

## **Summer and winter home tips and information, plus “who’s responsible” chart**

Cherry Creek 3’s condo-style townhomes were built in 1965 using construction methods common in that day. Since then, many homes have been remodeled and brought up to current codes and standards. In any case, some things about the neighborhood homes are unchanging – which is why we are presenting this checklist of things to know about your place:

### **FALL/WINTER TIPS:**

- All outdoor hoses should be disconnected from outside faucets. (If temperatures fall below freezing, it could damage water lines and cause flooding in your basement.)
- Are your plastic window-well covers in place? (The HOA only provides covers for the front of homes. Back-patio window-well covers are the responsibility of owners. Patio window-well covers can help prevent cold basements.)
- During and after snowstorms, guest parking lots are reserved for piling excess snow. It is possible vehicles parked in guest lots during inclement weather may be towed at the owner’s expense and without warning.
- Adopt an elderly neighbor! They will appreciate your help if you shovel snow away from their back patio and carport area. (The HOA plows the driveways but does not hand-shovel carport spaces.)
- After it snows, the HOA’s approved contractor will remove snow from walkways and driveways. Snow removal occurs after 2 inches has fallen on walkways and 4 inches in driveways.
- Because the HOA uses a private contractor, Cherry Creek 3 typically doesn’t have an exact time when your driveway or sidewalk will be plowed. Please respect the privacy of volunteer Board members and do not contact them for information about the specific timing for snow removal. (Please keep in mind that snow removal takes a while for 251 homes.)
- Homes with older ducts have a “flip lever” on their main duct leading from the furnace. You may have to experiment with the lever to direct the heated air to your lower level (heat will rise to the top floor).
- Never stop heating your basement because that is where the underground water service line enters your home. The water service pipe is located in the front of your home, at the front corner opposite from your front door. (If your basement temperature falls below 32 degrees, your water line may freeze and burst. Owners are responsible for internal water line freezes, breaks and damages.)

### **SPRING/SUMMER TIPS:**

- Be sure to check your basement for sewer back-ups at least twice weekly. Spotting a potential sewer problem early can save homeowners lots of money later.
- Make an appointment with your insurance agent to discuss your home coverage. Does your current policy cover you completely in the event of a fire or disaster? Would insurance pay to repair your home and replace your contents if a fire occurs? Do you have protection for sewage back-up?
- People and pets should not walk on the plants installed in front of each home. This will prevent the plants from being destroyed. Dog urine can kill many plants, so please restrict Fido to lawn areas.
- Please be a good citizen and report incidents or rule violations to the Property Manager at (303) 834-0311. You can request anonymity when filing a report.

- Barbecuing and grilling are prohibited in back patios and under carports. Please put your grill in the driveway beyond your patio cover because fences and patio covers are flammable. Barbecuing beneath patio covers and carports are violations of Denver law.
- Window air conditioners are prohibited if they protrude from windows.
- Because Cherry Creek 3 is a water-conservation community, please observe the following:
  - Washing vehicles is prohibited in carports and driveways. (Go to a car wash instead).
  - You can periodically hose off your back patio but do not allow the water to run for excessive periods. If you are hosing off dirt from your parking spaces, do not allow water to run too long.
  - Do not water lawns. The sprinkler system operates three times a week, starting in late May. (Experts say watering before the end of May is a waste of water and detrimental to growing healthy lawn roots). You can water front-yard plants, keeping in mind we use low-water species that require very little supplemental water.
  - Watering between 10 a.m. and 6 p.m. is prohibited because summer heat tends to evaporate the majority of that water.

See chart on page that follows....

## Who is responsible? (Maybe, it's you, maybe it's not.)

It's incorrect to think that everything that happens outside your home is the responsibility of Cherry Creek 3 HOA. According to the Association's governing documents, there are some things that Cherry Creek 3 is responsible for and other items for which the home owner is responsible.

Here is a list of some of the situations and answers to help you understand "who's responsible" for what:

<u>ISSUE</u>	<u>OWNER</u>	<u>HOA</u>
	<u>RESPONSIBILITY</u>	<u>RESPONSIBILITY</u>
Broken front window well cover		X - ++
Window well covers in patio	X	
Front porch light fixture & bulbs	X	
Back patio wall light & bulbs	X	
Back patio perimeter fence & gate		X
Perimeter fence light fixture & bulb		X
Back-patio fences between homes	X	
Electric circuit breaker box in patio	X	
Back-patio flooring & steps	X	
Front step repairs		X
Replacing doors & windows	X - *	
Roof & gutter repairs		X
Carport cover & gutters		X
Cleaning carport spaces	X	
Maintaining trash-enclosure fences		X
Keeping trash areas clean	X	
Front-yard landscaping	(** - see below)	
Picking up your pet's waste	X	
Keeping pets leashed on walks	X	
Removing litter in the HOA	(Your help appreciated)	X
Shutter repairs	X - +	

\* - Owners must obtain advance approval from the HOA before installing new windows or doors.

+ - Many years ago, some owners purchased shutters for their windows. They are the owner's responsibility, despite being hung on the HOA-owned walls.

\*\* - The HOA owns the small, front-yard planting areas in front of homes and maintains them. However, some owners have obtained HOA approval to improve their front-yard landscaping as outlined in Association policy.

++ - In cases where owners have received HOA approval to install basement egress windows, those owners are responsibility for maintaining those window-well covers.