



Parkway Towers Condominium Association

November 2013

October Board Meeting

- The Board denied a request from a unit owner to overturn fines imposed for violations by the owner's rental tenant of the Rules and Regulations (regarding parking in the Visitor Lot and having a pet on premises).
- Continued to evaluate proposals from contractors for trash removal and snow removal.
- Received very good news that the cost of insurance for the Association from Dec. 1, 2013 to Dec. 1, 2014 will be \$35,024, about the same cost as the current insurance coverage, rather than increasing.
- Approved a \$2,500 proposal from a certified public accountant for auditing the Association's financial records.

Engineer's Report on Heating/Cooling System

The Board has received a report from the engineer who was hired to evaluate Parkway's heating/cooling system and to make recommendations for improving it. The Board is reviewing the report, which presents various options of how to eliminate problems with the system and make it reliable. The estimated cost is between \$2.6 million and \$3.2 million. An initial step is being taken toward the possibility of obtaining a bank loan. After the Board finishes reviewing the engineer's report and gathers more information, a community forum will be held for unit owners to ask questions and make comments before the Board makes decisions.

Last Laugh

"Buffet" is a French term.

It means: get up and get it yourself.

Event Calendar

Nov. 26: Parkway HOA Board meeting, 7 p.m., Parkway Library.

Dec. 3: Water cut-off, IF anyone needs plumbing repairs. Contact building manager Cathe in advance if you have a plumber coming to make repairs.

Dec. 5: Parkway holiday party.

For a more complete list, please see Calendar of Events posted on the Association's official bulletin board near the mail boxes

2014 Budget and Monthly Dues

A proposed budget for 2014 will be presented to the Board for consideration at the Nov. 26 Board meeting. The amount of the budget will determine whether there will be an increase in monthly dues. Owners of living units may, of course, ask questions and express their views.

Our Neighbors

HELLO and WELCOME to: Jim McTiernan and Hudeko Tokuda, 1101

SO LONG to: Kay Wilkerson - 1101
Amy Carroll - 1102

Holiday Party

Parkway's annual Holiday Party will be on Dec. 5. Details will be posted. Volunteers are needed for set up, clean up, etc. Please contact building manager Cathe to discuss how you can help.

Parking

Residents are not allowed to park in the Visitor Lot. We have parking spaces available – please contact building manager Cathe Mitchell if you need a space. The fee is \$35.00 monthly per parking space for Parkway Tower residents. If you know of anyone, including residents of nearby buildings who may be looking to lease a parking space, the monthly fee is \$50.00 for non-residents.

You can apply for a parking permit from the city for street parking. Here's a link to the city website page with the details:

<http://www.denvergov.org/tabid/437768/Default.aspx>

You may apply through the mail or by going down to the Webb Municipal Building, 201 W. Colfax.

