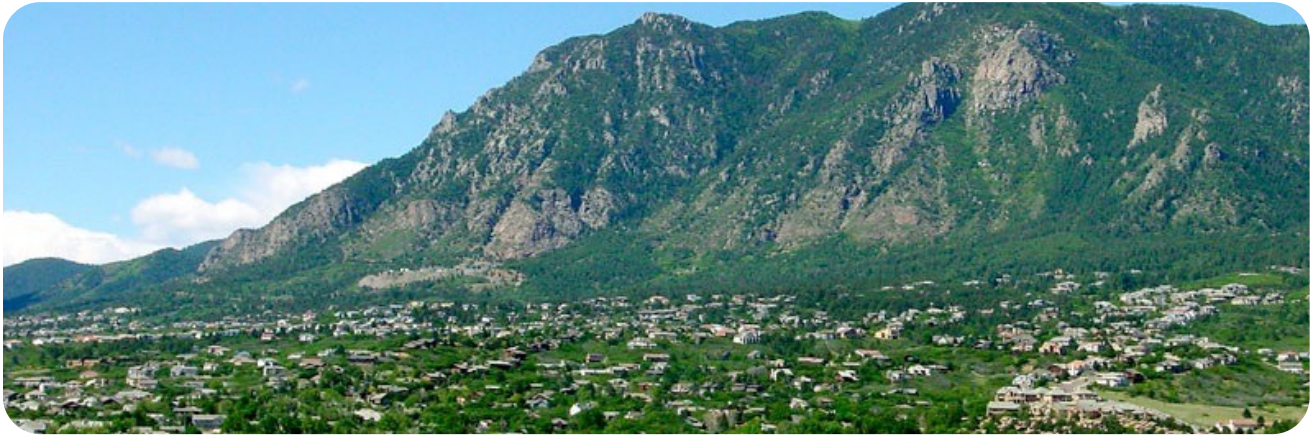


---

# ENCLAVE ESTATES NEWS

---



## Deck Maintenance & Repair

Remember that the HOA maintains the exterior painting of your deck but the homeowner is responsible for maintaining the floor surface. It's the expectation of the HOA that the deck surface would be stained every two years. Have you stained your deck recently?

The reason that your deck maintenance is important is that improper maintenance may cause early replacement or repair costs which are passed on to all homeowners. The HOA is currently observing an increase in deck repair and replacement costs. This year the HOA has already approved repairs to two decks and replacement of two decks that were becoming safety hazards. All decks have been inspected. It's our expectation that we will be incurring similar high deck replacement costs for the next several years since the decks are approaching the end of their estimated 20-year lifetime. As discussed at last year's annual meeting, these expenses have reduced our reserves. We must maintain an adequate reserve. This situation may require a dues increase or special assessment.

## Insurance Packet

Each homeowner should have recently received an Insurance Packet in the mail which describes the coverage provided by the HOA master insurance policy and the deductibles which may become an homeowner responsibility. Current deductibles are \$5000 per unit for fire and other hazards and 5% of replacement value for wind & hail damage. Homeowner's should maintain a HO-6 townhouse owners insurance policy with a loss assessment coverage of at least \$25,000 to cover these potential deductibles. If you need

to refer to this packet, it is available at our website, [www.enclaveestatescs.org](http://www.enclaveestatescs.org) under the documents section.

## Dog 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.

## Smoke & Carbon Monoxide Alarms

Our townhouses were built more than 16 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 lose effectiveness 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.



### 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. It's capable of notifying you on your smartphone if an alarm occurs when you are away from home. There are potential cheaper solutions available at Home Depot but these units provide a perfect solution that it is up to date with today's technology.

## Don't Forget To Check Website

Please remember to check the Enclave Estates Website periodically. The front page notifies you of the dates of the bi-monthly board meetings and we post the minutes of the board meetings and 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](http://www.enclaveestates.org).

## Board Of Directors

Michael Blend, President, [president@enclaveestatescs.org](mailto:president@enclaveestatescs.org)

Jack Distaso , Vice President, [vicepresident@enclaveestatescs.org](mailto:vicepresident@enclaveestatescs.org)

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

David Bondurant, Treasurer, [treasurer@enclaveestatescs.org](mailto:treasurer@enclaveestatescs.org)

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

Board Meetings held bi-monthly The next board meeting is July 19 at 4:00 pm. Contact a board member if you would like to attend.

## Property Manager

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