



Hillsboro Condominium Owners Association



Winter 2018 Newsletter



Holiday Decorations

Holiday decorations are welcome and encouraged, but **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.



Safety First!

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! Valuables should NOT 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. 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. Colorado Spring Police Dept. NON-EMERGENCY number is: 719.444.7000.



Help Light up the Community!

Lights, lights, lights. Please leave your lights on all night! This deters “porch pirates” that target unlit areas. 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. In addition, this costs you pennies for the peace of mind it provides.



LOCK UP! Condo Safety Tips!

- Lock all doors and windows when leaving.
- If you live on a ground level unit be sure you lock all your doors and windows before bedtime. Kitchen windows are large enough for a small statured person to fit through. This would be very scary if you were sleeping and someone came in through the window.



SNOW IS HERE!

You never know what winter will be like in Colorado Springs, so WHEN it snows, here are some things to help everyone in the community:

- ❖ Please wear proper footwear, like boots, as ice can be hard to see
- ❖ *If snow is expected, please park your car a little back from the sidewalk so the snow removal can be over the whole sidewalk. If the car is over the sidewalk the snow removers will not go close to the car leaving a pile of snow and people complaining about a bad job or the snow is in their way.
- ❖ *Snow removal will not take place until there is an average of 2 inches around the community and it has stopped snowing. With snow drifting this is hard to determine sometimes, but we do our best.
- ❖ *Snow removal could take place at any time depending on Greener Grass's schedule, when accumulation stops and the depth and weight (wet or dry) of the snow.
- ❖ *Greener Grass will put down ice melt. However, the large orange buckets are filled with sand and are located by each mailbox and dumpster. Please use/take as much as you need. It would be helpful if you have your own container by your door to sprinkle on the steps or sidewalk. The lids of the buckets screw off, not pry off 😊 **If you buy your own snowmelt, it MUST say "safe for concrete"**.
- ❖ *The snow removers will put the snow piles in the best places they can.
- ❖ ***Please do not complain to or hassle the workers.** If there is an issue with any snow removal or buildup of ice, you must contact Z&R and they will contact Greener Grass to fix the issue.
- ❖ Also when snow is expected please remember that there is NO PARKING in the SNOW STAGING area by 3863-4; any car parked there will be towed.



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 imperative that you ensure 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.

PAST DUE

Don't miss a dues payment, again!

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



Odors

Hillsboro at Springs Ranch Rules and Regulations which states in part: Noxious Odors: No odors shall be emitted from any unit that is unreasonably noxious or offensive to others. SMOKING: 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. 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. In the event any individual is found to be in violation of this rule, the Association may levy fines against the owner of the Unit, after notice and an opportunity for a hearing, pursuant to the enforcement procedure and fine structure adopted by the Board.



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 or below you. While we understand some noise is inevitable, please be aware running, heavy walking, listening to any media devices too loudly, shouting, etcetera may unreasonably disturb fellow building residents. If you leave your vehicle running or rev up the engine this may also 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.

A word from your President!

On behalf of the Board of the Hillsboro COA, we would like to take this opportunity to express our appreciation to all owners who helped us in our fiduciary duties to manage the Hillsboro Community, especially when circumstances seem difficult or challenging. Our Homeowners and Residents have risen to the occasion time after time.

We are trying to do the very best in 2019 and future years to come to realize the expectations of the Board that all Residents, whether Owner or Tenant can concur that "HILLSBORO IS A GREAT PLACE TO LIVE".



Last, but not Least!

We wish you a Peaceful and Happy Holiday Season and all the very best wishes for the New Year.

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.