

TOWERS

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CHEESMAN

PARK



January Winter Newsletter

2017

HAVE A SUPER 2017

Insurance Information HO6 Policy

As a unit owner, it is important to maintain your own insurance to cover the unit's interior items that are your responsibility in addition to your personal property. Ask our agent about:

Renters Insurance and
Personal Property Coverage
Loss Assessment Coverage
Liability coverage and,
Loss of Use coverage.

Are you refinancing or looking for a reverse mortgage, or is your lender requesting a copy of the Master insurance Policy for the association? Please contact Bolder Insurance Group directly by faxing in the request to 303-449-7759 or send an email to kim@bolderinsurance.com.

If you are a smoker, please do not throw cigarette butts from your balcony. There is a risk that the burning butt may enter a balcony below damaging someone's outdoor items or burn a hole in our awning.



Make This a Safe Year!

- Remove all valuables from inside vehicles.
- Lock your vehicle.
- Be certain of the identity of guests you buzz in.
- Watch as garage doors close immediately upon entry/exit.
- Be careful when tossing personal information (bills, credit card receipts, bank statements, etc.) into the trash. Shred these items to prevent identity theft.
- Do not hesitate to call the Denver Non-Emergency number 720-913-2000.

911 in an emergency

BOARD OF DIRECTORS

President

Daniel Galvagni

V. President

Greg Eisler

Secretary

Barbara Perzanowski

Treasurer

Jeff Stanley

Member at Large

JP Sleeper

BOARD MEETING

The next scheduled Board Meeting will be held Monday, January 23, 2017 at **6:30 pm** in the Community Room.

Looking back at the Year 2016 accomplishments included:

1. New laundry room equipment
2. Remodel of the first-floor bathrooms
3. Installation of energy-efficient LED lighting over elevators on all floors
4. Installation of LED lighting on exterior fixtures
5. New equipment/amenities in the fitness center

Looking forward tentative plans include:

1. Maintaining our strong financial position for future reserve components (chiller/ac replacement, roof replacement, and upgrade of fire alarm system)
2. Small common area enhancements and improvements

\$\$\$ WAYS TO PAY YOUR MONTHLY ASSESSMENTS \$\$\$

Payment with Physical Check

Place your physical check and coupon in the envelope provided to lockbox address:

The Towers at Cheesman Park Condos
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956

Online Banking or Bill Pay

If you choose this method of payment, you must instruct your bank to send the payment to:

The Towers at Cheesman Park Condos
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956

Payment with E Check or Via Credit Card

Payment features include:

- The option to schedule payments on a recurring basis
- The ability to manage payment and property information through your personal profile
- Access to transactions for up to 13 months when you create a user profile
- Real time credit card payments (subject to convenience fees you are responsible for)
- Go to <http://www.mutualofomahabank.com>.
- In the middle of the page, go to the "Make a Payment" section, select "Pay HOA Assessment, Rent, & Other Services" from the drop down, and then click "Go".
- Select "Pay by Check" or Pay with a Credit Card".
- Complete the required information using what is provided on your payment coupon, and
Management Company ID **2315** Association ID **TCPC**
- Your account # is your unit number

Each year there are more and more snowmen in Cheesman Park on a snowy winter day.



Move in hours and fees are:

Monday through Friday from 9:00 am to 6:00 pm at a cost of \$150.00. Saturdays from 9:00 am to 6:00 pm at a cost of \$250.00. A minimum 48 – hour notification of moves – in or out – is required with the Building Manager (303-333-9994) to schedule elevator use. Never prop any door open and leave it unattended. A \$500.00 fine will be imposed on an owner/agent/tenant who moves in a manner or at a time not authorized. Damage to common area is charged to the unit owner.

Your 2017 monthly assessments, due on or before the first of each month are:

Studio - \$199.43

One Bedroom - \$325.73

2 Bedroom - \$349.00

Assessments not fully paid within 10 days after the due date receive late fees of \$25.

When ordering something special and of value online please ensure your package delivery is scheduled so that the item is not left in the vestibule.

Don't forget to ask Greg for a tree bag when you dispose of your holiday tree. You won't have a big mess to clean up.



COMMUNITY MANAGER
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