



Atrium Condominiums Newsletter



October 2011

Homeowner Reminders

- Homeowners need to carry their own "Loss Assessment Coverage" on insurance plans.
- No propane or charcoal-fired barbecue cookers are permitted on balconies per Denver Fire Prevention.
- The building heat has been turned on. Report any "no-heat" situations to Robin.
- No dogs are allowed in the building unless they had been specifically registered with the Association by March 31, 2009.
- Some residents are stealing toilet paper from the locker room facilities. No more will be provided by the Association.

Property Manager's Report

- Total Delinquencies are at \$12,786.
- New light fixtures for the entry posts are suggested to protect them from vandalism
- The pool maintenance contract with Alligator Spa and Pool renews in January. The contract price will increase \$5.00 a month.
- A proposal for a security camera system is under review.
- A notice was sent regarding reimbursement for damage done to the south stairwell (\$295) during a move-out.

Leaks & Repairs

- Several locks were repaired on the front and side doors
- Changed the vendor/realtor entry code due to unauthorized use.
- Repairing a leak in the south wing caused by a nail through a waterline
- The new chiller for the north building was installed and run briefly for testing before the system was changed over for the heating season. An auxiliary filter will need to be installed as the new chiller is much more susceptible to damage from particulate-laden water than the old one.

Resident Manager's Report

- One of the three inoperative vehicles in the parking lot was towed away. The other two are being repaired.
- Anyone with information regarding the box spring in the 3rd floor hallway should contact the management office.
- Children were found "over-nighting" in the Atrium rec room. Their parents have been cited for failure to supervise children in the common area and for damage to the common area furniture
- Two unauthorized dogs were observed and reported to management. Violation notices were sent to the unit owners.
- Anyone with slow-running drains (kitchen or bathroom) please contact management as it is easier to

clean a partially plugged line than deal with the damage caused by an overflow.

- Repairing damage to common areas caused by vandals (trashed bathrooms, damaged pool table and stolen safety key for the treadmill). Police have collected evidence.

The Building Committee

- Huston Enterprises will give a quote on installing electrical outlets for the Dish network power supply at each wing.
- With the change of ownership for 001-N, it is a good time to relocate the center building swamp cooler shut-off valve out from under their sink to a more accessible place.
- Unit 116N was granted approval for a fence and gate across their patio.

The Landscaping Committee

- The sprinklers have been drained and blown out for the winter.

The Recreation Committee

- A new safety key has been received for the treadmill.

The Finance Committee

- No report.

Financial Report

Phil Mills reported on Sept. 2011 financial statements:

- Operating cash balance was \$22,337 up from \$21,532 last month. Reserve account balances totaled \$87,736.
- Delinquencies increased to \$12,786 from \$12,604.
- Out-of-the-ordinary expenses included the deposit on the new chiller - \$27,000, parking lot repairs - \$2,958, carpet cleaning - \$1,469, preventive maintenance on the north roof - \$800, annual insurance premiums and a concrete pad extension by the north recycle dumpster.
- Total year-to-date expenses were \$12,177 more than budgeted.

Unfinished Business

- Additional security system proposals are being reviewed.
- The Board has authorized the removal of wall sconces from first floor hallways and capping the boxes with white decorative caps

New Business

- New wiring was suggested for Dish Network boxes as future vacancy of subscribing residents could cause loss of signal for current residents.

- **NEXT BOARD OF DIRECTORS MEETING**
Thursday November 10, 2011 at 6:30pm