



Hillsboro @ Springs Ranch Condominiums



February 2018 Newsletter

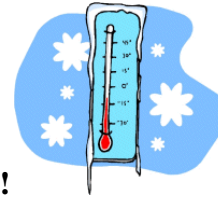


!!! IMPORTANT INSURANCE UPDATE !!!

Please be advised that the carrier for the Association's Master Insurance policy has changed **effective March 1, 2018 with Farmers' Insurance.** While the Association's premium did increase, we should not be over budget for the year. The policy still has a 2% wind and hail deductible, so be sure you still have your LOSS ASSESSMENT coverage in place!!

Previously the Association had a \$10K deductible for all claims except for wind and hail. **This deductible has been increased to \$25,000 deductible on regular claims** to save on premiums and to prevent smaller claims from raising future rates. **Please make sure you put your individual agent in touch with the Association's agent to ensure your personal coverage is adequate!**

Your Association's agent for Farmers is: Michael Hendrickson, (719) 572-5938 or Fax (719) 572-5915
To get a certificate for your mortgage company,
you can contact your Farmers office at: mhendrickson@farmersagent.com



!!! 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 OR YOUR UNIT IS EMPTY:** It is absolutely imperative that the heat is left on (about 60 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.**



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 that you control any smells or smoke coming from your unit and ensure that 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.



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



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.



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.



- **Garbage Reminder:** Please ensure when removing garbage from your home that you are not storing it on your porch or balcony. Garbage must be immediately discarded properly in the dumpster.

- **Dumpster Reminder:** Let's keep unwanted critters in the community away and loose trash from blowing around the community. When disposing of garbage in the dumpster enclosures please make sure that you place trash IN the dumpster NOT BESIDE the dumpster.
- **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 and usually don't last beyond 10 years. 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. Most HVAC companies will inspect when doing preventative maintenance on furnaces and air conditioners. HVAC filters should be inspected and changed as well up to monthly.
- **Got Broken Blinds?** Homeowners and residents, this is a friendly reminder that if your blinds are yellow or browning or in disrepair it is your responsibility to have them replaced. The Association will be aggressively tackling this issue in the coming months, so beat the rush and get your blinds replaced now if your blinds are looking shabby. Please also note that bed sheets, towels, team flags or banners and items similar to those are not approved by the Association as acceptable window coverings.
- **Be safe, Replace smoke detectors and carbon monoxide detectors.** If they are newer, then be sure to replace the batteries every six months. Daylight Savings time changes are a great reminder.
- **Have you cleaned your dryer vent lately?** If you didn't know, your dryer vents collect lint throughout the whole line and can be a potential fire hazard to you and others in the Community. When the line is free from all the excess lint it will help prevent a fire, improve dryer efficiency and speed and save you money on electricity! Need a suggestion on who to hire please contact Z&R.

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 Nextdoor. 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.

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.



Parking Rules & Regulations to Remember

(Abbreviated from the March 2014 Rules and Regulations)

Parking – General The parking regulations are intended to protect the equal rights of all residents of the Hillsboro Condominiums and may not be interpreted to provide an individual resident with special privilege.

Parking in designated fire lanes is prohibited:

Vehicles in designated fire lanes will be towed immediately without warning. The only exception will be for the immediate loading/unloading of vehicles, if the vehicle is actively attended at all times.

Parking is only permitted in designated parking areas:

The Association is authorized to remove, or have removed at its discretion, any vehicle from the Common or Limited Common Elements, which includes the carport areas, streets and alleyways...

Parking in General Common Element spaces:

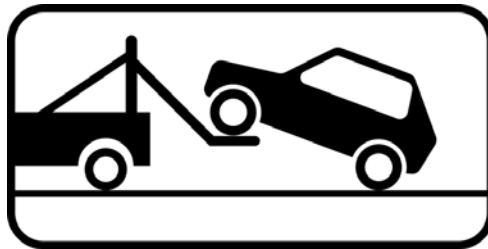
In order to ensure that parking is available for each Unit, each Unit will be permitted to park up to 2 vehicles in the general unassigned parking spaces. Any additional vehicles which cannot be parked in an assigned garage or carport must be parked outside of the Hillsboro boundaries.

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.

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.



Don't get towed!

Please observe and follow all of the Association's parking guidelines. If the unfortunate happens and your vehicle is towed the Association is contracted with:

Immediate Recovery Towing

And they can be reached at: **719.510.9824**