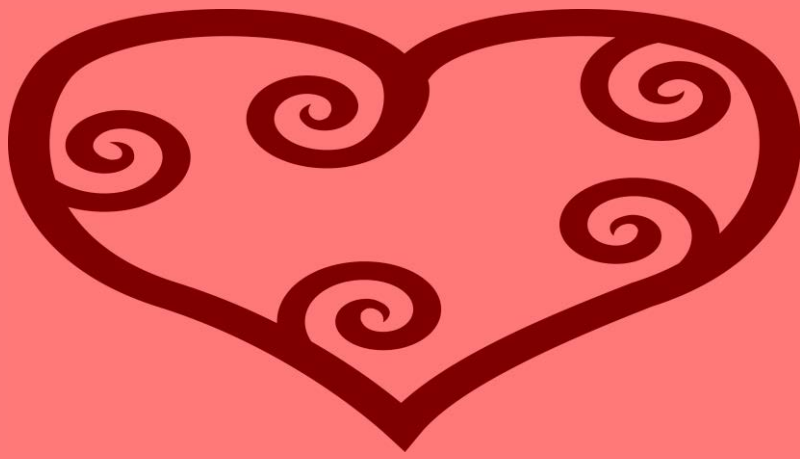




925 East
8th Avenue

February Winter News

2016

How to Obtain Proof of Master Insurance - On a regular basis your mortgage company will request proof of insurance for the property. When you refinance, the lending agent will request proof of insurance for the property. CRS INSURANCE BROKERAGE, the Association's insurance agent can help: In the event you need a certificate of insurance issued, please email your Bank's written request to: certs@CRSdenver.com

PLEASE
NO

SATELLITE
DISHES
ON THE
925
ROOF

BOARD OF DIRECTORS

**President/
Treasurer**
Grace Holcomb
**Vice President/
Secretary**
Christine Noble
Member at Large
Lauri Dunn

NEXT BOARD MEETING

**Monday,
February 1, 2016
6:00 pm**

**Please call
Management to
confirm the
venue.**

Denver Free Days - February 2016

Denver Zoo

Monday, February 1, 2016

There is nothing like the zoo in the winter

Denver Botanic Gardens at Chatfield

Tuesday, February 2, 2016

Denver Art Museum

Saturday, February 6, 2016 - For Metro Denver Residents.

Note: Wyeth, Andrew and Jamie in the Studio exhibition ends

February 7th - Fees may apply

Denver Nature & Science Museum

Sunday, February 7, 2016

Denver Botanic Garden

Monday, February 15, 2016

Denver Zoo

Thursday, February 18, 2016

weststar

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



The 925 heating and plumbing systems have seen better days. Please advise management immediately if you notice a leak or experience an issue with your heating element. The Board is discussing the aging plumbing for possible future solutions. Per the Declaration certain components are owner responsibility to maintain and others are the responsibility of the Association (section 11.2). We may be able to assist with a job or provide direction avoiding impairment to the proper functioning of the heating and/or plumbing.



KNOW YOUR
NEIGHBOR

City of Denver
Parking Code

DO NOT USE
LOADING ZONE
FOR PARKING

Your monthly assessments are due on or before the first of each month. A \$20 late fee is charged if your payment is received after the 30th of the month.



No AIR
bnb
rentals



N
O

Washers and dryers
are not to be
installed in units.

RULES RULES RULES RULES RULES RULES RULES RULES RULE

- 1) **Smoking not permitted** - Colorado State Statutes prohibit smoking in the general common elements of a condominium community (CRS 25-14-204) therefore, no smoking is allowed in CTW common areas: e.g., hallways, stairwells, laundry room or entry lobby .
- 2) **Leases** - *The Owner of a Unit shall have the right to lease his Unit under the following conditions:*
 - a). All leases shall be in writing and a copy of the lease or lease form shall be delivered to the Association or the Association's Managing Agent Weststar prior to the effective date of the lease.
 - b). All leases shall provide that the terms of the lease and lessee's occupancy of the condominium unit shall be subject in all respects to the provisions of the Declaration, the Articles, Bylaws of the Association. Any lease or lessee that violates the provisions of the Declaration or rules adopted by the Board of the Association shall be deemed in default and the Association may bring an action to terminate such lease and the lessee's occupancy of the premises.
 - c). No lease shall be for less than thirty days.
- 3) **Pet Restrictions** - No animals, birds, insects, or livestock of any kind shall be raised, bred, or kept on or in the Condominium Project, except properly licensed and certified service animals for disabled persons shall be allowed on the Property, and **except Owners** may keep one domesticated dog, cat, or other household pet per Unit which weighs less than thirty pounds and which does not unreasonably with the use and enjoyment of the Condominium Project by other. • Responsibility of pet behavior - Control animal to prevent disturbance to others from barking or smells. In common areas pet shall either be carried or kept on a leash at all times and owner shall remove all pet waste immediately.
- 4) **Garbage Collection** - Each Owner shall dispose of the garbage collected within his Unit into securely bagged and tied containers and placed in the dumpster at the rear of the building.
- 5) **Parking** - No parking shall be permitted at any location on the Property unless specifically designated for parking by the Association. No Owner may use any parking space assigned to another.
- 6) **Laundry Equipment** - *Washing machines and dryers shall not be installed in Units. The 925 laundry equipment must be operated in accordance with posted instructions.* .
- 7) **Restrictions on Signs** - No signs, billboards, poster boards, or advertising structure of any kind shall be displayed, erected or maintained for any purpose whatsoever except such signs as have been approved by the Association.

Did you know?

The following can be found on the Association website:

- The 2016 Adopted Budget
- The Association Declaration, Bylaws, Articles of Incorporation, and Rules & Regulations.
- Certificate of Insurance (Master Policy)
- Board Meeting Minutes
- Financials and Audits
- Newsletters



Go to www.weststarmanagement.com and click on 925 East 8th Avenue