

February 2022 Newsletter

In order to include and to keep all residents of the Terrace Condominiums better informed, the Board would appreciate it if owners would forward copies of this newsletter to their tenants.

COMPLETED PROJECTS

- Unit 813 Slab and Subgrade Repairs.
- Buildings 1 and 4 Exterior Stairway Painting.
- Wildfire Mitigation – Cut grass and trim/remove trees between buildings and retaining wall.
- Mice Intrusion Mitigation.
- Building 2 Deck Column Repair.
- Jetted Buried Sewer Lines.
- Landscape Sprinkler Control Panel Replacement.
- Coating Breezeways for Buildings 5-6 and 9-10.
- Site Survey, Mapping and Utility Location.
- Replaced door knobs on all building entry, fire and utility doors.

UPCOMING PROJECTS

- Fire Control Panel Replacement.
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- Garage Door Framing and Seal Repair.
- Jack Sidewalk at Building 4.
- Coating Breezeways Buildings 2-3, 7-8 and 11-12.
- Repair Building Entry Decking and Replace Rubberized Carpet Mats.
- Wildfire Mitigation – Brush removal between retaining wall and hillside slope.
- Begin Replacing Damaged Concrete Paving and Sidewalks.
- Building Entrance/Fire/Utility Door Repair.
- Elm Leaf Beetle Control.

* Note that the completion of these projects is dependent upon a number of factors, including the availability of the required funding, materials, labor, and contractors.

NEW MANAGEMENT

Following the annual meeting Preferred Property Management (PPM) gave the Board their 60 day notice to terminate the management contract. The Board has dedicated the last several weeks to securing a management company. We were given a provisional contract with Preferred Property Management to continue their services until we secured another management company. The Board has recently signed with Integrated Mountain Management (IMM). With Integrated we were able to lower the per door price from \$45 to \$40 a door with all additional and maintenance services

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to be provided at an hourly rate. After much deliberation, the Board voted to move forward with Integrated and feel this offers a fresh set eyes to our property and processes. You will be seeing communication from Integrated and the Board over the next few weeks as the transition takes place.

OWNER ISSUES - EMAIL THE BOARD DIRECTLY

The Board has created an email address just for ***You!*** As to ensure that your issues are heard by the board we ask that you email terraceowners@gmail.com with any questions or concerns. Please consider that the Board is currently comprised of six individual volunteers. Our response to you will not be immediate. However, please be assured it will be as quick as we can.

HEATERS & SUPPLY LINES

It was brought to our attention at the Annual Owners Meeting to address each unit's water heaters and appliance supply hoses. If they were to fail and cause damage the repairs are the owners responsibility. It is important to have these are periodically checked to ensure not only your protection, but also the units around you. Please check your supply hoses to your refrigerators and washing machines before they fail, leak, and cause damage. Along these lines please have your water heaters inspected and replaced if necessary. When replacing your water heater, also purchase a drain pan. These are available at Lowes for approximately \$20.

REMINDERS

- Be mindful of others when parking.
- Park in your garage and use the 1 outside spot you were allocated.
- Maintain your dogs on leash at all times when on property.
- Promptly pick up after your dogs.
- Trash containers are required to be in stored in your garage the night following pick up.
- Do not prop open entry doors and interior fire doors.
- Do not store household furniture, tires, etc. on decks and patios.
- Lastly and most importantly, *Do Not* warm vehicles up in garages.

All owners and tenants should be reminded that the Terraces HOA rules, bylaws, and articles of declaration are available at terracecondosglenwood.com.

Owners can also access the Appfolio app for specific status of their individual property.