

Roofs and Gutters and Insulation, Oh My!

Much of the work funded by the Special Assessment has been completed, from replacement of the roofs on all 12 buildings to reinstalled gutters.

In addition, eight trusses in five buildings needed to be reinforced while the roofs were off — this was work that should have been done during the reconstruction, but there was not enough money from the settlement. All of the underground drainage from gutters was scoped and mapped. A few were identified as blocked — by rocks dropped down drains that were not properly connected to gutters. (There are a couple of plans to get the rocks out.) Gutters on the backs of elevator buildings also were connected to drains in the yards. That should prevent ice ponds from forming behind the stairways.

Insulation and attic work — involving blowing insulation and cleaning soffit vents — has been completed on Buildings 1-6 and 9-10 and is under way for Buildings 7-8 and 11-12. Also, in seven units the air ducts were blocked. These have been unblocked, and the ducts of all units have been connected to vents in the soffits. This attic work takes about two weeks per building, and will keep the attics cooler in the winter and reduce heating bills for everyone.

Asphalt repairs are being done in front of garages where there is deterioration and improper drainage. The asphalt will be cut out and new asphalt installed. All cracks in the driveways and parking areas will be filled. This work is weather and temperature dependent.

Sprucing up – Inside and Out

The HOA board has determined an updated color palette for the exterior of the Terrace buildings, working with people who advise on color choices for a living. The colors will be painted as samples on one of the buildings for everyone to see. Bids are being solicited to do this painting work, but it is too late in the season now for exterior painting to start so it will be done next spring. Included is stripping and repainting the metal parts of the stairwells and refurbishing the wooded treads. Interior painting — exact colors have not been selected but they will match with the exterior colors — can be done during the winter, independent of the exterior work.

After the completion of interior painting, new carpet can be installed in the halls and interior stairwells. Correct padding under new carpet should make the stairs quieter. The carpet will complement the interior hallway colors.

Check out the Special Assessment year-to-date budget sheet on the Terrace website to see the costs of each portion of the projects. Briefly, so far, costs are at or under budget, thanks to finding fewer problems requiring special work. The budget sheet is under the Owner page of <http://terracecondosglenwood.com>.

New HOA Managers

Beginning in October, Preferred Property Management (PPM) is taking over as the Terrace Condominiums Homeowner Association manager. PPM will replace Silver Mountain Properties (SMP), who has been the HOA manager for nine years.

In response to increasing complaints about the business processes being used by the HOA managers, the board decided it was time to solicit proposals for the HOA management, something the board had not done for several years. Three companies were identified to interview and examine in detail, including PPM and SMP. After analyzing the capabilities of the different companies, the

Board decided to switch to PPM. It was clear that PPM was far ahead in its use of state-of-the-art software to manage everything about the property and all the units. Soon owners and tenants will have logins to accounts that will contain all necessary information — names, addresses, payment history, outstanding balances, history of repairs, fines, etc. Owners will be able to update information, including tenant information, so this login can replace the Owner and Tenant forms on the Terrace website.

PPM's offices are in Glenwood Springs and their telephone number is: 970-963-6494.
Assessment payments should be sent to:

Terrace Condominiums
C/O Preferred Property Management
P.O. Box 1286
Glenwood Springs, CO 81602

Look for more information coming soon as PPM and the Board work to integrate the Terrace website with PPM's website.

Thanks to Courtney and Nadia Nell

The HOA board would like to thank Nadia and Courtney Nell of Silver Mountain Properties for their dedicated service to the Terrace HOA. They have worked hard to meet the needs of our condominium community. We wish them well in their future endeavors.

The Barnacle and Parking Enforcement

TNA Booting & Towing (TNA) is now using a new way to immobilize a violating vehicle. Rather than a boot, the company is now using The Barnacle — a large yellow device installed on the windshield with super-strong suction. It has information about releasing it, a telephone number and a keypad. After the vehicle owner calls that number, pays the release fee and then enters a code into the keypad, the suction is released and the device can be folded in half and delivered to TNA. No more calling and waiting for someone to come and remove a boot. From TNA's viewpoint, no more boots cut off or keys duplicated. The surcharge for using the Barnacle is \$50, so the release fee is increasing from \$200 to \$250 immediately.

Parking rules are spelled out in the Rules & Regulations and summarized in Parking, Booting & Towing on the Terrace website:

<https://www.terracecondosglenwood.com/wp-content/uploads/2017/03/parkingmar17.pdf>

The HOA pays nothing to TNA for enforcement and receives none of the fees collected to release boots.

Garage Sale

There will be no garage sale this fall because of the work on the asphalt and the attic and insulation work. An all-Terrace garage sale will be scheduled next spring. Remember that individual garage sales are not permitted.

Replace your smoke detector batteries

The switch from Daylight Saving Time is a good reminder to replace the batteries in your smoke detectors and carbon monoxide detectors. Remember that smoke and monoxide detectors have a life of seven years, shorter than previously believed. If your detectors are original to your unit, you should replace them. They may not function correctly to warn you of fire or monoxide danger.

Remember to turn clocks back on Nov. 5!