

## **Prospect Point Townhomes Spring 2019 Newsletter**

Welcome to Spring 2019! A few Prospect Point Townhome updates....

### **Save The Date - Annual Owner Meeting 2019:**

The Prospect Point Townhome annual owner meeting will be held on **Saturday, August 10, 2019 at 9:00** at the **Summit County Senior Center located at 151 Peak One Blvd in Frisco, Colorado**. All homeowners are encouraged to attend. Note that the "Master" association meeting is scheduled for Saturday May 25th at 9:00 am, also at the **Summit County Senior Center located at 151 Peak One Blvd in Frisco, Colorado**.

**Roof Replacement update:** As previously noticed, the roofs of all buildings at the Prospect Point Townhomes will be replaced this year. The company "BluSky" has been contracted to complete this project. Please note that beginning April 10<sup>th</sup>, 2019, BluSky representatives will be on site preparing for the roof replacement. They will begin with an investigation of each units heat tape, to determine if the existing sections of heat tape are working. If you have any heat tape concerns, please send your concern to [KLovett@srgsummit.com](mailto:KLovett@srgsummit.com). We expect the major replacement work to begin around May 1, 2019. Roof replacement will begin with building 1502, then proceeding to building 1504, 1506, 1508 and so forth ending with building 1522... BluSky expects that it will take 7-10 days per building to complete the major portion of roof replacement for each building. We will keep you posted on the scheduling as the project begins and progresses in order to give you as much notice of "when" your buildings roof will be replaced. Please also remember that your roof special assessment payment is due this July 31, 2019 (you will receive the bill on your June monthly statement).

### **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. 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. There are many plumbing companies in Summit County that can assist you with this project. Please email Kevin Lovett with Summit Resort Group should you need contractor contact information.

**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!

**Window Coverings:**

Please remember that in accordance with the Prospect Point Townhome House Rules, the color of window coverings is limited to white, off-white, beige or wood tone finish and color should be consistent throughout the unit.

**Vehicles and Parking:**

Please be sure to review vehicle and parking rules with your tenants and guests. Per the Prospect Point Townhome House Rules, parking is provided for Owners and guests only in designated garage spaces and driveways. All vehicles parked in driveways and parking spaces must be licensed, registered and operating.

**Hot Tub Rules:**

Please remember that in accordance with the Prospect Point Townhome Hot Tub rules, hot tub usage is only permitted between 10 am and 10 pm. Please be courteous to neighbors and emphasize this to your unit occupants.

**Major Projects 2019**

**In addition to the roof replacement project, the following major projects will be completed this summer:**

- ❑ Exterior Building Staining – The exteriors in full of buildings 1502, 1504 and 1506 will be stained this year. Additionally, the decks of buildings 1514, 1516, 1518, 1520, 1522 will be stained. 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