

PROVENCE TOWNHOMES ASSOCIATION

SEPTEMBER 2012 NEWSLETTER

The September Board of Directors meeting was held last evening, Sept. 18 at Ron Smooklers home. We were introduced to our new Weststar property manager, Ricardo Lases. Deiter then addressed the neighbors who were attending, and said that he felt that the newsletter was a good idea. He also commented on the fact that any neighbor is allowed to attend the monthly Board of Director meetings with the following protocol. We can attend, but not directly participate with the business that the Board is discussing. The exception to this is if there is a motion that is seconded on a particular issue, there is discussion that takes place between the Board members before it is voted upon, and anyone in attendance is welcome to add comments to that discussion. As always, there is a Homeowners Forum where you can speak about your concerns for the first 30 minutes of the meeting.

The Homeowners Forum then opened up and a number of homeowners spoke about their personal concerns. It was informative to note that each spring there is a posting at the mailbox for homeowners to make notations concerning exterior work that they feel needs to be done on their unit. You can also email Ricardo ricardo@westarmanagement.com if there are things that come up during the rest of the year and he will reply to you. This takes the onus off of the board for all of these types of requests, and the property managers will take charge of the business where it is appropriate for them to do so. If it needs evaluation by the Board, Weststar will bring it to their attention. Weststar has been given a \$500 limit for any proposed repairs, etc. and anything over that amount will need to be approved by the Board directly.

Bob Case requested a list of resources for routine maintenance for the homeowners use (plumbers, handyman, etc.) and Ricardo will come up with a list of his recommendations. It is important to note that these are not Board recommendations, just a list of responsible people that homeowners can use when something comes up and they don't know who to call. That list will be given to you as soon as it is available.

The concern about the gas line issue came up again. Deiter explained that it would cost the association \$3,000 a building to have Xcel perform an air test of each unit's gas line...resulting in a \$36,000 expenditure. One problem, in addition to the cost, is that even if a building was deemed safe upon testing, the following week, and a gas issue could develop that was not detected. We discussed the importance of forming a committee of homeowners to work on this issue, including the possibility of finding less expensive means of testing. It was suggested that it would be meaningful to have one or more people who have already been affected by this situation be on that committee as they are familiar with the circumstances as they unfolded on their properties.

This led to the suggestion that at the Annual Homeowners Meeting in November a list of committees would be made available so that anyone who might be interested in serving on a committee (e.g. the gas line committee, the landscaping committee, the spring cleanup committee, etc.) would have the opportunity to sign up at that time. This is your chance to get involved and work to help our Provence community....think about what you might like to help out with.

The roof inspection report should be available to the board at the end of this week. We have received a bid for tree shaping and removal of some dead trees (e.g. Aspens) and Ricardo will look into that bid. It was also discussed that the Fall deep rooting watering should take place as soon as possible. This will include trees in the front of our units (the pine trees were not included in the bid and Ricardo is looking into why they were excluded), but not in the backyards. Any homeowner who is interested in having the trees in their backyard can call HSI (Horticultural Specialists Inc) at 303 623-4138 and arrange to have it taken care of. These trees are owned by the city and are not a part of the HOA's governance, so it is up to the individual to decide whether they want to incur the expense to insure that their trees have a good deep root watering.

The complaint by Unit 51 was taken care of--a repair was done.

Insurance deduction costs were discussed, and various options presented. More research will be done to determine the most cost effective way to handle the insurance premiums/deductibles so that we are keeping our properties properly insured without paying unnecessary additional deductible monies.

Water costs have also gone up DRAMATICALLY (40%), and Tisha Kyner has agreed to be in charge of overseeing the process that the city is using to bill us to date, to make sure that no meter discrepancies are causing the higher bills. We need to all be careful of our water use as this has become the 2nd largest cost on our budget, and will lead to HOA dues increases.

It was stated that the goal is to continue to balance the budget so that our HOA monthly dues will not need to go up. Ron Smookler mentioned that, as a realtor, he is aware that the perception in potential buyers' eyes, any HOA monthly dues that is \$300+ is considered an impediment in selling the home. Therefore, it is important for Provence to keep its dues under \$300; this will help insure that the re-sale value of our homes stays as high as possible.

To encourage more homeowners to become Board of Director members, it was discussed that a 2 year term would make it more appealing to do so. As the board term can be legally amended in the by-laws, Ron made a motion that the new tenure for a Board Member would be 2 years (instead of 3) and that motion was seconded. A vote was taken and passed. THERE WILL BE 4 BOARD MEMBER OPENINGS THIS UPCOMING YEAR.

A posting will go up at the mailbox so that interested persons can sign up. It merits mentioning that along with the shorter 2 year term, the responsibilities of the Board Members have been lessened with the hiring of the new management company. This will make serving on the Board an easier, and hopefully more enjoyable and rewarding experience.

Ron also made a motion that we stop making contributions to the reserve account for the remaining 3 months of this fiscal year to add to the operations account revenues. This motion was seconded and the vote was to do so.

The Annual Provence Townhome Meeting will take place at the Doubletree Hotel by the second week of November. A date needs to be determined based upon availability. Ricardo is looking into Nov. 14th is possible, but will notify us what the definitive date will be. We discussed that a major cost of the meeting, interestingly, is not the cost of the room, but the cost of the cookies and coffee that Doubletree provides. Therefore, WE NEED VOLUNTEERS TO BRING COOKIES TO THE MEETING, SO THAT WE CAN SAVE ON THOSE COSTS. There will be a sign up sheet posted when the meeting date is posted at the mailbox.

One last word on the "chain of command" for all Provence homeowners that have requests, complaints, etc. The first person to contact is Ricardo Lases with Weststar. His preferred contact is by email (listed above)...or his second choice is to call him at 720 880-2913. He will then respond to you. This is in an effort to contain so much of the unnecessary work that the Board had taken on in the past and that the management company has been employed to do.

Thank you for taking the time to read this information. You will continue to receive updated newsletters each month

p.s. The Holiday party is coming up in December...the location and time will be posted as soon as the Social Committee has that info.