

January Board Meeting

*Received a second bid for replacing the pool liner. The Board asked Parkway's property manager Ricardo Lases to obtain information about costs not included in the bid. The company that submitted the bid strongly recommends having a pressure test of the pool before the liner is installed. Ricardo is to obtain information about arranging for the testing. No action on the bid until the information is received.

*Ricardo reported that the company that services and maintains Parkway's fire sprinklers, extinguishers and alarm system performed an inspection on Nov. 19, 2013. He said the company stated that there are approximately 300 sprinkler heads and they are 50 years old: "Per the NFPA (National Fire Protection Association) code and the Local Fire Department they need to be replaced." Ricardo received one bid of \$7,794 and is seeking two more bids. He also will verify with Denver Fire Department that the sprinkler heads should be replaced.

- Approved a bid of \$3,619 from Maximum Leak Repair company to repair canopy over Parkway's front entrance
- Approved continuation of repairs to balconies. Work was completed last year on 16th Floor balcony and exterior of rooftop. This year the repairs will be to balconies on 15th and 14th floors. The plan is to continue repairs in future to balconies on floors below 14th Floor in phases over a period of years when funds are available.

Calendar of Events

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

Feb. 25: Board of Director's monthly meeting, 7 p.m., Parkway's Reading Room.

March: 4: Water cut-off, 9 a.m., **if** anyone needs plumbing repair. Contact building manager Cathe at least five days in advance if you have a plumber coming to make repairs.

Important Notice – Pool Vandalism

On Dec. 31, 2013, at about 8:50 p.m., two males trespassed into the pool area. They removed the pool cover and vandalized the pool liner by ripping it from the pool. The surveillance system recorded the crime. A police report has been opened and further investigation is underway by Denver police. If you know anything about this act of vandalism, please contact Parkway's property manager, Ricardo Lases of Weststar Management Co. as soon as possible: (720) 941-9200 or Ricardo@Weststarmanagement.com.

The pool is closed for the season. Anyone entering this area or any restricted area is trespassing and is subject to serious penalties.

Annual Meeting of Unit Owners

The Parkway Towers Condominium Association's official annual meeting will be at 7 p.m. on Feb. 10, 2014 in Parkway's Reading Room. Among other business, 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 **no later** than Feb. 4.

Community Forum

A Community Forum was held on Jan. 28, 2013 for owners of Parkway living units. The engineer who evaluated Parkway's heating and cooling system, developed a report and made recommendations gave a presentation and answered questions. The owner of Choice Mechanical Inc., the company that has serviced and maintained the system for the past several years, also answered questions, as did the attorney for our Association. Owners will be presented with additional information in the coming month.

Please Help – Residents reported at the Jan. 28, 2013 Board meeting that the odor of tobacco and marijuana smoke is coming into their units and making their lives miserable and, in some cases, making them sick. Also, residents have said the odor of marijuana coming into their units is putting their jobs at risk because they are subject to drug testing by their employers. All residents who smoke are asked to do everything possible to keep the odor from spreading to other units. Suggestions: closing vents in your units, using air purifiers and, for smokers, opening windows when smoking to disperse the smoke to the outside, closing vents in your units and blocking the space at the bottom of your door to the hallway.

Last Laugh – I finished the Colfax Marathon in an hour. It would have been faster but I had to stop for gasoline.