

Summer Reminders

For the Residents & Guests at Silver Queen West

May 2022

Silver Queen West is a Self-Managed Association. The HOA maintains the buildings, grounds and common elements, while **Unit Owners or their Managing Agents are responsible for the interior maintenance of their unit and proper use of balconies & decks.**

All Owners, Residents and Guests are subject to Association Rules. Each unit has been provided with an Association Manual outlining Rules, Regulations, Policies and other important information. If your unit does not have one, contact the Onsite Manager at 970-486-0222 for a replacement.

Balcony Resurfacing Begins June 13th

Resurfacing of all decks and balconies except for the first floor units of Bldgs. C & D is scheduled to begin on June 13th. Scheduling of individual units will be finalized on June 7th, after which Owners and Residents will be notified when their balcony repairs will begin.

All items must be removed from the balcony by Owners, Residents or their Managing Agent. Balconies will be closed during the repair work and will remain off limits to residents while the new epoxy surface cures.

Owner Workday is June 11th

This year's Owner Workday is scheduled for Saturday June 11th. Spend the first part of the day helping clean up the grounds and painting traffic lines, then enjoy a delicious barbeque & picnic with your neighbors afterwards.

Fire Safety-Please Be Extra Careful This Year

- ❖ Smokers must use ashtrays on SQW property. Don't toss cigarette butts off the balcony or anywhere on the grounds where they will be a danger and an eyesore.
- ❖ Only gas grills are allowed on the balconies. **All other flame sources violate SQW rules.**
- ❖ Always use the ash bucket near the dumpster to dispose of fireplace ashes.
- ❖ Be sure to regularly replace the batteries in smoke alarms and CO detectors.

Remodeling Regulations

Remodeling Regulations are in place and enforced. It is the responsibility of Unit Owners to know and understand this policy before any work begins. **This includes carpet installation as there are heat pipes in the floor of each unit.** For more information visit: silverqueenwest.net
Contact Tom well in advance of starting your project.

Plumbing Leaks & Repairs

You can help prevent serious damage to units by watching out for and reporting water leaks. It is the Unit Owner's responsibility to make sure all under sink plumbing is in good condition and that fixture supply valves can be easily turned off in an emergency.

Bath tubs & showers don't have shut off valves so be extra careful when working on or around them. Never attempt to repair a drippy tub or replace a shower cartridge without first contacting the Resident Manager to turn the water off.

Being a Good Neighbor

10 PM until 8 AM is "Quiet Time". Please be considerate of your neighbors by turning down your TV or stereo, not vacuuming and otherwise limiting noisy activities during these hours.

Pets

Only Unit Owners may keep pets. Pet owners are expected to keep their animals under control, walk them away from the buildings and clean up afterwards. Allowing animals to relieve themselves in front of C/D studio units or on the red posts at the stair tower entrances is not acceptable.

Parking Lots

Compliance to parking lot regulations become more of an issue as building occupancy increases. You can avoid conflicts with the HOA & charges from Dillon Towing by knowing and following these simple rules:

- ❖ Silver Queen West does not have designated parking spaces. Residents, unit owners and guests are allowed to park in any convenient spot.
- ❖ **All vehicles must be properly licensed, in working condition and used regularly. Vehicles left in the same spot for 3 or more days are in violation of SQW rules and may be tagged and/or towed at the unit owner's expense. No vehicle, trailer or recreational vehicle storage is allowed.**
- ❖ **No overnight parking of commercial vehicles is allowed.**
- ❖ Maximum of two parking spaces for studios, 1 bedroom, & 1 bedroom with loft. Maximum of three parking spaces for 2 bedrooms and 2 bedrooms with lofts.
- ❖ **Slow Down! There is no need to race through the parking lot endangering your neighbors, their children or their pets. The speed limit is 10 MPH.**
- ❖ Vehicle repairs are not allowed on SQW property.

Storm Doors

Storm doors are part of the unit, not part of the building and Unit Owners are charged when replacement is necessary. Current replacement cost is \$350. You can easily avoid wind damage and a charge to your unit by making sure the storm door is latched.

Reduce Wildlife Encounters

Be aware that bear, moose, fox and raccoons are our neighbors.

Seeing wildlife is always a thrill, but encouraging animals to visit residential areas by feeding them disrupts natural behavior and creates a nuisance for your neighbors. Please do your part by following these guidelines:

- ❖ Use cable locks installed on the side of the dumpster lid latch.
- ❖ Observe wildlife from a safe distance. Never approach a wild animal.
- ❖ Never feed wildlife. It is illegal in Colorado and violators may receive fines.
- ❖ Report violations to Parks & Wildlife (970) 725-6200 and HOA Management.
- ❖ Keep dumpster lids closed & latched.
- ❖ **Don't leave trash or food outside units, inside vehicles or in truck beds.**
- ❖ Take trash out during the daylight hours when bears are less active.
- ❖ Ground floor residents should bring bird feeders in at night.
- ❖ Keep your barbecue grill clean.
- ❖ Report wasp activity or nuisance wildlife to the Onsite Manager (970) 486-0222.

Contact Information

It is the responsibility of each Unit Owner to make sure the HOA has their contact information. Update yours by contacting Kerry at Basic Property Management. The office phone number is (970) 668-0714 and Kerry's email address is kerry@basicproperty.com

Owners are also required to notify the Onsite Manager as to how the unit is being used, and to register renters, guests and their vehicles for all occupancies longer than 30 days.

To obtain forms or deliver completed ones, call or text Tom at (970) 486-0222 or send an email to: silverqueenwest@comcast.net