



Parkway Towers Condominium Association

July 2014

June Board Meeting

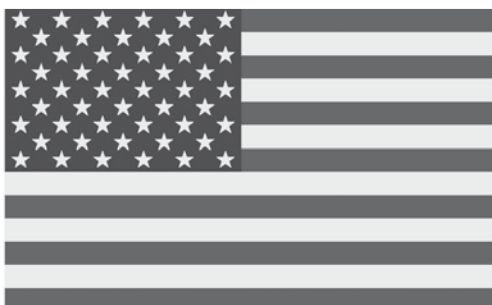
- Contract (\$2,100) with McCaffery Reserve Consulting approved for a "Full Study with site inspection and quantification of components" for the Association's financial reserves.
- Received draft of 2013 Financial Audit.
- Hired Elite Pools to maintain and service Parkway's swimming pool.

Heating/Air Conditioning System Status Report

A Community Forum was held on June 22 for unit owners to be heard and to give input about what to do regarding the engineer's recommendation for upgrading the many components of the heating and cooling system. There was consensus that owners want to take steps to avoid interruption of heating, cooling or hot water for an extended period of time. The Board plans to announce future steps as they are developed.

Please Be Careful

Please make certain not to cause any damage to our building or the outside area. You may be held liable for the cost of the damage. Any claim our Association has to submit for its insurance coverage could cause the insurance not be renewed or the premium for the Association policy could become more expensive for unit owners.



Calendar of Events

July 22: Board of Directors monthly meeting. 7 p.m. Parkway's Reading Room.

Aug. 5: Water cut-off, 9 a.m., only if anyone needs plumbing repairs in their unit. Contact building manager Cathe Mitchell at least five days in advance if you have a plumber coming to make repairs.

Swimming Pool

We hope that you enjoy the pool and rooftop. The pool is to be used ONLY during the hours listed on the rules posted at the entrance to the pool. It is for **ONLY** residents, unit owners and their guests. Guests must be accompanied at all times by a resident or unit owner.

Be sure to follow those rules, plus the Rule and Regulation banning smoking on the rooftop and all common areas of our building. Please take good care of the pool and the rooftop, including straightening up after yourself when you leave. No glass containers are allowed. Broken glass can cause the pool to be shut down.

Otherwise, you risk being barred from using the pool area and are subject to fines. Surveillance cameras are operating.

Board Vacancy

Aaron Shaffner resigned from the Board in June. Thank you, Aaron, for your service to the Board and the Association!

The Board of Directors will fill the vacancy: Article IV, Section 6 of the Parkway Towers Condominium Association Bylaws states: "Vacancies occurring on the Board of Directors by reason other than the removal of a Director by a vote of the membership, shall be filled for the balance of the vacant terms by the remaining Directors, even though they may constitute less than a quorum. Each Director so elected shall serve until the next Annual Meeting of Members. Members shall then elect a Director to serve the balance if any, of the unexpired term."

If you want to be considered to serve on the Board, please state your interest in writing to a Board member or to Parkway's property manager, Ricardo Lases.

Managers' Contact Information

Parkway Towers property manager: Ricardo Lases, Weststar Management Co.: 720 941-9200, or Ricardo@weststarmanagement.com; 6795 E. Tennessee Ave. #601; Denver CO 80224

Parkway Towers part-time building manager: Cathe Mitchell, 303 322-9108, or parkwaytowers1155@gmail.com



Recycling Bins – A “no-no”

Please do not put plastic bags into the recycling bins. Dump your materials for recycling loosely into the bins. Then, take your plastic bag with you and use it again. If you want to recycle plastic bags, take them to bins provided at grocery stores.

Our Neighbors

HELLO and

WELCOME to: Dominic and Taylor Silva, and Craig Smeby Jr., 102
Javonna Arriaga, 202
baby Liam, 401
Frank Cooney, 405
Roberto Orantes, 406
Michelle Hastings, 503
Amber Choquette, Chris Deutschle, 807
Thomas Collins, 906
Blake Wann, 1007
Joe Peterson, 1205
Robert Guschewsky moved from 405 to 1403

SO LONG to: Antonette Taitingfong and daughter Jadeanna, and
Deljamorio Grady, 102
Patricia Whittiker, 406
Tom Cloninger, Javier Barraza, Charles Spangler, 407
Leslie Anderson, 807
Collin Trapp, 1007
Gail Nawls (deceased), Carla and Keith Nawls 1108
Joshua Lade, 1205
Max Martinez (deceased), 1404

Quite, Please

To help all of us enjoy our living units, please remember that Rules and Regulations state that “Construction causing noise must be limited to hours between 8 a.m. to 5 p.m. Monday through Saturday.”

Also, we are required to avoid making noise that disturbs other residents.

Save Money!

Reduce your consumption of water and electricity. The rates are higher during summer months.

Save Money and Avoid a Mess

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

Do You Know Where They Are?

Some property of our Association seems to have relocated without permission: Free weights and weight plates are missing from the Exercise Room. A fan is missing from the Reading Room. If you know where they are, please return them to their proper location.

Anger Management

Are you guilty of using foul language or an inappropriate tone when you call Weststar Management Co. to report a problem in our building? Weststar employees are authorized to hang up if a Parkway resident verbally abuses them. That can delay resolution of a problem.

When contractors are working for our Association on a problem in a common area of Parkway Towers, **do not interrupt them or be confrontational.** That can delay resolution of the problem and cause a more expensive billing.

Do you remember the Golden Rule?

Last Laugh – Did you hear about the red ship and the blue ship that collided? Both crews were marooned.

