



Hillsboro Condominium Owners Association



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Spring 2019 Newsletter

A Word from the Board...

Your Board of Directors has been very busy working to make sure Hillsboro remains a great place to live. Your Board of Directors manages your budget items each year, over sees the ongoing maintenance items; and ensures Z&R is enforcing our Covenants at the Board's direction, plus so much more. All these activities require careful financial management of Reserve Funding and as mentioned above the Cash Flow is in line with the budget. Whether the Board is planning a paint project or discussing covenants violations, each is evaluated in a meticulous manner and sometimes can take several months to fully execute for the best results. We also couldn't do it without the help of great Homeowners and Residents. Thank you for helping us keep Hillsboro a great place to live!

A final word on the 2016 Hailstorm: It has been almost three years since the 2016 hail storm. The Board of Directors has closed all hail claims for windows and screens that may have been damaged. The reimbursement window for any hail damaged for 2016 has passed.



- **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. Please also note that bed sheets, towels, team flags or banners and items like 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 (**MARCH 10, 2019**) is a great seasonal reminder to check these items.
- **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.
- **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.
- **Space Under the Stairs: As a reminder to lower level units-** The space under the stairs is not personal space/storage; this is common area. If you have items stored in these areas, please ensure items stored are removed and the area is free from clutter.



Clogged Drain Reminder

Please do not dispose of cooking grease, or hard and soft oils down any drain in your home. These hard and soft liquids coat the sewer lines over time causing backed up sinks in the community. Ensure these liquids are always disposed of in your garbage cans.



Oil Leaks in Parking Spaces: If you have a vehicle that leaks oil, please have it repaired or park it off site. You should also have your space cleaned up. If you are aware of another vehicle that leaks and is causing damage to your asphalt, please let us know so we can get it rectified. The Association reserves the right to clean spaces and assess the cost to the responsible Owner.

Help us Report Carport Damage! The carports were mangled at least 3 times in 2018 and Hillsboro was able to recover the costs of at least 2 of those damaged due to Homeowners being vigilant in the Community. If you observe a vehicle striking and or damaging a carport or other Association property, reporting it to Z&R can save everyone money.

Please report information including dates and times to Z&R Property Management so we can follow up accordingly. The carports at Hillsboro are especially susceptible to being struck by delivery and moving trucks and are rarely reported. This increases the expenses for your Association to have these repairs completed. When we have a witness to damage, we can many times hold the responsible party accountable for these damages.

Never try to stop anyone or even approach someone when observing a situation like this. The best thing you can do is to try and get a license number and or description of the vehicle or person responsible for the damage.

Even better, in our connected world, pull out your cell phone and snap a quick photo. Please try and be discreet while doing so because many people especially someone trying to not be held responsible may not appreciate your efforts.



PETS AND ANIMALS



The Hillsboro Community is very pet friendly, but we ask that you please follow our rules. Here is a very abbreviated version of those rules. You may find the rules in its entirety at: www.HillsboroCOA.com.

- *Only household pets may be kept on the property. Household pets are defined as dogs, cats, birds.... **Dogs, when fully grown, may not be larger than eighteen (18) inches in height when measured at the top of the shoulders or heavier than 35 pounds. ...***

- *No more than a total of 2 (two) pets shall reside in or visit a unit for any period of time.*

- *Pets must be on a leash at all times with the leash in the hands of a responsible individual...*

- *Tethering pets in the common elements, on patios or balconies is not permitted.*

- *Animal feces are to be picked up and removed immediately by the owner or individual responsible for controlling or attending to the pet. Failure to immediately pick up after pets may result in fines and billing of contractor services to do so. Allowing a pet to defecate or urinate will cause damage to the landscaping. ...*

Additional fines may be levied if the situation continues. Residents are responsible for any damage created by their pet. This will be strictly enforced!

VIII. These rules and regulations apply to any pets in the community, whether inside or outside a unit, for any period of time. Accordingly, an Owner may not permit a tenant or visitor to bring a pet into the community which is larger than eighteen (18) inches in height when measured at the top of the shoulders or heavier than 35 pounds, or if doing so will result in more than 2 pets in the Unit, regardless of the length of time.

If you witness another owner or resident not in compliance with these rules, please ensure you bring this to Z&R Property Management's attention. Please note all reported violation must be in writing and we will never divulge your name to the alleged violator. If violators are caught, they could be fined \$250.00 per occurrence for noncompliance.



Dog Feces and Garbage Bags Reminder: Please do not temporarily dispose or store trash or used pet feces bags at your front door. Not only does this distract from the appearance of the building but it is unsanitary.

NOISY NEIGHBORS!



Please remember walls and floors to surrounding units are thin and unfortunately allow noise to travel between units. While some noise is expected please be courteous to your surrounding neighbors when playing loud stereos or watching tv with surround sound units.

Revvng up the engine and 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.



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. ...

- No excessive noise is permitted after 10:00 p.m. ... 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.

- ... Any vehicle so altered or with a screeching fan belt or other excessive engine or exhaust noise shall be considered a nuisance.



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 .

COMMUNITY REMINDERS

Please be patient while repairs are being made to the gate on Peterson. As some of you know the Back Gate was hit yet again causing damage not only to the gate but to the fence and 2 owner vehicles. Z&R and the Association is working on gathering as many details as possible in hope the Association can recover some of the costs for the damages. Please stand by for updates in the coming weeks ahead.

While any Gate is periodically open for damage, repairs or maintenance, we understand that this leaves the Community slightly more susceptible to vandals. As a reminder, valuables should not be kept in your vehicles. Also, please remember to lock your car doors.

If you notice lights out in the Community, ensure you bring maintenance items like this to Z&R's attention immediately!



BEWARE of Icicles! It has been brought to our attention that several of the buildings have icicles forming on the gutters due to the recent short freeze and thaw cycles. Having temperatures in the lower teens does not help and just adds to the problem. Please do not attempt to knock any ice off the building and avoid standing under icicles for any extended period of time.



Contact Protocol: As your Management Company, we at Z&R Property Management should be your first point of contact on every issue involving the Association. You can contact us through our main office number listed below during regular hours and for afterhours emergencies.

Our office hours are from 8:30 a.m. to 5:00 p.m. on Monday through Friday. If you are planning to visit us in person, we encourage you to call ahead to ensure someone is expecting you. Should you need to contact us about Association matters involving covenant violations, complaints, suggestions, etc., we ask that you put your thoughts in writing. Send them to Z&R so that we may record them and ensure they reach your Board of Directors for the appropriate response and follow up. Please note that anonymous complaints cannot be acted upon.

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

Front Desk: office@zandrmgmt.com Telephone: (719) 594-0506

Questions about your account? Books@zandrmgmt.com

Property Manager's Assistant: Shalah@zandrmgmt.com - Covenant Violation Tracker

Ren@zandrmgmt.com - Work Orders