

Parkway Towers Condominium Association



JUNE 2013

Event Calendar

June 25: June 25:
Parkway HOA Board meeting, 7 p.m., Parkway Library.

July 2: Water cut-off, 9 a.m.,
IF anyone needs plumbing repairs. Notify building manager Cathe **in advance** if you do.

Last Laugh!

Q: Why are gulls named seagulls? A. If they were by the bay, they'd be bagels!

May Board Meeting

- Approved a contract (\$3,750) for an engineer to evaluate Parkway's heating and cooling system, and to recommend improvements.
- Board president Aaron Shaffner reported that he is having friends who are welders give an estimate of cost to assemble a bike rack in the garage.
- Approved a contract (\$5,000) to jet Parkway sewer pipes as preventative maintenance.
- Approved spending up to \$2,000 for more new furniture on rooftop.



Office Closed:

- The building manager's office in the lobby will be closed while Cathe is on vacation the week of June 10. She will return to work on June 17.
- During that period, call Parkway's property management company, Weststar Management Co.: 720 941-9200, if you need help from a manager.
- Weststar is on call at all times night and day for emergencies. In case of an emergency at Parkway Towers in which management response is needed, call Weststar PROMPTLY. If you delay, the problem may become worse.

Pool

- We hope that everyone is enjoying the pool area this season.
- Reminders:
 - Smoking is not allowed in any common areas, including the pool.
 - No glass containers should be in the pool area. If someone brings a glass container to the pool area and it breaks, the glass could go into the water. For the safety of everyone, we will have to close the pool until we ensure that the glass has been removed.
- Please clean up after yourself.
- No lifeguard is on site. You, your family and/or guests are swimming at their own risk.
- Anyone who breaks the rules of the pool may lose their privilege to access the pool.

- Heard a report about possibly adding more emergency lights in garage for power outages.
- Heard a report that Parkway's insurance agent is trying to find coverage so Tim Campion can be a volunteer with a master key to help in emergencies, when the building manager is not on duty.
- Heard a report about violation notices being sent to residents for speeding down the garage ramp and in the garage; for altering locks on a unit door that opens into a hallway and for damage to building exterior when a tenant moved in.
- Heard a report about repairs planned to pool liner.
- Heard a report about deterioration of exterior wall on south side of building near the top.

Restrictions on Balcony Grills

The Fire Department says:

- "Below is the section of the Denver Fire Code that deals with BBQ grills in multi-family dwellings. The best way to describe the LPG containers that are allowed is that they are the ones you get with a camping grill. If your tenants want to have a large grill, they can get an adapter from a propane supplier that adapts their grill from the 'normal' cylinder to the camping size ones.
- 308.1.4 Open-flame devices. No gas-fired grills, charcoal grills, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure.
- Exceptions:
 - LP-gas burners having an LP-gas container with a water capacity not greater than 2.5 pounds [nominal 1 pound (0.454kg) LP-gas capacity]. Two extra 1 pound LP-gas containers may be stored on the balcony.
 - Listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code and supplied by the building's natural gas system.
 - Listed electric ranges, grills, or similar electrical apparatus shall be permitted."
- Q Schamber | Lieutenant
- Fire Department | City and County of Denver



Save Money and Mess

It costs unit owners money and causes messes for residents when Parkway's sewer pipes have to be unclogged by a plumbing company. Do not put pasta, tea bags, tampons, cigarette butts etc. in kitchen and bathroom drains or in toilets. Put those items in a plastic bag and into the trash chute.

THANK YOU!!!

- ROGER RADKE for planting the front garden.
- PAUL GIROUX for setting up and arranging the rooftop furniture.
- MICHAEL GLASGOW for sweeping and power washing the rooftop.
- SOUP & RAMONA for their commitment to water plants on the rooftop.
- If you want to volunteer to help with projects, please notify building manager Cathe or a Board member.

