

Peachwood II Townhomes Newsletter

January 2017

HAPPY NEW YEAR TO ALL RESIDENTS OF PEACHWOOD II.

Safety Items being addressed in 2017

On November 15th the Board, Management, and a vendor walked the property for safety items that need to be addressed. We found many areas with rotten trim, fascia, dividing walls between decks, deck joists and deck boards and rails. These items will be addressed by replacing the wood and painting or staining. The HOA currently is under contract with Flecksable Services, Phil Fleck owner, to bring the safety concerns into compliance. Please watch for Phil on property fixing items on the outside of the buildings.

2017 Fee Increase

We recently received the budget from Peachwood I. As you are aware, we have a cross easement agreement with them for the use of the pool, grounds maintenance, roadway work, mail kiosk replacements, exterior lighting; Peachwood I has increased the 2017 Budget cross easement amount Peachwood II pays by 50%. In 2016 we paid 56,000.00 and 2017 will be 84,000.00. Because of this huge increase the Peachwood II HOA will need to increase to \$250.00 per month to cover the expense. Please see the 2017 Budgets included.

Backyards

Homeowners please clean your back yards and trim your trees in the back yard away from the gutters, fences, and homes. If you have any questions feel free to give us a call: 303-629-5280.

Snow Removal

Please make sure to remove snow from your decks as the snow creates deterioration of the wood and the cost is enormous to replace and repair. Normal Snow Removal is done through the cross easement agreement with Peachwood I. If you have concerns about snow removal please call Peachwood I, Hammersmith Management at 303-980-0700, Tammi Martin is the PWI manager.

“Special Request to Dog Owners”

Clean up after your pets! For all the pet owners, we would like to give you a friendly reminder. Please make sure to clean up your pets mess immediately, even if it's on your patio. As you walk your pets take a bag and throw your waste bag in the pet waste stations.

Manager's Note

2016 was a very productive year. The Board met with Peachwood I to discuss the cross easement agreement between communities. The Board also did a large Saturday walk through of the community listing all of the safety issues and all other building issues. The list of all items was then compiled to determine all safety items. All safety items were bid out and the job was given to Flecksable Services, Phil Fleck. The work has been impeded by the snow, however the work will resume with good weather. The Board also filed a wind and hail claim on the Auto Owners insurance carried on the buildings. To date the insurance company has offered some monies for paint, however the Board will continue to try to get the roofs included. We hope all had a great Holiday Season.

Peachwood II Townhomes Newsletter

January 2017



Annual and Budget Ratification Meeting

January 18, 2017

Location: Peachwood I Clubhouse

Board of Directors

President – Rachel Suarez

Treasurer – Venita Hernandez

Secretary – Christina DeMichelis

HOA Community Manager – Trisha Rudy

trish@5280propertymanagement.com

HOA Administrative Assistant – Alejandra Godoy

Alex@5280propertymanagement.com

5280 Property Management

1615 California St, Suite 407

Denver, CO 80202

303-629-5280