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Issue 1



A Quarterly Newsletter from The Springs Condominium Association

The Springs' Snapshot



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What's New

Building A: Repairs to the siding were completed in October, including new wood, priming and painting where needed.

Fall Clean-Up: Due to ever-changing Colorado weather, we will be foregoing a fall clean-up and opting instead for a more extensive spring clean-up.

Landscaping: Volunteers placed grass seed in the upper common areas at the end of summer, which allowed for more growth into fall. Board President Melanie Hermes and her husband, Joe, planted beautiful wildflowers in the Community Garden (see below) and trimmed overgrown and dead trees in the same area.



Meet Your New HOA Board

A Message from Your Board President:

"Hello, Neighbors! It's an honor to serve as President of the SCA Board. I'm so excited about the changes we've been making and all that we have planned, including creating a real sense of community here. I look forward to connecting with you all!" – Melanie Hermes

On August 7, 2022, the Springs Condos' Annual Owners' Meeting and Board Election took place. The 2022-2025 Board Members are as follows: *New Board President* Melanie Hermes; *New Board Vice President/Secretary:* Christine Gazda; *New Board Manager:* Barbara Mason; *New Board Manager* Shawn Gillespie; and *Returning Board Manager:* Amy Mathesius. From obtaining bids from new vendors to planning much-needed improvements to the property, we have been hard at work since the August meeting. In fact, you may have seen Melanie mowing the grass on the upper common areas!

With a new Board, comes change, so it's only fitting that our first issue of The Springs' Snapshot be distributed in fall. The purpose of

this newsletter is to provide you with the latest information on the Springs community.

Whether you want to get more involved or

want the latest on what's happening at The Springs Condos, The Springs' Snapshot is designed to share important information about our community.

The Board consists of volunteer positions, and while we are committed to our roles and to improving this property, we are learning and growing. We thank you in advance for your patience and understanding as we work diligently to address maintenance and landscaping issues, review the HOA's finances to find cost savings and prepare next year's budget, we're always available to discuss your ideas for what we can do better!

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be prepared >>>

Tips for Winterizing Your Home

Winter is coming! Here are some tips for winterizing your home.

Exterior Hoses

Empty out all hoses and disconnect hoses and splitters. If possible, place

covers over hose bibs to insulate the faucets outside.

Kitchens / Bathrooms

Open cabinets to let warm air circulate around sink pipes that are prone to freezing,



and let faucets drip overnight. Find and label your water shut off valve in case a pipe breaks. This valve is usually in the basement near the utility stack. Turn off the water when away for long periods of time.

Bedrooms

Reverse your ceiling fans in a clockwise direction to push warm air downwards and help to circulate air accordingly. In some instances, reversing ceiling fans can cut heating costs.



Fireplaces

Check the flue damper to make sure it's operating properly and that it opens and closes with ease. Open the flue before you light a fire. Clean fireplace regularly and don't hang holiday decorations near the open flame. Keep a fire extinguisher nearby. Arrange for someone to be home during the annual chimney cleaning and inspection days.

Pumpkin Spice and Everything Nice

Try this: Follow the recipe on Libby's 100% Pure Pumpkin but double the spices for extra flavor! This spicy pumpkin pie has been a longtime tradition in my family.

– Board VP Christine Gazda

Get Involved!

If you want to get involved in the community, by joining the Finance, Maintenance, or Landscape Committees, or if you'd like the date and location of the next Board meeting, please email the Board at SpringsCondosHOA@gmail.com.

Emergencies and issues relating to maintenance or HOA dues should still be directed toward the Property Manager at jwindholz@crystalproperty.com.



Thank You!
From Your HOA Board

coming soon >>>

What's Next at The Springs Condos

Contact Information: Please update your contact information, including a current phone number and email address, by sending an email to jwindholz@crystalproperty.com.

Updated Website: For more information, including the latest meeting minutes, check out <https://www.crystalproperty.com/hoa-management/springs-condos/>.

Chimney Cleaning and Inspections: Stove Depot will perform annual chimney cleaning and inspections over the course of two days in January, at \$125.00/unit.

Gutter Cleaning: After the remainder of the leaves fall, Dominguez Handyman Services will complete gutter cleaning of all buildings, estimated to take 6 hours for a total of \$282.00.

Snow Shoveling/Plowing: Ruano Landscaping will provide snow shoveling and plowing this winter, at \$50.00/hour for shoveling and \$100.00 for plowing both parking lots.

2023 Budget: The HOA's budget for the next fiscal year will be mailed to Owners ahead of the Annual Owners' Meeting, which will take place in January 2023.