

Terrace

CONDOMINIUMS

February 2018 Newsletter

Annual Meeting

The annual meeting was held on February 7. More than 40 owners were represented, either present or by proxy. Important highlights were:

Election

Elise Myer, Jan Cowan, and Andy Hermes were re-elected to two-year terms. Kat McAfee decided a new baby was more than enough to keep her busy and she did not stand for re-election. One vacant position on the HOA board remains as there were no nominations from the floor. Amy Smith, Dana Chiappinelli, and Richard Jones each have one more year on their two-year terms.

The board can fill that empty position at any time. We will be looking for someone willing to serve who can contribute to the work the board does. If you are interested, or just want to know more about how the board works, ask PPM or any board member.

Budget

The board presented the budget for 2018, which reflects no increase in operating expenses from 2017. The monthly assessment that goes into the reserve account was increased to bring the amount closer to what the reserve study had indicated. The amount of increase varies from \$19/month for the smallest two-bedroom units to \$29/month for the three-bedroom units. The exact amounts for each size unit were in a spreadsheet included with the annual meeting packet which is posted on the Terrace web site: https://www.terracecondosglenwood.com/wp-content/uploads/2018/01/terrace_condominiums_annual_meeting_packet-2018.pdf

Special Assessment Projects

The roofing portion, including gutters, heat-tape and heat-tape controllers, and all the attic work — correcting ventilation problems, broken ducts, repairing rafters and bringing the insulation up to standard — have all been completed. Repairs to and sealing of the asphalt driveways have also been finished.

Interior and exterior painting and re-carpeting still remain to be done. The board is receiving bids for that work and we expect interior painting to begin soon. Exterior painting must wait for warmer weather.

Cars Idling in Garages

There have been several instances of cars idling in garages, filling the stairwell and halls with carbon monoxide. Several situations have resulted in calls to the Fire Department, who measured dangerously high monoxide levels in the halls. There must

be **NO** idling in the garages, doors closed or open. If you want to warm up your car, move it out of the garage first. Landlords, please make this clear to your tenants.

Noise

Complaints about noise come up periodically. The HOA board would like to clarify that Glenwood Springs city code pertaining to noise has been posted on the Terrace web site on the Information page:

<https://www.terracecondosglenwood.com/information/>

The code is more restrictive than the Terrace Rules & Regulations. Of most importance in a multifamily complex is that under the code, quiet hours are from 9 p.m. to 7 a.m. “Normal residential noise” is permitted between 7 a.m. and 9 p.m. Also, radios, record players, TVs and musical instruments noises are restricted. It is a violation if the sound is “plainly audible at 25 feet from such device.” If noise that violates the city code bothers you, call the GWS police.

Fire Sprinkler Heads

The fire sprinkler system at the Terrace condominiums must be inspected annually — and must pass the inspection. Dirty, damaged or painted sprinkler heads do NOT pass. Simplex Grinnell is repairing those heads. The costs will be billed back to the unit owners since these are Limited Common Elements. Please remember — and tell your tenants — that you MUST NOT paint any part of a sprinkler head, including the escutcheon or collar.

Parking Permits

New parking permits are coming that will have features to prevent counterfeiting or copying — yes, it has happened! Also a sleeve that can attach to the windshield will be included since many new cars make hanging a tag from the rear view mirror impossible. Watch for the announcement about exchanging your old permit for a new one. There will be an overlap period, after which the old permits will not be valid.

Dogs

Remember that dogs are permitted only in owner-occupied units — no dogs in tenant units. There is a \$50/dog/year fee that was due Jan. 1, 2018. If you have not yet paid for your dog(s), include it with your next monthly assessment payment.

In addition, the Glenwood Springs city code pertaining to dogs has been posted on the Terrace web site on the Information page. Note that each dog must have a rabies tag and a city dog license on a collar. The license is available at the city police station.

Reminder: It is a violation of the city code to fail to clean up after your dog (and is subject to an HOA fine), or to allow your dog to “disturb the peace and quiet of the neighborhood.”

Thanks, Kat!

Kat McAfee left the HOA board after serving for two years. She and her husband welcomed a new baby boy in December. Kat brought a valuable perspective to the board, and contributed a lot to helping move the special assessment forward. We all owe “thanks” to Kat for her service to the Terraces.