

Northgate News

<http://www.ournorthgatecondos.com>

Spring 2006

Summer Projects

You may have noticed that recently the City of Boulder has been working on the sidewalks in our area. The projects we have scheduled for this summer include painting of the buildings we stained in 2003 (buildings 3295, 3275 and 3323), and some driveway repair work. The driveway repair includes the concrete section east of the central dumpster area. We plan to replace that concrete with asphalt. The asphalt will retain heat better in the winter, resulting in a smaller ice patch. We wish to thank all the residents at Northgate for their patience with the work crews and any inconvenience they may cause.

After the painting and driveway are completed, if our budget permits, we will be working on our to-do list, which consists of smaller, less expensive jobs. If you have any items to be considered for this list, please contact the Property Manager.

Dumpsters, Trash, and Recycling

Please do not place large amounts of cardboard in the trash dumpsters. There are two recycle bins located at the west arm of the central driveway. One is for flattened cardboard and paper; the other is commingled containers. A listing of what can be recycled is on each bin. Please familiarize yourself on what can and cannot be recycled in these bins. Please take the time to flatten boxes, as non-flattened boxes take up too much room. Thanks for your help!

Any discarded items, and all trash, need to go into the trash dumpsters. Nothing should be placed outside a dumpster or near a dumpster area. If anything is left outside of a dumpster, we will get charged extra for the pickup. Last year the Association paid over \$600 for such pickups. If it doesn't fit in the dumpster (with the lid closed), you must make arrangements to have it removed. Any observed violations should be reported to the Property Manager (303-494-7500).

If there are items that you no longer want and feel like somebody might be able to make use of them, do not leave them near the dumpsters for any "takers". There are many options for giving things away:

Ask your neighbors if they want it. Donate it to charity (Salvation Army, Goodwill) or to a used furniture store (No Place Like Home, Humane Society of Boulder County). You can haul it to a proper recycling center. Please don't just leave it out for anybody to take. This practice invites people from outside the complex to come through our driveways and look for "stuff".

Check out www.ecocycle.org, which includes a listing of what can be recycled where.

Carports, Storage

The many units in Northgate come with different storage features. Some have garages (lucky them). A few have storage lockers. Many don't have any outside storage compartment at all. We sympathize with those who don't have outside storage, but we can't allow storage of personal property on Northgate common grounds. These areas include landscaping, walkways, and driveways. A carport can only store vehicles, including cars, trucks, motorcycles and bicycles. That means gas cans, oil pans, parts, seats, salt, tables, tires, or anything else that is not a vehicle cannot be stored in a carport. The vehicle must be in working order and not constitute an eyesore. We must be strict about this to avoid the unsightly messes and invitation for theft.

Crime

If you are a victim of a crime here at Northgate, we want you to be sure to report it to the police. Any vandalism, auto break-ins, theft, violence, or even suspicious activity, when reported to the police, gives them a database of what happens here, and when. This action generally increases police patrols. The Property Manager at Northgate is not in the business of dealing with crime, but reporting a broken light, etc., is very helpful in getting it repaired quickly. Another thing that helps reduce crime is the presence of residents, and their awareness. People walking at night with their dogs, for example, is a good thing. Being observant and friendly is one of the most effective neighborhood watch practices. Having the porch lights on, if your unit faces the street, is a great idea, too.

Lights

Has anybody noticed how bright the globe lights are along the driveway? We changed some of the incandescent 75-watt bulbs in the globes with brighter florescent 26-watt bulbs. We only changed the bulbs along the driveway and courtyard entrances. We did not change the ones inside the courtyards or along the north drive, because we did not want to shine brighter light into people's windows. We wanted to light up the drive and carports better for safety and security. An added bonus is that it will save us about 235 kilowatts (\$23) on our electric bill, per month.

Window Air Conditioners

Window air conditioners may be installed by residents after April 1st without any approval process. They must be removed for winter by October 31st. Shoddy installation, cardboard or unpainted plywood window fillers are not permitted. No hardware is to be attached to the outside of the building. No air conditioner may extend over a walkway. If you are planning a permanent installation of an air conditioner, contact the Property Manager for information.

Parking, Driveway

The number of unassigned parking spaces is limited so the following rules must be observed. Parking spaces cannot be used to store vehicles. No vehicle can remain in any one spot for more than 3 weeks without notification to the Property Manager. All vehicles must be in working order and with current, Colorado registration. Residents cannot have more than one vehicle, per unit, parked in unassigned parking spaces.

Our driveway is a fire lane. There are to be no vehicles, left unattended, parked anywhere along our driveway, outside of a parking space. However, loading and unloading is all right for delivery, work crews, and residents, as long as someone is at the vehicle. Garages and carports should not be blocked by unattended vehicles. Care should be taken to allow for traffic and clearance from parking spaces.

Open Flames

There are no open flame devices allowed on decks, patios, or anywhere within 10-feet of a building at Northgate. This includes all charcoal and propane BBQs, large and small, as well as 'tiki' torches, and candles. Propane gas cylinders cannot be stored in any condominium, garage, carport, or common area of Northgate. Electric BBQs are allowed.

Yes, you can smoke in Northgate on a deck or patio. We ask that you use a can of sand or water to extinguish the butts. We have seen a clay pot, on fire, on a deck. A fire like that could destroy people's homes and cause the loss of life. An ashtray, hot ashes, and our winds, could also be a deadly combination. Our wood siding is extremely dry and vulnerable. Please watch your ashes and put the butts out. And... please don't leave butts on the ground. Thanks.

Dogs

All dogs on Northgate property have to be on a leash, and that leash held by a person. It is not all right to tether a dog to a fixed spot from a deck or patio. We have to be very tough with this rule. Some pet owners who see others allowing their dogs to walk free, or who leave them on tethers, want to do the same. It becomes a real problem. Also, a dog on a leash can feel threatened if approached by a dog walking freely.

The dog poop on our lawns has been particularly bad lately. The problem has gotten so bad that the idea was discussed to ban dogs at Northgate for rental units, grandfathering in existing residents. The Board decided, for now, to not use this extreme approach to combat the problem. It could affect many good landlords and tenants. However, the number of violations has greatly outnumbered our ability to enforce the rule. So, the board has decided to hire a clean-up service. Through the Association, every owner at Northgate will end up paying for dog poop clean-up. This decision was made, because it is the Board of Director's responsibility to maintain the property, regardless of the source of the damage.

Noise

With arrival of warm weather, we all want to be outside, on our decks, or have the windows open. As you enjoy your summer, please be considerate of those people living nearby that may not appreciate the sounds you may be generating. Sounds can also easily travel through our floors/ceiling (especially low frequency), so be especially considerate to those living above or below. The best way to deal with a loud neighbor is to talk to them. People are sometimes more considerate to those they have actually met. If you don't feel comfortable with that, leave them a note (a nice one), possibly with your phone number. At a last resort, and if it's late at night, or excessive, call the police. It is not generally a problem that the Property Manager or the Board of Directors has any authority over.

The Northgate resolution concerning dogs classifies barking dogs as a nuisance. The residents of units with barking dogs are subject to a warning and subsequent fines. We ask that you be a good neighbor and control your dog's barking.

Water

As you may know, there is a good snow pack in the high country from this winter. Even though most of the snow fell on the western slopes, the eastern watershed is doing much better than previous years. If runoff is slow, our water situation on the Front Range will be good. However, the cost for water remains high. Because of our high domestic usage, we are expecting large increases (20%) on the sewer portion of our water bill. So, our cost for water/sewage is still a major budget expense (estimate \$23,000 for the current year); and it's going up. We will be continuing on our restricted watering schedule for our lawns (15 minutes, twice a week) this summer. We ask that all residents follow water conservation practices in their home. Mark Bloomfield (720-352-9527) has free water saving kits for the shower and toilet. Get yours today. For more information, the Boulder Water Conservation Office web site, www.bouldersaveswater.net.

Hike and Bike Trail Access

If you go to the Northgate website, you'll find a map that shows some of the ways to get from the complex to Boulder's extensive network of hike and bike trails. See www.ci.boulder.co.us/goboulder/html/bike/maps.html for print and electronic versions of the City's bike path map.

The New Northgate Website

If you have a computer and haven't checked out our web site, you should. There is a lot of information there useful to owners, residents, and realtors. You will find the newsletters, minutes of the board meetings, rules, resolutions, Bylaws, Covenants, Articles of Incorporation, contact info, meeting times, insurance information, useful forms, monthly financial statements, and our annual budget. The site is expanding. We intend to add more useful information as time goes on.

We're so excited about the new website that you'll have a chance to win a \$50 gift certificate to a local restaurant when you check it out! Go to www.ournorthgatecondos.com and send Carl Weakland, Property Manager, an email with your name and unit number, and you'll be entered to win! Respond by June 15th to be eligible to win.

Homeowner's Insurance Carrier

To check that your personal condominium property insurance interfaces with the Travelers coverage, call Omnivest Insurance Group at 303-771-3131. Our policy number is I680517A205 COF04.

Three Payment Options for HOA Dues

ONE - Use mailbox 60, northwest building quadrant.
TWO - Use the U.S. Postal Service. Payment coupons and mailing labels are distributed the first of each year.
THREE - Owners must be current to set-up automatic withdrawal with New Level Management, 303-494-7500.

Board of Directors' Meetings

The Board meets the second Monday of every month at 6 p.m.. A portion of each meeting is set aside to discuss concerns of homeowners. Each owner will be able to speak briefly, and may receive an answer at that meeting, or at a later time. Contact the Property Manager in advance to be added to the agenda and obtain the meeting location.

Property Manager

Have a concern, question? Want to attend a Board meeting? Contact Carl Weakland, Property Manager, New Level Managers, P.O. Box 270368, Louisville, CO 80027, 303-494-7500, or <http://www.ournorthgatecondos.com>.

Board of Directors

- * K.C. Gordon, President
- * Helen Frey, Treasurer
- * Mark Bloomfield, Recording Secretary
- * Tom Precella, Director