



Parkway Towers Condominium Association

January 2014

Community Forum for Unit Owners

A Community Forum for owners of living units will be held for presentations of information about Parkway's heating and cooling system, and for questions and comments from owners. The report of an engineer who evaluated the system is one topic. The engineer will attend. Also attending will be an official of Choice Mechanical Inc., the contractor which for the past several years has maintained the system. Parkway Towers Condominium Association's attorney will attend to answer legal questions. In case the Association at some point considers applying for a loan to pay for improvements to the system, a banker may attend.

As stated in the December issues of Parkway's newsletter, as well as being stated at the November and December meetings of the Association's Board:

1. The engineer's report recommended improvements to the system at a cost ranging between \$2.6 million and \$3.2 million.
2. The Board has made no decision about the engineer's recommendations.

No special assessment of that magnitude will be imposed without approval of unit owners.

The forum will be in Parkway's Reading Room from 6 p.m. to 7:30 p.m. on Tuesday, Jan. 28, 2014. The January Board meeting will be held immediately after the forum.

Living Together

More than 100 people live at Parkway. Please follow the Golden Rule of doing unto others as you want them to do unto you.

Last Laugh

Be kind to your mother-in-law.
Babysitters are expensive.

Calendar of Events

Jan. 28: Parkway HOA Board meeting, immediately after the Community Forum regarding our building's heating and air conditioning system. The forum begins at 6 p.m. Parkway Reading Room.

Feb. 4: Water cut-off, 9 a.m., IF anyone needs plumbing repairs. Contact building manager Cathe in advance, if you have a plumber coming to make repairs.

Feb. 10: Association's Annual Meeting of unit owners, 7 p.m., Parkway Reading Room.

2014 Monthly Dues

We would like to remind owners of living units that the monthly assessments, commonly referred to as "monthly dues," will be 1.5% higher in 2014 than in 2013. Payment coupons for 2014, listing the new amounts, were mailed in December to unit owners. If you have questions, please contact Parkway's property manager, Ricardo Lases of Weststar Management Co.: 720 941-9200 or Ricardo@Weststarmanagement.com

Annual Meeting of Unit Owners

The Parkway Towers Condominium Association's official Annual Meeting of owners of living units will be Feb. 10, 7 p.m., in Parkway's Reading Room. Material about the meeting will be mailed several weeks in advance to unit owners. One position on the Board of Directors is up for election at the meeting. If you want to be a candidate for election to the Board, please notify Parkway's property manager, Ricardo Lases of Weststar Management Co.: 720 941-9200 or Ricardo@Weststarmanagement.com

Association Finances at Year-End

The Operating Account is good shape. The balance Nov. 30, 2013 was \$60,448. As of mid-December, income to that point in the year was \$37,290 above expenses.

The Reserves Account balance on Nov. 30, 2013 was \$183,069. On the same date three years ago, the balance was \$127,845. Directors who have served on the Board at various periods during the past several years have made it a standard practice to add regularly to Reserves. An analysis and report in 2010 by a reserves consultant stated that \$837,232 is the amount to have Reserves fully funded.

Thank You

To everyone who contributed delicious food and cash donations, and who helped set up for Parkway's holiday party on Dec. 5.

To building manager Cathe, handyman Mike and Board member Robert for the holiday decorations in the lobby.