



August 2021 Newsletter

Note that PPM distributes the newsletters that the HOA Board periodically publishes to the unit owners. In order to include and to keep all residents of the Terrace Condominiums better informed, the Board would appreciate if owners would forward copies of this newsletter to their tenants.

HOA Board of Directors – Need HELP!

The governing HOA Board for the Terrace Condominiums is comprised of four officer and three board members for a total of seven seats. Currently, the Board is down to just three members. The terms for two of these members are set to expire this year, with elections set for the Annual Owners' Meeting that is scheduled for the first week in November. Still, there is the very urgent need to fill the vacancies now. In addition to the three Board Member seats, the Treasurer seat is also open. For the Board to be effective in the budgeting, planning, management, and maintenance of the community, participation is welcomed as well as needed. With the limited Board membership, owners and tenants can expect and need to accept that their issues, concerns, requests, etc. relative to the Terrace Condominiums will not be given prompt attention and resolution. Honestly, with just the three of us, we don't currently have the time and resources.

The length of the Board term is two years. The Board meets once a month via Zoom. In addition to the monthly meetings, there is still the time commitment to complete different assigned and committee tasks. Drafting this newsletter is one example. All the positions are non-compensated. Perhaps this aspect should change in the future in order to encourage member participation,

The Board urges every Owner to consider joining and serving a term on the Board and to contribute to making the Terrace Condominiums a great place to live. Both your interest and active involvement are important in achieving that. We need your help now! Please contact PPM or any board member with any questions.

Summary Project Status

Working to get this year's planned projects kicked-off and completed certainly has not been without its challenges. Shortages in materials, skilled labor availability, the high demand for engineering and construction services, coupled with a lack of contractor interest has significantly impacted most of the projects to date. The following is a summary of the status of the planned projects.

- **Unit 813 Slab and Subgrade Repairs:** The tile flooring in the bathroom located in Unit 813 experienced cracking. Pattillo Associates Engineers, Inc. (Pattillo) completed an inspection of the foundation, concrete slab and subgrade in late October 2020. Despite the Board's numerous requests following this inspection, Pattillo failed to prepare and submit its report and design recommendations until the end of April 2021. The HOA Board immediately reviewed Pattillo's report with PPM and collectively decided to solicit a second opinion from Schmueser-Gordon-Meyer Engineering (SGM). SGM has completed the design detailing the repairs and is presently

in the process of soliciting bids for completing the work scope from contractors. The Board has expressed to SGM that this project is considered a priority and to please expedite delivery.

- Interior Touch-up Painting: This past spring, Lomeli Painting completed touching up the interior paint in each of the buildings.
- Buildings 1 and 4 Exterior Stairway Painting: The work for sandblasting and repainting the exterior structural steel stairways for Buildings 1 and 4 is currently scheduled to commence in August. In addition, the wooden stair treads will be refinished and sealed. Two companies submitted proposals, with Swedish Painting submitting the low bid. Swedish Painting previously completed the repainting of the exterior stairway for Buildings 5 and 6 in 2019.
- Site Survey: SGM has conducted a survey of the Terrace site facilities. The information from this survey will be used to develop the design options for improved site drainage, and for the design improvements for the existing unpaved parking lot located south of Building 12. SGM currently plans to complete the design documents for these projects sometime this fall.
- Buildings 9 and 10 Elevator Repairs: A joint coupling for the elevator hydraulic piping for Buildings 9 and 10 is leaking. PPM is working with Thyssen Krupp, the contractor, to schedule the completion of this repair.
- Fire Control Panel Replacement: One Fire Control Panel was replaced in 2019 and two were replaced in 2020. The Board has authorized Pye-Barker to complete the replacement of the remaining four Fire Control Panels.
- Landscape Sprinkler Control Panel Replacement: Effective this June, the City increased the water cost by 30%. The Board and PPM are working on identifying the potential ways that the Terrace community can conserve water. The existing sprinkler control panels have been replaced with updated models that will be connected to the internet. The advantage of these panels is that the sprinklers can be remotely turned off during periods of rain, thus saving water.
- Coating of Entries and Breezeways: The existing carpeting and mats at each of the exterior building entries are severely worn. The Board is presently evaluating Modern Finishes' proposal to repair/replace the wood decking at each of the entries as necessary, epoxy coat the entry decking, and to also epoxy coat the elevated concrete breezeways between the buildings. The proposed epoxy coating is a very durable product. Modern Finishes applied this product in 2020 to the entry and concrete steps located on the south end of Building 3. New mats will also be ordered and installed at each of the entries as part of this project.
- Jack Sidewalk at Building 4: The sidewalk located at the south entrance to Building 4 has sunk, creating a tripping hazard. The Board's plan is to have this section of sidewalk mud-jacked at the time the Unit 813 slab/foundation repairs are completed.
- Wildfire Mitigation: The Terrace's annual contract with Good Earth Landscape includes cutting/removing the overgrown grass and vegetation between the upper buildings and the berm wall. This work was completed this past week. The Board has also requested Good Earth to clear the brush and vegetation that has grown between the berm wall and the hillside embankment in order to expand the firebreak and to better protect the buildings. This work is currently scheduled to be completed in September.

- Building Entrance/Fire/Utility Door Repair: PPM and the Board completed an assessment of the 146 doors for the buildings. A number of these doors were found to be improperly installed, out of alignment, or did not close properly. The work to repair the doors in Building 10 was initially started in late 2020. However, it was determined that the contractor was unable to satisfactorily complete the work. Subsequently, the Board contacted five local companies and solicited their interest to propose on this project. The work requires some level of skill specialization. Of the five companies contacted, just one company has expressed an interest to bid the work. This company is currently arranging to visit the site and inspect the work identified. Finishing the work started in Building 10 by the original contractor will be the Board's first priority. In addition, new door hardware (i.e., latch assemblies, strike plates, etc.) was purchased in 2020. This hardware will be installed in conjunction with the door repair contract.
- Mice Intrusion Mitigation: The Board has contracted with Town & Country Handyman to assess and seal the possible exterior entry points into the buildings in order to control the mice issue. Town & Country plans to begin this work within the next month.
- Elm Leaf Beetle Control: PPM has solicited pricing from several local pest control services to spray the elm trees and around the building exteriors to mitigate the Elm Leaf Beetle infestation. This work will be scheduled and completed as soon as possible. PPM will notify the residents when this work will be performed, along with instructions to keep doors and windows closed during the application. The pricing from the vendor to spray the unit interiors will also be communicated to the Owners. However, the decision to spray a unit's interior will be at each owner's option and expense.

Reserve Study Update

Association Reserves Colorado, LLC (ARC) is currently working to update the Terrace's Reserve Study. A representative from ARC recently met with the Board and PPM to discuss the process and to request copies of the actual cost records for the roofing, interior/exterior, and carpeting projects that have been previously completed. The Reserve Study will be used to plan and budget for future maintenance and capital projects.

Articles of Declaration Update

The Board has completed reviewing and updating the Terrace's Articles of Declaration. This draft has been forwarded to the Terrace's legal counsel for review and comments. Once the changes are incorporated, this document will be distributed to the owners for review and final approval.

Dogs on Leashes

PPM has received numerous complaints for dogs running unleashed and loose at the complex. The City's code requires that all dogs not contained on their owner's property must be on a leash no more than six feet long and in the firm grasp and control of a person capable of restraining the dog. The leash law applies to city streets and sidewalks, parks, bike paths, pedestrian paths, trails, parking lots, **multi-family housing common areas** *[emphasis added]* and other places where the dog owner does not have exclusive rights of occupancy. Residents found to be habitual offenders of the leash law will be referred to the City's Animal Control Authorities. In addition, dogs determined to be a repeated nuisance may be subjected to removal from the premises permanently, upon 24 hours notice to the Unit Owner. Please be considerate of others and keep your dog safe by not allowing your dog to run loose.

Terrace Parking

The parking situation at the Terrace will always be an issue. There are 111 outside spaces for the 104 units. You may have experienced a time when you came home from work, had gone to the store, had been out with the family, or returned from a weekend trip, only to return and find that there are no open parking spaces adjacent or close to your building. As a result, you have had to park at a distance, even at the opposite end of the complex and lug your groceries, kids, dogs, gear, etc. over this distance. At times, it may have been very late, dark, snowing, raining, and ice may have even covered the roads. You shouldn't be inconvenienced by someone else's lack of consideration. We have to share the limited parking spaces that we have. Owners are issued one parking permit per unit. If you are parking a vehicle in one of the paved parking spaces or in front of a garage between the hours of 10 PM and 7 AM without a valid permit displayed, your vehicle is subject to being towed and impounded. Sorry, but that's the rule for you, me and everyone.

One owner suggested that the three-bedroom units should be issued two parking permits, instead of one. I am unaware of any owners of the two-bedroom units that want to "donate" their one and only parking permit. Any volunteers?

During the past couple of months, parking violation stickers have been affixed to vehicle windows that were improperly parked and did not display a valid parking permit. PPM has received several complaints for this action. Granted, scraping the warning stickers off the windows was an inconvenience. So too was the inconvenience that the non-permitted vehicles may have caused for other residents in having to park a greater distance than necessary from their units. So, please be considerate.

A few of the residents that had vehicles cited expressed to PPM that they expected a warning instead of the stickers. Please consider that the receipt of a violation sticker is your first and final warning. If your vehicle is found to be in violation in the future, it is subject to being towed immediately, without any additional warning.

The Board is working to develop additional parking. As discussed above, SGM is in the process of developing a design to improve and expand the unpaved parking lot located south of Building 12. The plan calls for constructing a retaining wall and leveling the parking area, increasing the number of parking spaces, adding visitor spaces, improving the drainage, and adding solar powered lighting and security cameras. Initially the parking lot will be gravel surfaced, with the plan to pave the lot at some later date. The cost for constructing the lot is presently unknown, and will depend on the final design, which is scheduled to be completed sometime this fall. Please recognize that a special assessment will likely be required to pay for this project. Currently, a separate permit is required to park in the unpaved lot beyond a 72-hour period. The one-time fee for this permit is \$50 per vehicle or trailer. Following the completion of construction, the fee amount and structure may change to a monthly fee charged to the lot users in order to help recoup some of the costs of construction.