

Seven Springs Owners Association

May 2006 Newsletter

Pool to open soon!

Children are drawn to water and want to be in the pool from sun up to sun down. As adults it is up to us to keep our children safe, healthy and happy while they enjoy endless hours in the pool. If you are willing to take your neighbors children swimming this season, please be sure you know **ALL** emergency information you need to know at a moments notice. If a child comes to the gate and wants to go swimming and there isn't an adult with her/him, don't let them in. Do you want to tell the police, "I don't know which unit she lives in?" Do you want to be the one who has to tell her parents what happened; how she ended up at the bottom of the pool? Blunt, yes but it could happen here. Remember the TV stories from last year? Several other communities were not so lucky and lost precious little lives.

Last August a new gate and lock was installed to the pool area for a couple of reasons. The first and biggest reason was SAFETY. Many of the younger children could reach through the chain link fence and open gate without a key just by turning the knob. After learning how to do that trick, they learned how to use their fingers to trip the "catch" on the knob. Soon others learned how to do it and the lock became useless. The old lock required a key to be used to get in and out of the pool area; this wasn't safe in the event of an emergency. The old gate knob wasn't ADA friendly. To keep people from trespassing after hours, a padlock and chain had to be put on. The second reason the gate and lock was changed on the pool area was the fact that some units had 9 to 10 keys. Some people had moved away from the complex but still had a key and would come over and use the pool. Landlords that didn't have a pool key would tell their tenants to go to other units and get a copy from them. Some units would have Family members and friends that would have keys and come over to use the pool. One rental unit had over 35 family members in the pool area one day and when the keys were revoked, it was discovered that they had made 8 keys the owner didn't know about. The resident wasn't even home at the time, they were at work. Current Association Regulations allow only two (2) guests per resident.

If you need a pool key, applications are available at the Clubhouse in the same box as the Parking Lot Applications and on the web site: www.edrda.com/sevensprings. Only owners may obtain a pool key and only if they are current with their association dues. If you need to replace the pool key for your unit, the cost is \$25.00. The Clubhouse will be open every day from 4:00 to 6:00 Monday to Thursday and on Saturday May 27th from 1:00 to 3:00 so you can pick up your key. Request can also be mailed and the key will be mailed back to owners. **THERE IS ONLY ONE (1) KEY PER UNIT. KEYS ARE NOT TO BE DUPLICATED!!!!** The LAUNDRY ROOM key will ONLY work in the laundry room door not the new pool gate. So KEEP IT☺

If someone comes to the gate and doesn't have a key, PLEASE don't open the gate. If it is a child and even if you know that child, do you want the responsibility? It only takes a few seconds and then... Saying "NO" can be the safest thing you can do. That lady wants in, does she really live here? If they don't have a key, don't let them in. They can't get in because they don't have a key for a reason.

Save a life, keep the gate closed ☺ Just say "NO, Use your KEY, not MINE"

Community Garden is coming together

Last year an idea was born to turn the area by the large cotton tree on the south east corner of the complex into a community garden. It was a little late in the season to really get anything started so this year lets get motivated! It will be a nice place to grow flowers, vegetable, to go and just sit and enjoy the sun rise or sun set, or a place to go sit and visit with your neighbors. So if you have a "Green Thumb", now you have a place to come and "tinker" and make a some what ugly spot beautiful. It is going to take a little work to get it started and to get it really going but we can do it. Come and meet the people who live here and make new friends while pulling a weed or too, planting a flower or vegetable plant or while working on the patio area.

Aluminum Can Recycling Project

Help to raise funds for this year's Children's Christmas party. Pete and Kenny are recycling aluminum cans. When they walk the complex picking up trash, they have been collecting cans. If you would like to help add to their efforts, you can put your cans by the clubhouse door everyday and they will add them to their collection. All proceeds will be added to the party fund. Last years party was a great success and all the gifts were paid for by donations.

Conserving Water

This is something that we hear on a daily basis. Because of low snow pack, water conservation should be one of our top priorities. But you would be surprised at the number of people that think, "I don't need to conserve. Let the next guy do it." This is the time that we all as water consumers need to work together to make it work. Not to mention to save on our

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wallets. You can make a difference. Turning off the water while you brush your teeth can save as much as 8 gallons every time. Having a pan of soapy water in the sink to rinse off the dishes instead of running the water can save as much as 15 gallons. If you have a faucet that is dripping, or a toilet that keeps running, repair it. If you hear water running for a prolonged period of time, call Condo Care with the unit number, or drop a note in the slot at the Clubhouse to let us know. The owner of the unit will be contacted by any and all means possible so the proper repair work can be done.

Great weather for outdoor cooking

After a somewhat uneventful winter, spring is here! That means it is time for outdoor cooking. The Board of Directors would like to remind you that **Denver law** prohibits **the use of barbecue cookers and hibachis on balconies**. This includes the use of tabletop charcoal grills and disposable aluminum grills. **LARGE GRILLS WITH 20 LB TANKS ARE ALSO PROHIBITED ON BALCONIES**

Gas grills are allowed on balconies if the tanks are 1 lb or less. Electric grills are allowed. Gas grills are allowed on ground level units as long as they are used 10 (ten) feet away from the building. **(Per Denver Fire Code) Grills may not be stored in stairways at any time!** If you have any questions regarding the Denver Fire Code for BBQ grills, it is on the bulletin board at the clubhouse.

What's up with all the "Butts" around here, again?

There are too many "butts" around here again, and I'm not talking about the two and four legged kind. Please, if you are a smoker or your friends are smokers, put your "Butts" where they belong. One of the tasks that we pay our maintenance staff to do is going around picking up these nasty things that have been thrown off of balconies, tossed along the sidewalk or just outside the stair ways. If you would like to put a small container with sand, kitty litter or gravel out side your door, on your balcony, or by the stair way, this will give you and your friends a place to put your "Butts" in. If we can identify the unit (s) that are littering around their building, we will charge \$25.00 to that unit for the time to clean up the mess. If you see a unit that does litter the area, please drop a note in the slot at the clubhouse and let us know. This is your community help us keep it clean and your dues down.

Covenants

All developments have some sort of covenants, rules and regulations for the well being of the community. The purpose of the covenants, rules and regulations is not to "bully" any one, but to help maintain the property values and quality of life for the people who live in the community.

When a unit is purchased, the new owner signs documentation stating they will adhere to the covenants of the community. It is the responsibility of the owner to adhere to the rules and regulations and if the unit is rental property, it is the responsibility of the owner to inform their tenants.

Lately, however, there seems to be a lack of concern for the covenants of this association by the owners of several units. There are new owners and/or tenants that are not adhering to the rules and regulations. New tenants are not being advised of the rules and regulations for this association by their landlords

Examples of these violations are: Cars parking in residential spaces without proper parking permits; Stored or abandoned cars. Cars that do not run have expired plates, or not plates at all. Other examples are: Units using their balconies for additional storage, or under the stairs for storage. **(This is against the Denver Fire Code with fines up to \$999.00 per day and up to 6 months in jail)** There are a few units with improper window coverings.

The biggest problem we are having is CATS AND DOGS! Under 7.9 of rules and regulations Dog and cats are NOT ALLOWED, **PERIOD!!! This includes visiting pets. No pet sitting allowed.** There was a time back in 2000 that the members of this association voted to allow indoor cats only. (This rule was again change in March 2002 back to NO CATS.) The owners of these cats had to be registered with the association. Only Three (3) owners registered their cats. However, they have not kept up with the requirements in the agreement to keep their cats by providing yearly vet records to the Board of Directors, and may no longer be "Grandfathered" in.

The Covenants help to protect the value of YOUR property. Your property isn't just your unit in that building, but the common area around your unit and throughout the complex as well. Take pride in where you live, after all you are paying good, hard earned money for this unit, protect your biggest investment.

Translators are still needed!

The Board of Directors is still in need of a Translator. If you can read and write in a foreign language and would like to help us out please let us know. Our community has several families that are unable to speak English and have difficulty with understanding the conveniences of this community. We would like to translate the Declaration and Bylaws into their languages, as well as the rules and regulations and all forms used by the Association. So far we have had request for copies in Spanish and so we need to start there. If you are able to help us out, you can send your name, day and night phone numbers, and e-mail address to the Associations e-mail: SevenSpringsOwn@AOL.com or you can put the

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information through the slot in the clubhouse door.

Zone Valve Replacement

Now would be the perfect time to replace your zone valve. What is a zone valve? It is connected to the thermostat and regulates the heat in your unit. Did you notice that your unit was unusually hot this last winter and you kept adjusting your thermostat down and opening your windows because it was too hot? Your zone valve may be stuck open no longer able to adjust the amount of hot water flowing through the pipes. The hot water heat will be turned off at the end of this month and the system drained. That is why this is the perfect time to change out your zone valve. The only cost to you is the zone valve and the plumber to do the repairs. (Yes, it is you, the owner's responsibility to replace the valve not the association)

Smoke Detector Certificates

Due to a recent fire in one of the units here in the complex, we had an inspection by the Denver Fire Marshall. Sadly to say we failed in one area, SMOKE DETECTOR CERTIFICATES for each unit on file. We the Board is taking responsibility for not keeping up with this requirement. Enclosed with this news letter is a Certificate of Compliance that MUST be filled out and sent back to the Board of Directors by the 15th of June. Any unit that is not on file may be contacted by the Fire Marshall for non compliance and receive a Notice of Violation. We are not the ones that are enforcing this rule, and the unit in violation may have to appear in front of a Judge to explain why they are not in compliance. Every unit has to have one on file on site for inspection by the Fire Marshall every 6 (six) months. The unit that had a fire in it, the smoke detector wasn't working, luckily no one was hurt and there was only minor damage.

Remember your families lives depends on it!

Play Grounds

Some of you may have noticed the new brightly painted benches at the east play ground. Pete and Kenny are doing their best to keep the area looking nice and doing any repairs needed to keep it safe for the little ones. We had the play yard recoated this year to keep it in good condition. We need to ask however, parents, for your child's safety, do not let them climb on the roof. For a small child, that is a long drop. The play ground is intended for children 12 years and younger. This spring, the old worn out shed on the south west end of the complex (by H building) will be torn down, the concrete base removed and another play yard put in its place. It will not be as big as the one on the east side of the complex, but it will give the children on the west side a safe place to play too. We are hoping to turn this into a community project so if you see us out there working on the area, come out and join us, we would love to meet and get to know you better.

Dumpster Enclosures

Please remember to get your trash into the dumpster. Every day of the week, Pete and Kenny walk the grounds picking up trash and cleaning up the dumpster areas. If you need to open the door to the enclosure to throw your trash, please do so. Having trash on the ground brings in all kinds of "critters" to rummage through the trash and then it gets scattered all over the complex. Units that continue to miss the dumpster will be identified and notified with possible fines imposed. We also need to remind everyone that large items such as appliances and furniture are NOT ALLOWED. If you see anyone "dumping" any of these items, let the Board of Directors know which unit they came from. That unit can be charged for the cost of disposing of the items or the fines the association has be assessed instead of everyone as a whole. Most of the items are left behind by tenants moving out of rental units. If we get the information in time we can notify the owner of the unit and they can deduct the amount from the security deposit. Information can be sent to the e-mail address or by dropping the information in the slot in the clubhouse door.