

South Pearl Commons



April Spring News

2016

Show Your Pride and Move Your Ride

- Remember street sweeping begins April 1st and runs through November.
- Pay attention to the red and white signs posted for street sweeping parking restrictions.
- Be sure to move your vehicle according to the signs to avoid a \$50.00 parking citation.
- Bicyclists - ride carefully and be aware of sweeping activity near bike lanes.
- Drivers - give street sweepers plenty of room and only pass when safe to do so.



Proof of Insurance

It is that time of the year again when your mortgage company may request proof of insurance on the property. In addition when you refinance, the lending agent will request proof of insurance for the property. If you are applying for a reverse mortgage proof of insurance is required. In the event you need a certificate of insurance, please fax your request to:

Anderson-Ban Insurance Inc.
Attn: HOA Certificates
FAX: 303-814-3637

Spring's Reminder List

- ✓ Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
- ✓ Dishwasher and washing machine drainage lines should be checked for leaks.
- ✓ Check toilets and sinks for a simple drip, drip, drip, leak.
- ✓ Old worn caulking in the bathroom can also lead to slow leak that you make not detect until they become major problems.
- ✓ Update your home/kitchen fire extinguisher.
- ✓ It is the time of the year for spring cleaning projects, maybe the kitchen cupboards or bedroom closets.



BOARD OF DIRECTORS

As of March 4, 2016
Annual Meeting

Tracy Lang
Peter Dinneen
Phyllis Wan

Officers to be elected to
positions at
upcoming Board
Meeting

NEXT BOARD MEETINGS

The next scheduled
Board Meeting is
tentatively scheduled
for Monday
June 6, 2016 at 5:30 pm
Venue TBD

Denver Free Days - April 2016

Denver Art Museum
Saturday, April 2, 2016
Twice this month

Denver Botanic Garden
Sunday, April 3, 2016

Denver Botanic Gardens at Chatfield
Tuesday, April 5, 2016

A beautiful walking farm with nature trails

Children's Museum of Denver
Tuesday, April 5, 2016 – free from 4 pm – 8 pm

Four Mile Historic Park
Friday, April 8, 2016

Denver Nature & Science Museum
Sunday, April 10, 2016

Amazing hands on museum for the kids
Denver Mint

Tours are free – call 303-405-4761
Mondays through Thursdays

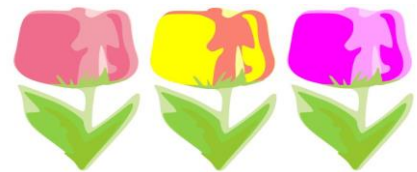
National Parks
April 16th through April 24th

Denver Art Museum
Sunday, April 24, 2016
Always something new

Aurora History Museum
The Aurora History Museum
offers free admission everyday



Your 2016 monthly assessments, due on or before the first of each month, are \$199. Assessments not fully paid within ten business days after the due date incur late fees in the amount of \$25.



HVAC

The Association is responsible for the operation of the water heater and the boiler that provides heat to the building and the units. Each unit however is responsible for the control valve to their individual unit. If you do run into an issue with your heating, first check with management by calling Jean at 720-941-9200. This repair may be the responsibility of the Association, or it may be something that the unit owner will need to repair. In both cases, Bart's HVAC Service Company is a good call. Bart Lund has serviced the building over the years and has a good handle on problems that may arise. In case you need to contact Bart's HVAC Service, call 303-250-2196 for assistance.



PET RULE REMINDER – **Only owners** may keep one domesticated dog, cat or other household pet per unit which weighs less than thirty pounds, Please maintain pets on a leash in common areas and **please** remove all pet waste immediately. Thank you!

Need a plumber who knows South Pearl Commons?

Quality First Plumbing
303-916-6226

Vendors are not endorsed by the Association.

