

## **Prospect Point Townhomes Spring 2017 Newsletter**

Welcome to Spring 2017! A few Prospect Point Townhome updates....

### **Save The Date - Annual Owner Meeting 2017:**

The Prospect Point Townhome annual owner meeting will be held on Saturday, August 12, 2017 at 9:00 At the **Baymont Inn and Suites in Frisco** (same venue as last year). All homeowners are encouraged to attend. Note that the "Master" association meeting is scheduled for Saturday May 27th at 9:00 am, also at the Baymont Inn.

### **Trees and Landscaping Policy:**

Reminder, trees and landscaping are part of the Prospect Point Townhome Association common area. No adjustments to trees, shrubs or landscaping at Prospect Point may be made without prior approval from the Prospect Point Townhome Board of Directors. Owners wishing to trim trees or make adjustments to any landscaping element at Prospect Point must receive approval from the Prospect Point Townhome Association Board of Directors and must have approval from the neighboring Owners in immediate view of the proposed alteration. Owners submitting the request will be responsible for all costs associated with the alteration.

### **Pets/ wetlands:**

Please be sure to pick up after your pets and please, per Denver Water, stay out of the wetlands.

### **Items stored outside:**

Please do not store items outside your unit on the front of the building (hoses, etc). These items can become eyesores and detract from the look of the complex.

### **Keep garage doors closed:**

Please keep your garage doors closed (especially in winter as open garage doors can lead to frozen pipes and floods!). If you rent your unit, it is recommended to put a note in your unit reminding renters to keep garage doors closed!

### **Parking:**

The Prospect Point Townhome Board of directors asks that your individual unit driveway be fully utilized for parking before using the overflow areas to minimize the times when the overflow parking areas are full. In addition, please be sure to remind your guests and renters to only park in designated parking areas – please do not park in "no parking" areas or vehicle may be towed at the vehicle owners expense!

### **Insurance on your Townhome Unit:**

The Prospect Point Townhome Association Insurance Policy is with Farmers Insurance. All owners are required to have insurance on their unit interiors and contents; this coverage can be obtained through an HO-6 Insurance Policy. To clarify this coverage format in non-insurance terms, it can be said that "if you shook or turned the unit over, property within the unit that does not move is building property and insured on the

association policy." This would include interior walls, doors, finished floor coverings, cabinets, fixtures and built-in appliances including unit owner upgrades to the residential unit. Please be sure that your in unit coverage is in place. Having your unit coverage with the same insurance provider as the HOA allows for seamless coverage in the event of a loss; feel free to call Farmers Insurance at 970-879-1330 for a free quote!

#### **Unit Access:**

Please remember that Management must have immediate access to all units in the case of an emergency. Summit Resort Group will be completing a unit access inspection and will contact you direct if they do not have access to your unit. Immediate access to your unit in the event of an emergency to facilitate prompt remediation and minimize damages.

#### **Plumbing valves and supply lines:**

As our units' approach 20 years in age, it is highly recommended to inspect and change out all plumbing valves and supply lines. We are working with Gallegos Plumbing for a comprehensive bid for valves that could be completed at the same time in the fall as boiler inspections. This bid may provide a bit of savings from other plumbing contractors. However, owners are always free to address this issue individually with other plumbers and at a time of their choice.

#### **Window replacement/ exterior modifications:**

Please remember that the Board of Directors must approve any modifications to the unit exteriors. This includes window replacement. While maintenance and replacement of unit windows is the responsibility of the individual unit Owner, it is required to obtain Board approval prior to replacing windows or completing any exterior modification. This is done to ensure exterior uniformity and protect values for all!

#### **Major Projects 2017**

##### **The following major projects will be completed this summer:**

- ❑ Exterior Unit Deck Staining – The decks of units in buildings 1502, 1504 and 1506 will be stained this year. We will send notification of dates as soon as the staining is scheduled.
- ❑ Exterior Building Staining – The exteriors of buildings 1514, 1516, 1518, 1520 and 1522 will be stained this year. We will send notification of dates as soon as the staining is scheduled.
- ❑ Asphalt crack sealing, minor patching- Minor asphalt patching will be completed this year as needed and the annual routine crack sealing maintenance will also take place.

#### **Email Address Request:**

Summit Resort Group would like to keep all homeowners of Prospect Point Townhomes updated electronically. If your email address is not on files with us, please provide it to Kevin at [KLovett@srgsummit.com](mailto:KLovett@srgsummit.com)

#### **Summit Resort Group Contact information**

Should you need anything, please do not hesitate to contact Summit Resort Group at 970-468-9137 or for after hour emergencies, 970-470-5252. Kevin Lovett can be reached via email at [KLovett@srgsummit.com](mailto:KLovett@srgsummit.com)

That is all for now! See you this Summer!  
Prospect Point Townhome Association