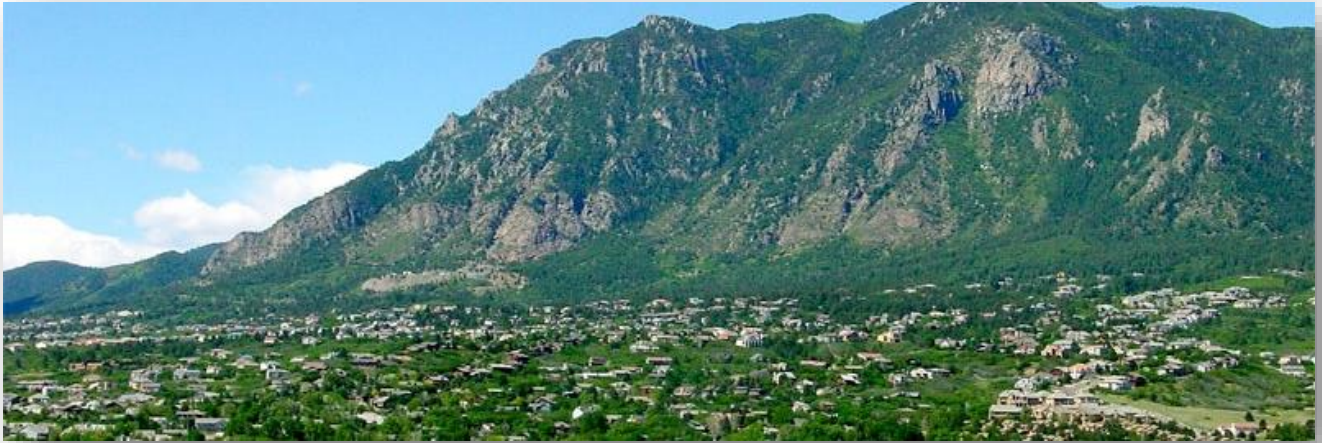

ENCLAVE ESTATES NEWS



NEXT HOA MEETING: May 19, 2022, 3:00pm via Zoom

<https://us02web.zoom.us/j/89709427970?pwd=VjZYcy8yeWZ3Rk5LMzhYN21aMjVZz09>

Hail Damage Insurance Claim Negotiations Status

The umpire for the negotiations has stated that he believes that a “repair” is the proper solution (rather than the “replace” option) for our roof damage from the 2020 hailstorm. However, he apparently has not as yet found a way to guarantee that a “repair” approach will meet all the requirements expected based on our policy. We stated that we have three expectations from any repair solution. These expectations are that:

1. Funds allocated for the repair are sufficient for a reliable contractor to do the job.
2. All prior warranties will continue to be in effect, including tiles, underlay material, and any other roof material.
3. All applicable Pikes Peak Region building codes for this area will be met fully, including fire, wind, hail, etc.

Since we input these expectations, our selected contractor, JOHNSON CONSTRUCTION, has been on-site to help estimate what a fully compliant repair might cost.

Hopefully, we will soon have a solution that meets all of our expectations. The estimate from the independent adjuster firm, C3, includes gutters, windows, window screens, air conditioner units, decks, doors, light fixtures and the roofs. However, the insurance company is not in agreement. Therefore, the final settlement amount might be such that not everything will be paid for. This is the whole point of hiring a negotiator -- to advocate for the entire association’s needs.

Please note that if homeowners do their own repairs, the Board cannot guarantee that they will be eligible for reimbursement.

Joan Hemmer



Joan D. Hemmer, PhD, a long-time resident of 4879 Spanish Heights, died on Sunday, February 6, 2022, at age 89, in St. Cloud, MN. She had recently relocated to be near family and resided in an assisted living facility. Joan was from Minnesota, received a degree from the University of Minnesota and later received Masters and PhD degrees from University of Colorado-Boulder. Joan taught at the University level for many years and moved to Colorado Springs in 2000 after retirement. She purchased her home in Enclave Estates and was our neighbor for over 20-years.

New Neighbors

We would like to extend a warm welcome to our new neighbors who recently purchased homes in our Enclave.

Rita Juskaitis – 4847 Spanish Heights

Kim Neuhaus – 511 Crosswind Point

Should you need any assistance or information, please reach out to your neighbor or any board member listed on the Directory below. We would be happy to help!

Insurance Packet

Homeowners should be receiving an Insurance Packet in the mail in May which describes the coverage provided by the HOA master insurance policy and the deductibles which may become a homeowner responsibility. Current deductibles are \$10,000 per unit for fire and other hazards and 12% for repair or replacement value for wind & hail damage. Additionally, there is a \$25,000 deductible for water damage. **Homeowners should maintain an HO-6 Townhouse Owners insurance policy with a loss assessment coverage of at least \$65,000 (in the event of a total loss) to cover these potential deductibles.** It is important to understand that some HO-6 policies have loop holes in loss assessment coverage and **your agent should advise you** of what your needs are. If you need to refer to the latest insurance packet (expires May 1st) or guidance from our insurance agent, it is available at our website, www.enclaveestatescs.org under the documents section. We are currently obtaining bids for a renewal policy for the period of May 1, 2022 through May 1, 2023.

Pet Droppings

We have both homeowners and visitors with dogs walking through the neighborhood. It is required for all dogs to be on leash and for owners to pick up dog droppings.

We want to encourage you to follow proper etiquette.

The board has passed a modified sign policy to allow homeowners to post two small signs on their property off the main lawn to remind dog owners of their responsibility. It's also important for homeowners to pick up after their dogs in their own yards before our normal Tuesday

mowing day. It makes it difficult for our landscaping crews if there are dog droppings covering the yards. The landscapers have stated that if there is an abundance of debris, they will not service your lawn because it causes complications with their equipment.



Lawn Irrigation

The irrigation system has been set up for the season and will be functioning on timers beginning Monday, April 18th. If you notice a malfunctioning sprinkler-head, please advise the board via email. A photo showing location and malfunction would be helpful.

Smoke & Carbon Monoxide Alarms

Our townhouses were built more than 20 years ago and the original equipment smoke & CO alarms may have deteriorated and requirements may have changed. Specifically, the original smoke detector sensors in the original homes become outdated and need to be replaced roughly every 8 years. Carbon Monoxide detectors are now required in each bedroom. The City checks compliance anytime a furnace or hot water heater is replaced (assuming a permit is pulled). Please make sure your smoke & carbon monoxide alarms are up to date for the safety of yourself and neighbors.

Nest Protect Smoke & CO Alarm

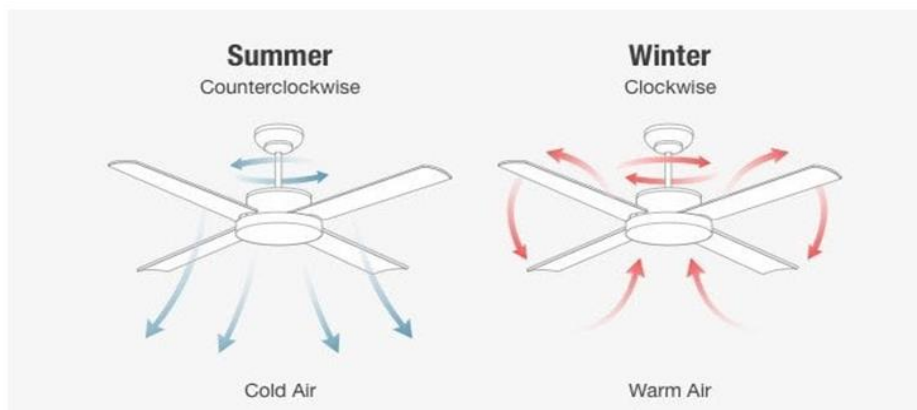


One easy solution is to replace your current ceiling mounted, line powered smoke alarm with the Nest Protect. You can read about them at <https://nest.com/smoke-co-alarm/overview/>. This unit replaces both smoke & CO alarms and communicates between units via WiFi and it's capable of notifying you on your smartphone if an alarm occurs when you are away from home. There are potentially less expensive solutions available at Home Depot, but these units provide an ideal solution that has the most current technology.

Check Your Smoke & Carbon Monoxide Alarm Batteries

With the change to Day-Light Savings Time, it might be a good time to check and replace the batteries in those battery-powered smoke & carbon monoxide alarms to avoid those chirps in the night.

It's time to switch your ceiling fan direction!

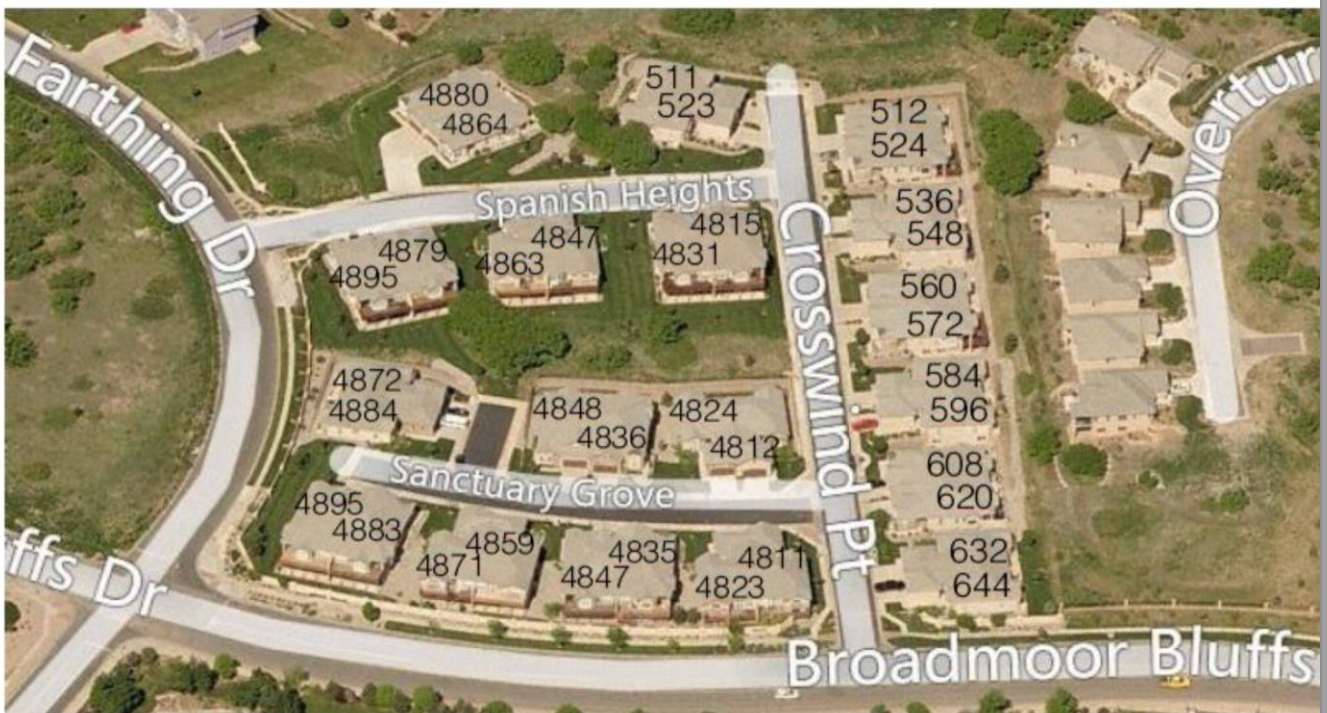


It's time to switch your ceiling fan direction! As the weather warms up, to keep cool your ceiling fan should spin counterclockwise. The counterclockwise direction combined with the blade pitch of fans creates a downdraft, which you feel as that welcoming, cool breeze!

MAP & NEIGHBOR DIRECTORY

The Enclave Estates Board has created a neighborhood directory where you can voluntarily post your contact information. **Please contact, Trudy Griebenow if you would like to add your contact information to the directory.** It would be beneficial if all homeowners or renters would let us know your contact information (even if you chose not to make it public) so that you can receive these periodic newsletters and communications between annual meetings. More importantly, it's essential in the event of an emergency.

Enclave Estates Street Numbers



NEIGHBOR DIRECTORY

UNIT	OCCUPANTS	E-MAIL	PHONE
CP511	Kimberly Neuhaus		
CP512	Thomas Burk		
CP523	Larry and Barbara McDonough	lmcdonough@Q.com	(719) 630-1493
CP524	Barbie Moshier	EnclaveBarbie@gmail.com	
CP536	Peter and JoAnn Ferrigno		
CP548	Barbara Janssen	bj.eehoa@gmail.com	
CP560	David and Judy Bondurant		
CP572	Dean Glicksman and Mary Glicksman	D: frontline.sales@hotmail.com M: maryglicksman@comcast.net	D: (719) 332-0954 M: (719) 459-2195
CP584	Quinn Henson		
CP596	Douglas and Naoko Kohlhepp		
CP608	Andy Koundourakis		
CP620	Luisa and Kris Klovdahl		
CP632	Kevin and Alissa Olson		
CP644	Kenneth and Valerie Buesing	kenbuesing@gmail.com	(303) 808-2248 or (303) 808-2249
SG4811	Farkhnaz Gorski		
SG4812	John and Ava Shawkins		
SG4823	Randy and Linda Courduff	Courduff.enclave@outlook.com	R: (719) 930-2537
SG4824	Michael and Lesly Blend		
SG4835	Edgar and Catherine Penner		
SG4836	Diann Lucas		
SG4847	Daniel and Winifred Steward		
SG4848	Lowell and Shirley Nelson		S: (719) 210-8293
SG4859	Guy and Diane Riley		
SG4871	Trudy Griebenow	enclavetrudy@gmail.com	(240) 344-5988
SG4872	Herb and Marian Boxer	Herb_boxer@yahoo.com	(719) 460-4507
SG4883	Jack and Carol Distaso	Jrd0362@gmail.com ; csd0362@gmail.com	J: (714) 394-5453 C: (714) 813-3383
SG4884	Yuan Gu and Jianmei Zhang		
SG4895	Robert and Eiko McCrea	bobeiko@msn.com	(719) 576-9660
SH4815	Gunter and Christel Krimm		
SH4831	Garry and Susan Powell	Garryapowell@Q.com Susanpowell@Q.com	(719) 649-4791
SH4847	Rita Juskaitis		
SH4863	Lillian Wilson		
SH4864	Becky Johnson and Rick Van Matre	beckyjohansonpastels@yahoo.com	B: (719) 650-5824
SH4879	For Sale		
SH4880	Douglas and Linda Sharp	D: Drsat217@gmail.com L: sharp-linda@comcast.net	D: (708) 466-6730 L: (708) 420-5919
SH4895	Harvey Rodman and Fran Janecky		

Don't Forget to Check Our Websites

Please remember to check the Enclave Estates Website periodically. The front page notifies you of the dates of the bi-monthly board meetings and the posting of Board meeting minutes in addition to the monthly financial reports. You can find important HOA documents there, as well as information on services available at the Cheyenne Montana Shopping Center at the bottom of the hill. Check www.enclaveestates.org.

Z&R Property Management offers an HOA Portal at <https://zrpm.cincwebaxis.com>. Once you have registered, you will have access to the status of your account with Enclave Estates. This website allows homeowners a simplified method to pay your monthly dues or special assessments on-line with direct withdrawals from your checking account or payment with a credit card.

Board of Directors

Trudy Griebenow, President, enclavetrudy@gmail.com

Randy Courduff, Vice President, courduff.enclave@outlook.com

David Bondurant, Secretary, dbondurant555@gmail.com

Barbie Moshier, Treasurer, EnclaveBarbie@gmail.com

Barbara Janssen, Director, bj.eehoa@gmail.com

Board Meetings are held bi-monthly (every other month).

The meetings will be announced on the front page of the website prior to each meeting.

Property Manager

Kerry Cantrell, Z&R Property Management, (719) 594-0506, kerry@zandrmgmt.com

