

Winter is here!

With sugar and spice...



And a bit of **black ice!**

SPECIAL ANNOUNCEMENT

For those who do not know by now, it is with great sadness that we announce the passing of board member Richard Jones. Richard had served on the board since 2011 and until April of 2019. He passed away May 12th at his home in Boulder. Richard was instrumental in many policy changes at Terrace Condos; in particular, our parking policy that greatly improved the day to day living here. He, and his wife Susie, were the keepers of the Terrace Newsletter over the years and it's been hard to find someone up to the task. The board has purchased a memorial bench to be installed outside building 9 and will be dedicating it this spring. We will all miss Richard greatly.

GENERAL HEADS UP

- ❖ The 2020 Annual Owners Meeting will be held on January 28th, 2020 from 6:30pm – 9:00pm at the Glenwood Rec Center.
- ❖ Annual Owner/Tenant info forms will be due by March 1st, 2020. Please submit via <https://www.terracecondosglenwood.com/owners>

FIRE SAFETY TESTING

Tri County Fire Protection will be on property January 2-3 to test our fire systems. Please mark your calendars and cooperate with access to your unit.

Safety reminder: You are responsible for testing the smoke detectors and CO2 alarms in your unit and replacing batteries at least once or twice a year. Their average lifespan is 10 years. If you rent your property, Colorado law requires you to place a smoke detector and a carbon monoxide detector within 15 feet of any sleeping area.



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EXTERIOR ACTIVITIES

- ❖ As you can see it has started snowing more frequently and with that comes the added hazard of ice. Ice tends to be very slippery and difficult to see when frozen, so tread lightly. We do as much as we can with regard to snow removal and mitigating ice hazards but it is winter and slush happens. There are several buckets of ice melt next to areas that are particularly icy.

- ❖ The last Community Day was a great success. We had many enthusiastic tenants and owners who chipped in to beautify the grounds. A big thank you to everyone who volunteered their time and tools to make this event a difference maker for the whole complex.

INTERIOR UPGRADES

- ❖ You may have noticed the hallway lights have been upgraded to energy efficient bulb/fixtures.
- ❖ All exterior doors were taken off and rehung to better fit the doorway. Still not perfect, but much better than before. Door closers were installed and weather stripping was replaced. The hallways should be much warmer and less drafty which saves us money. This was an effort on PPM's, Core's, and CLEER's part which included multiple site surveys and lots of paperwork. It took multiple months of waiting to get it all done. PPM saved us a few thousand dollars by installing all the exterior garage eave lights and all exterior door lights instead of OneSource.

COMMON AREA CLEANING

- ❖ Cleaning of the hallways happens every other week in each building. Exterior door window cleaning happens once a month and elevator cleaning happens once a quarter.

WATCH THE POOPERS!



This seems to be old news but an ever-present problem, dog poop. Everybody knows leaving your dog's feces in the grass and other common areas is not only rude, but totally gross. In addition, it is punishable by an escalating fine starting at \$50. Please see our Rules and Regulations for the fine schedule. Be sure to wear your boots this time of year when you take your pup out as the snow can get deep.

We have several videos of individuals who are repeat offenders. Catching them can be tough but

beware! We have to crack down as sanitation is becoming a serious issue. A big thank you to all dog owners that do pick up after their pooch every time, we appreciate it from the bottom of our *soles!*

PARKING POLICY

All owners are responsible for knowing the parking policy and relaying it to their guests. Each unit is allowed only one vehicle parked outside, and that vehicle must display a Terraces permit. Please refer to the rules and regulations found on the Terraces website for the full policy.



REAL ESTATE MARKET UPDATE

2019 saw eight two-bedroom sales and one three-bedroom sale. Three-bedrooms have maintained a \$317K average sales price over the last two years, while two-bedrooms saw a modest 5.7% increase in average sales price from 2018, from \$261K to \$276K. Low mortgage rates continue to fuel high buyer demand, especially in the price range found at the Terraces. A two-bed unit hit the market last week and went under contract in just a few days!