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# ENCLAVE ESTATES NEWS

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## HOA Maintenance Responsibilities Clarified

### Outside Concrete is HOA Responsibility, Outside Lighting is Homeowner Responsibility

With the arrival of our new property manager, the board is working to clarify some maintenance issues that may be unclear in the covenants. Section 5.1 (a) of the covenants on Association Maintenance excludes glass surfaces, exterior light bulbs, doors, screens, windows, shutters, awnings, window boxes, driveways and parking spaces, doorsteps, fenced areas, and stairs, entryways and sidewalks leading solely to the townhouse. These become the homeowners responsibility unless otherwise determined by the Association Board of Directors. At the May board meeting, resolutions on exterior concrete and lights were passed and are now posted on the website. The board has in the past approved repairs to some homeowner driveways, sidewalks, front steps, and entryways. The new resolution says that the HOA is now responsible for these. At the same time, the board clarifies that repair and replacement of external light fixtures is a homeowner responsibility. The board expects to pass a standard for external light fixture in the future to guide replacement of fixtures as they wear out so that the neighborhood exterior appearance remains consistent. Until that time, please request approval from the board before replacing your exterior lighting fixtures.

## Pets Welcome But Owners Must Pickup After Them

Dogs are welcome in the neighborhood but it is important that Owners assume responsibility for their pets by keeping them on-leash and picking up dog dropping in their yards and neighbors yards. We are hearing complaints from some homeowners of dog dropping being left throughout the neighborhood.

## New Documents Posted On Website

Please check our HOA website at <http://www.enclaveestatescs.org> for information about the neighborhood and HOA. We are now posting the minutes of monthly board meetings, monthly financial summaries, HOA reserve studies, 2013 financial audit results, 2013 tax forms on the website. A page has been added on local services available at the Cheyenne Montana shopping center.

## Solar Mailbox Lighting Trial

Some homeowners come home after dark, particularly during the winter months. It can be difficult to see to open your mailbox and collect your mail in the dark. A solar-powered LED light has been installed on the Crosswind Point mailbox as a trial to provide a solution to this problem. This light is turned on by a motion detector and is powered by a battery that is charged by the sun. The light should only come on when someone is standing at the mailbox.

Please check out its operation. If this feature is desirable by all of the homeowners, units can be installed at the other mailboxes in the community.



## Window Replacement

The Ply Gem windows in our town homes occasionally fail and need replacement. The following contacts are provided only as a potential source to replace/install the windows and should not be construed to be a recommendation by the HOA Board. Dale is the local representative of Front Range Window & Door located in Denver. She works out of her residence and can be contacted at (719) 380-0570. She can obtain replacement windows directly from Ply Gem and works closely with Jeff Lindstrom of Bright Futures Glass to do the installation. Jeff previously worked for Ply Gem as an installer. Jeff can be reached at (719) 963-4281 or brightfuturesglass@gmail.com.

## Exterior Lighting Timer

The HOA Board is exploring standards for exterior town home lighting that might support integrated dusk-to-dawn and motion detector sensors. Here is a immediate solution for dusk-to-dawn exterior lighting available at Home Depot and it does work well for those not requiring a motion detector. The timer is very flexible and can be set to come on at dusk and go off at selected time or at dawn. The clock adjusts automatically for day light savings time, has a random function, and is compatible with CFL and LED bulbs. The unit costs a little over \$30. It is recommended that a qualified electrician do the installation.



The following web site provides more information about the product: <http://www.jascoproducts.com/products/pc/GE-SunSmart-In-Wall-Self-Adjusting-Digital-Timer-80p1120.htm#.Utqj1Pn9hF>

## Hot Water Without A Wait

There are different models of town homes within Enclave Estates and this may not apply to all. However, in some models, the Master Bath is at the furthest point from the hot water heater. On a cold winter morning, waiting for the hot water to arrive can be somewhat frustrating to say nothing of running a lot of water down the drain for no reason. A hot

water recirculating pump can solve this problem. The pump can be programmed to run at the times you set it, is very cost efficient, and provides hot water without long waits. These pumps are available at Lowes for about \$190. An electrical outlet is necessary in close proximity to the hot water heater for installation.



The following web site provides further information regarding the pumps: <http://www.watts.com/pages/whatsnew/IHWRS.asp>

## Board Of Directors

David Bondurant, President, [president@enclaveestatescs.org](mailto:president@enclaveestatescs.org)

Larry McDonough, Vice President, [vicepresident@enclaveestatescs.org](mailto:vicepresident@enclaveestatescs.org)

Selah Chipman, Secretary, [secretary@enclaveestatescs.org](mailto:secretary@enclaveestatescs.org)

Tom Burk, Treasurer, [treasurer@enclaveestatescs.org](mailto:treasurer@enclaveestatescs.org)

Shirley Nelson, Director, [director@enclaveestatescs.org](mailto:director@enclaveestatescs.org)

Board Meetings held at the home of David Bondurant at 560 Crosswind Point on the third Thursday afternoon of each month at 4:30 pm. The next board meeting is June 19.

## Property Manager

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