

## Townhome Community Board

### HOA Board Meeting RECAP

Thank you so much to those of you who joined the January 2023 HOA Board Meeting. The following items were addressed during our HOA meeting:

- A5 (Matt Long) reported that he is in the process of getting bids and engineering drawings to replace the wall of windows with a matching back wall to the other A building units. The window seals were not maintained over the years and the base of the window wall obtained water damage.
- The HOA received a safety concern for the large trees in front of the A building. These trees were inspected by an arborist and deemed to be sound and safe.
- The board approved getting a market-value appraisal for F5/F6 and begin the process of making a community decision on if we want to sell the unit. F5&F6 are costing the HOA \$\$\$ every month to maintain.
- The board received a request for an assigned handicapped parking space in our general parking area. The board is working with our legal team on a response to this homeowner. The HOA continues to receive requests to implement solutions for those with mobility issues, which is a financial and liability issue for the entire community.
- A railing was requested by the E building to assist in walking through the ice/snow. The HOA decided to adjust the snow contract to include additional sidewalk cleanings and additional sand/salt on the roads. This should help when walking and driving through the community during inclement weather.

Annual budget: \$289,100.00  
Oct expenses: \$20,121.86  
Nov expenses: \$27,235.09  
Dec expense: \$19,999.66  
Remaining amount: \$166,625.33

All financial details are posted to the KCT Website

<http://www.kctownhomes.net/documents.html>

We are encouraging everyone to sign up on the Peak Alerts system ([www.peakalerts.org](http://www.peakalerts.org)) to ensure that, in the event of an area emergency, you can get accurate and timely information from Pikes Peak Regional Office of Emergency Management.

The community trash bins appear to be filling up quickly between pick-ups. We ask that all boxes are broken down to accommodate enough space. The HOA will be requesting a new bin for the C building as it has large rusted out holes. Do not leave your rubbish outside or in the community garage areas!! This attracts all sorts of critters and is not sanitary.

Ice Salt is being utilized a little aggressively on sidewalk areas and we are noticing damage to the cement. Please spread the ice salt evenly and not in large clumps - thanks!

**SNOW BIRDS** - Please be sure someone is checking on your townhome when you are away for any extended period of time. The HOA has been chasing down running water and broken spickets and a host of other issues for townhomes not occupied during the winter. Also, be sure to stop your mail and newspaper service when you are gone.

### Maintenance Updates

Fall cleanup with our landscape company was only completed in certain areas of the community. The HOA has been very disappointed with the lawn service and will be obtaining bids for a replacement company for our summer lawn service.

Several gutter seams were fixed, and a few areas received larger downspouts. Please let the HOA know if you see ice buildup on the gutter system.

Unlevel areas of the sidewalks were mud-jacked to create an even walking surface. Thanks to everyone who volunteers to keep the sidewalks cleared off during our snow dustings.

A large water main leak was fixed behind the K building. It was noted during this fix that some of the valves for the 5200 meter need to be replaced as they are beginning to leak. The HOA is receiving bids for this work and will keep the community informed when the water will need to be shut off.