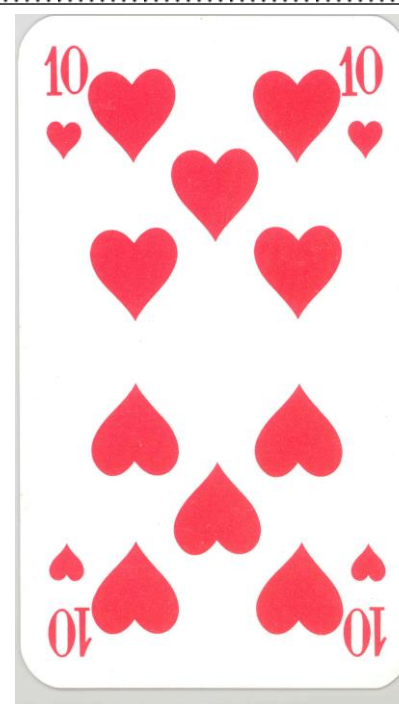
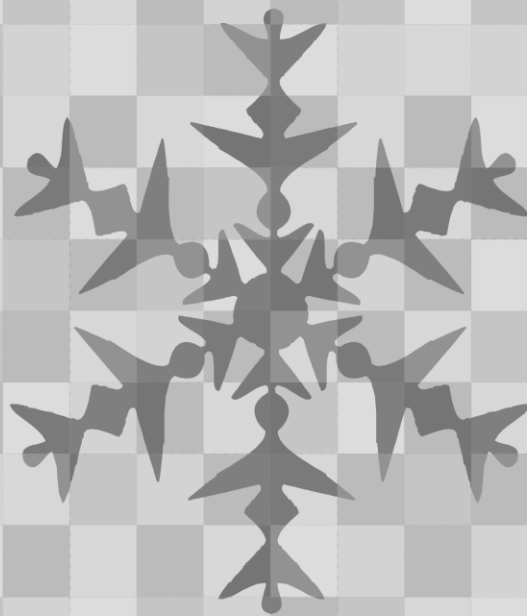


# Cheesman Tower West



Special Rules & Regulations Edition Newsletter

Winter 2015



6795 East Tennessee Ave #601  
Denver, CO 80224  
[www.WeststarManagement.com](http://www.WeststarManagement.com)  
720-941-9200 main  
720-941-9200 ext. 55

## BOARD MEETINGS

Regular Board Meetings are held at  
6:30 pm in the Community Room on  
the third Thursday of every month.

Next meetings:

**February 19, 2015**

**March 19, 2015**

**April 16, 2015**

## BOARD OF DIRECTORS - 2015

President – Barbara Wagner  
Vice President – Mary Ellen Bayko  
Secretary – Jean Reardon  
Treasurer – Doug Beekman  
Members at Large – Rita Bastien  
and Hall Skeen

## COMMUNITY MANAGER

Jean Ronald, CMCA, AMS  
[jean@weststarmanagement.com](mailto:jean@weststarmanagement.com)

Thank you Barbara Creek - Eight years on the Board of Directors.

Ten really, important Rules  
and Regulations to Remember.  
Help maintain the value and general  
appearance of Cheesman Tower West  
Condominium Association. ...over

Go online to [www.weststarmanagement.com](http://www.weststarmanagement.com)  
For a full copy of the Rules & Regulations.

## Insurance Information for Owners – 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  
your agent about: Renter's Insurance &  
**Personal Property Coverage,**  
**Loss Assessment Coverage,**  
**Liability Coverage and,**  
**Loss of Use Coverage.**

Accidents happen!



All you need  
is LOVE,  
LOVE is all  
you need!

Cheesman  
Tower West  
Office  
Bridget Monk  
303-832-7454

## On the website you will find:

Documents  
Meeting Minutes  
Insurance  
Current Budget  
Financials/Audit  
Reserve Study –'14  
...and more



# Cheesman Tower West

## Ten 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.
- 10) **Noise restrictions** – Denver City Ordinances state that sounds louder than 50 dB, about the level of a quiet conversation, may not reach neighboring properties after 10 p.m. More specifically, amplified sound should not "be plainly audible...within a dwelling unit which is not the source of the sound. Residential sound levels of 55dB are allowed during the day (7 a.m. to 10 p.m.). This means that late, loud parties, or the use of loud appliances such as a vacuum are not permitted between 10 p.m. and 7 a.m.