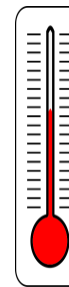


Cheesman Tower West

February Winter News

2016

Understanding your Thermostat - When you set your thermostat to increase the temperature in your unit, the pneumatic system releases air pressure and the spring inside your device allows the branch line to open the actuator valve for hot water flow. This releases hot water into your baseboard heating element. When there is no need for heat, the spring closes off pressure and less or no hot water enters the baseboard heat. The hissing sound is normal. It is the air pressure adjusting. If the hissing is constant there may be an issue with your thermostat.



NOISE

Stomping, Barking,
Screaming,
Shouting, Banging,
Yelling, Whining,
Honking, Pounding,
Rumbling, ...add
loud music, sound,
and
TV

There is no doubt that with 72 units, with so many people living in close proximity to one another we will hear and be bothered by noises. But, there is no doubt that we can each do our part to control the noise, musical instruments, amplified music, TV and voices coming from our units.

Please help by training your dog, throwing down some area rugs, and reducing your volume whether it's from sound equipment or your vocals. Keep the noise **down between the hours of 10:00 pm and 7:00 am.**

Laundry Noise - Washers and dryers are not to be used after 10:00 pm or before 7:00 am on Monday through Friday and 8:00 am on Saturday and Sunday.

BOARD OF DIRECTORS

President
Barbara Wagner
Vice President
Rita Bastien
Secretary
Jean Reardon
Treasurer
Donna Bryant
Members at Large
Hall Skeen

BOARD MEETINGS

The next scheduled Board Meeting will be held February 18, 2016 at 4:00 pm in the Community Room. Please join us.



COMMUNITY MANAGER
Jean Ronald: CMCA, AMS
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

DECK PROJECT UPDATE - You will know the Deck Project is almost complete when you see the next, very visible phases underway. Pavers will be installed, next the lighting, and railing details will be completed. Things are moving along.





NO SMOKING

Your monthly assessments are due on or before the first of each month. A \$10 late fee is charged if your payment is received after the 15th of the month.



**No Short
Term
Leasing**

Please, take extra care when disposing your garbage bags. Wet food may need an extra bag inside another bag; especially if it is fish, chicken or meat scraps. Help to curb the odors.
Thank you

Really Important Rules & Regulations to Remember:

- 1) **Access Control** *Non Resident entry* - Occupants should buzz and release the lobby door only after being certain of the identity of the person entering. Occupants are responsible for the actions of people they have invited into the building. *Locking outer doors*- When entering or leaving the building, Occupants shall be certain that the out doors are locked. At no time shall building entry doors be left blocked open and unattended. *Closing garage doors* - Occupants shall close the garage doors immediately after entering or leaving the premises through those doors. *Main Entrance Access* - The outside main entrance door will be UNLOCKED during the following hours:
Monday through Friday, 8 a.m. to 6 p.m. Report problems to the CTW Office or to the Managing Agent.
- 2) **Smoking not permitted** - Colorado State Statutes prohibit smoking on the general common elements of a condominium community (CRS 25-14-204) therefore, no smoking is allowed in CTW common areas: e.g., Hallways, Community Room, Exercise and Steam Rooms, Guest Room, Parking Garages, Pool and Patio Decks.
- 3) **Making changes to common elements**- No work of any kind shall be done on any general common element except by Association employees or as otherwise authorized by the Board of Directors. *Damage Repair Cost* - Costs to repair damage to the general common elements or Association property caused by the actions of an Occupant or an Occupant's contractor or guest shall be added to the assessment account of the Occupant's Unit and due payable to the Association as assessments.
- 4) **Requirements for pet approval** - No pet shall be kept, maintained, or harbored on the condominium premises unless it is registered with the CTW Office and meets all the following conditions:
 - Two pets per unit are allowed.
 - No dog may weigh more than 60 pounds, and if a Unit has two dogs their combined weight may not exceed 90 pounds.
 - *Responsibility for pet behavior* - Control animals to prevent disturbance to others from barking or other noises or smells. In common areas, pets shall either be carried or kept on leashes at all times. If an animal defecates, vomits, or urinates in a common area, it is the responsibility of the pet owner or caretaker to clean the area immediately.
- 5) **Objects on balconies** - Balconies shall be kept neat and shall not be used for storage. No garments, rugs, grocery carts, or other similar articles shall be displayed or stored on the balcony. Light weight objects must be anchored. *Barbecues on balconies* - Only electric barbecues or LP gas burners that use a 1-pound LP container are allowed on balconies (per Denver Amendments to the 2006 International Fire Code, Section 308). Two extra 1-pound LP containers may be stored on the balcony.
- 6) **Leasing and providing tenant names** - No unit shall be leased by an Owners for a term greater than two (2) years or less than six (6) months. Except for Unit No. 103 no lease may be for hotel or transient purposes, and no Owner shall lease less than the entire Unit. When an Owner leases his or her Unit, all parties over the age of 18 who are going to occupy the unit must be listed on the lease.
- 7) **Laundry Equipment** - Washing machines and dryers shall not be installed in Units. The CTW laundry equipment must be operated in accordance with posted instructions. Washers and dryers are not to be used after 10 p.m. or before 7 a.m. on Monday - Friday and 8 a.m. on Saturday and Sunday
- 8) **Use of trash facilities** - The trash chute must not be used after 10 p.m. or before 7 a.m. on Monday - Friday and 8 a.m. on Saturday and Sunday. All refuse sent down the trash chute, including newspapers and vacuum cleaner bags, must be securely bagged and tied. See rules for items never to be sent down the trash chute. Trash is not to be left in the trash chute area located on each floor. If you have large items to dispose of, please contact the CTW office for vendor information.
- 9) **Scheduling plumbing repairs** - Regular water shut offs are a fact of life in this building. All resident plumbing work must schedule and clear their projects with the CTW office. Failure to do so may result in flooding. Please check with the front office for scheduled shut offs.