

The Colony of Edina

July 2022 Newsletter

Updates from the Board

A lot is going on at the Colony!

Roof project

The roof project marches on. Rayco is back and proceeding with living room and hallway roofs. Kevin, Steffan, and Micah are removing balconies in preparation for upcoming replacements for 6316, 6320 and 6324 . When they are complete, Rayco will move on to garage roofs slated for this year. Kevin and Micah will work on putting balconies back together in the order that they were taken off. Balcony restoration is proving to be a challenge due to the complexity of the project. Please continue to be patient as we attempt to complete this project as quickly as possible.

Gallery garage repair

The gallery garage repair seems to be a never-ending saga. We have permits in place after a prolonged permitting process. Work to remove old beam started June 30 and should be completed by July 6, at which point a new beam will be installed. The entry to the garage from Barrie Road will open once the new beam is in place.

Townhouse sprinklers

We discovered a month ago that the east irrigation system was leaking at the connection to the city water supply. We were originally told by the city that copper pipe was required for the repair. There is 40 feet of pipe between the water source and the connection to our irrigation system. We found two vendors that were interested in quoting the project. Both were about \$22,000 without any unexpected additions depending on what they found as they were working. One vendor requested that we remove the tree next to the Colony water control. After contacting the city water department to confirm that copper was required, we were told that we can use plastic. This reduces the cost of the repair significantly. We are waiting for amended quotes but it looks like the repair will be about \$13,000 and we will NOT be removing the tree. We will ask that the repair be ASAP, but in the meantime, we will try to water manually to keep the grass alive. Contact the office if you are interested in helping water the grass, especially around newly planted trees.

Cluster steps

Cluster steps are still on our list of projects for 2022. We should get to them in August if roofs are complete and balconies are back together.

Did You Know?

Rules about grills

Cooking and barbecuing anywhere in the colony is restricted by Edina City Ordinance and enforced by Edina Police, Edina Fire Department, and the Association.

Electric grills are allowed by the Edina Fire Marshall if a resident has a licensed electrician install a ground fault outlet in their limited common area.

Residents who want an electric grill will need to request an inspection of their outlet to receive a waiver allowing them to use one.

Updates from the Board (continued)

Thank you for your patience during this busy summer. After a quiet winter, things are a little chaotic but we're getting a lot done. Please communicate any issues to **maintenance@colonyedina.com** or **office@colonyedina.com**. We would like to keep any distractions to Kevin, Steffan, and Micah to a minimum so they can be as productive as possible. Dolly is happy to communicate your needs to them at their daily huddle.

Landscape Updates

Help needed with weeding

The Landscape Committee has been busy filling water bags to keep our newly planted trees alive and have limited time to weed the new beds. Let us know if you are interested in helping do this. We are happy to provide training or create a fun event with treats. If you are interested in helping, please send us an email at landscape@colonyedina.com

You may have noticed we removed some dying trees. Last years drought stressed many trees and some of our ash trees did not get treated for emerald ash borer. More trees will be removed in the winter. Luckily, the city of Edina has contacted us about planting trees on the grounds.

P.S. - someone removed a water bag from a newly planted tree. Please don't do this. Buy your own !

OFFICE HOURS:

Monday, 9 am -4 pm
Tuesday, 9 am - 4 pm
Thursday, 9 am - 4 pm

OFFICE PHONE:

952-950-6464

OFFICE EMAIL:

office@colonyedina.com

MAINTENCE EMAIL:

maintenance@colonyedina.com

BOARD EMAIL:

board@colonyedina.com

LANDSCAPE COMMITTEE EMAIL:

landscape@colonyedina.com

OPEN FORUM:

Third Tuesday of month at 5:30 pm

BOARD MEETING:

Third Tuesday of month at 6 pm

Security Committee

Current priority action list based on committee brainstorming, Colony owner input, and our May meeting with Edina Police community officer Beau Schoenhard:

- . Security of the Colony office and laundry rooms
- . Access security to cluster building
- . Improvement to camera surveillance
- . Lighting throughout campus
- . Reducing speeding vehicle
- . Fencing to deter foot trespassing
- . Annual fire alarm, furnace, and fireplace inspection

Please support us in awareness of security issues in our Colony community.

We will be contacting an Edina condo association recommended by EPD officer for their "best practices." We must identify top issues to address first, budgeted and supported by Board. Our residential security is increasingly important and vital for the Colony.

No to Junk

Please help keep our ground and buildings neat. Don't leave your "junk" in common areas or along the street. You will be fined!



Join the Board!

Due to the resignation of Sue Neuhart, the Board has one opening. When a resignation happens, Colony custom is to appeal to our resident homeowners to apply to the Board, be interviewed, and to possibly be named to the Board to fill the position until the next election (or in case of no quorum, indefinitely, unless you resign).

We currently have three Board members who are cluster owners and three townhouse owners. We would like to have the Gallery represented on the Board so that the voice of Gallery owners can be heard.

We invite anybody who is a resident owner to apply but if you are a Gallery unit owner and live in your unit, we want to hear your voice and we encourage you to consider joining us.

Please Stop!

Putting out poison

Due to the numerous dead squirrels and rabbits on the southern end of the townhouses, it is apparent someone is putting out poison. Bald eagles and other raptors who frequently eat dead animals will become poisoned too. Plus, having rotting animals on the ground is gross.

Throwing away compost bin

The compost bin in 6328 Barrie Road galley is missing. The board was informed that at one point the compost bin was in a garbage dumpster. We will now have to pay for a new bin.

CONSTRUCTION INFORMATION & CONSTRUCTION WORK VIOLATION

Owners must notify the Association PRIOR to doing any remodeling inside their unit. All plans must be approved by the Board in advance. Owners with unapproved construction will be fined \$1,250 plus any attorney fees that may be incurred by the association. Fines will be assessed to the unit or owner.

Construction done inside and outside of Colony units has the potential to impact other units. For this reason, there is a Rule regarding construction of any kind done on a unit or its limited common area. Additionally, the city of Edina building inspections department is very interested in remodel projects done in condominiums. They are focused on the safety of the owner and the safety of the homeowners surrounding the unit being remodeled. We have included the Edina Notice to Condo Owners at the end of the newsletter. Unapproved construction will be reported to the city of Edina Building Inspections department.

When permits are required by the City of Edina, the permit must be pulled and posted and inspections passed.

The Board requires any work to be done to a unit or its limited common area be documented on an Architectural Change Request (ACR) and submitted to the Board (the ACR is available on the colonyedina.com website). This ACR will be reviewed by the Board at the next monthly Board meeting and, in most cases, will be approved with no changes as long as the request conforms to building code and does not include any changes to the exterior look of the Colony (color of window frames, attachments to the building, etc.).

Gas installations, like fireplaces, appliances, and grills, will be denied due to the lack of individual gas meters and the inability of the HOA to accurately assess charges related to those installations. The other request that will be denied is any permanent structure that shows above a patio fence. Yes, there are one or two items that show above the fence, such as the top of a window in one unit that was installed without permission and, until recently, was hidden by plantings growing above the fence line. The remedy to an infraction that was not caught at the time of installation is for the Board to require correction at the time of the sale of the unit.

The Rules and Regulations also warn that unapproved construction will be fined. This is something that the Board has avoided doing in the past but will commence as of July 1, 2022. If you are currently remodeling a unit and you have not submitted an ACR, please do so immediately! As long as your project does not violate the By Laws or Rules and Regulations, you will not be fined for your current unapproved project.

Please submit an ACR for any future project to **office@colonyedina.com** or drop it off at the office.

Items for Sale

Colony resident Jane Brusse has the following items for sale. Contact her at janebruss3301@gmail.com if you are interested in buying one.



Art Deco chifferobe's left middle section is a secretary (with drop down writing surface and interior slots for mail); the right side has a clothes pole. The piece is 62"tall 34"wide 19"deep. \$337

Both art deco pieces are on original casters and have original drawer pulls/hardware (some Bakelite); the drawers are dovetailed.



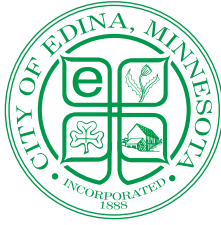
Late 1800s 3-drawer chest with original hardware and drawer pulls; the drawers are dovetailed. \$295



Art Deco dresser, 35"tall 43"wide 19"deep. \$131

How to advertise items for sale in the newsletter

Send an email to office@colonyedina.com with photos, item descriptions, prices, and best contact by the third Monday of the month if you want to advertise items for sale in an upcoming newsletter.



NOTICE

To: All Condominium and Townhouse Homeowners and Association Members

This letter is to inform you that the City of Edina Building Inspection Department and Fire Department requires permits to be applied for by either the homeowner or contractor before work is performed in your building or unit. Failure to comply is a violation of the Minnesota State Building Code, 1300.0140. Permits are issued not only to protect you, but also the homeowners around you along with the building. There are safety issues that need to be addressed and our goal is to catch these issues before projects begin, and to make sure that any remodeling in your unit or building is done correctly and by code.

Permits are required when you are doing construction to your unit for most types of work. Please see "Edina Multi-Family Buildings: When is a Permit Needed?" outlining who can do the work and which projects need permits. There may be exceptions.

A floor plan is needed, showing us where your unit sits in conjunction with outside walls and other units around you. All structural changes require a signed engineer's design. The City of Edina has some floor plans of the different condo and townhouse buildings available.

Within multi-family buildings, all plumbing and/or mechanical work, and electrical work must be done by licensed and bonded contractors, whether or not you are the owner and/or have the ability to do the work yourself. Trade permits are issued prior to work being done:

- Plumbing and mechanical permits are issued by the City of Edina. If any plumbing and/or mechanical work is being done within your unit it must be done by a licensed and bonded plumber and/or mechanical contractor; permits need to be applied for prior to work. Permit fees are charged based on the valuation of your project.
- Electrical permits are issued by the State of Minnesota. Multi-family buildings with three or more dwelling units and owners of rental properties are required to have the electrical work performed and permitted by a licensed electrical contractor, even if you are the owner of the unit. The electrical inspector for Edina is John Thompson, 763-205-5015. Find more information on the Minnesota Department of Labor and Industry website at www.dli.state.mn.us

After permits are issued, City inspectors are involved throughout your project to verify that the remodeling matches the city-approved plans, making sure all codes and safety issues are addressed.

Please call the City of Edina Building Department at 952-826-0372 if you:

- are unsure whether something may or may not require a permit
- if you suspect work is being done without a permit
- would like a pdf of this notice to put into a newsletter
- if you have any other questions - also visit us on our website at www.edinamn.gov

Thank you!

David Fisher - City of Edina,
Chief Building Official - 952-826-0450

PLEASE POST

(March, 2022)



EDINA MULTI-FAMILY BUILDINGS: When is a Permit Needed?

WORK	Who can do the work?	Permits REQUIRED	Permits NOT Required	IMPORTANT
Structural Building permit	Contractors/professionals and/or homeowners	<ul style="list-style-type: none"> • Taking out walls or sheetrock • Putting walls in • Making any openings in ceilings or floors • Changing out AND re-arranging kitchen and/or bathroom cabinets • Adding kitchen/bath cabinets to existing rooms and/or adding a kitchen island • Replacing countertops when a new sink is installed 	<ul style="list-style-type: none"> • Replacing kitchen or bathroom cabinets within the same configuration • Replacing same-sized countertops when a sink is not involved 	<ul style="list-style-type: none"> • Some structural changes may require a signed engineer's design • Final inspections are required to close ALL permits. Call Edina Building Inspections at 952-826-0372
Plumbing & Mechanical Permits are issued and regulated by the City of Edina	Licensed and bonded plumber and/or mechanical contractor	<ul style="list-style-type: none"> • New sink is installed • New toilet/s installed in new location • Replacing kitchen and/or bathroom sinks • Replacing bathroom toilets, bathtubs or showers • Replacing water heaters • Replacing furnace or air conditioning systems • Replacing water pipes 	<ul style="list-style-type: none"> • Replacing hardware and/or faucet on kitchen/bathroom sink, tub/shower • Repairing water heaters, washers, or dryers • Repairing kitchen appliances • Drain Cleaning 	<ul style="list-style-type: none"> • Permits need to be applied for prior to work. • Permit fees are charged based on the valuation of your project • Emergency Plumbing work can be performed without a permit at the time of service. If a permit is required, the permit shall be applied for at a reasonable time following emergency work
Electrical Permits are issued and regulated by the State of Minnesota	Licensed MN electrical contractor	<ul style="list-style-type: none"> • All electrical work except minor repairs (contact the state electrical inspector, John Thompson at 763-205-5015 or thompsoninspectionsinc@gmail.com) 	<ul style="list-style-type: none"> • Replacing like-for-like light fixtures or switches • Repairing light fixtures, switches, or receptacles • Data or cable wiring (Installers are required to be a licensed electrical contractor or a licensed technology systems contractor) 	All electrical work for multi-family buildings require an electrical contractor and all permits are required to be obtained by that electrical contractor even if you are the owner of the unit
Cosmetic Updates OR Changes	Contractors/professionals and/or homeowners		<ul style="list-style-type: none"> • Flooring • Carpeting • Replacing cabinets when no walls are moved, or electrical changes are made • Replacing same-sized countertops when sink is not included • Painting • Wallpapering • Trim • Tile • Replacing appliances in kitchen or laundry 	