Z&R by email or phone below:

Property Managers: Chris@zandrmgmt.com / Darren@zandrmgmt.com

Property Manager’s Assistants: Covenant Violations - Shalah@zandrmgmt.com
Maintenance Requests - Ren@zandrmgmt.com

Front Desk: Office@zandrmgmt.com

Telephone: (719) 594-0506

Fax: (719) 884-4496