

Office Manager:303-758-9387
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www.plazademonaco.biz



July 2015

PDM YARD SALE
Saturday, August 15th
8 am to 3 pm
Set-up time is 7 - 7:30 am

Volunteers Needed
Give your name,
phone number and number of
tables needed to Stephanie at
the front office.
Deadline is August 13.



The finished product. Photo by Kay Burch

The Heart Is A Garden

Submitted by Jody Enderud, author unknown

The heart is a garden where
thought flowers grow.
The thoughts that we think
are the seeds that we sow.
Every kind loving thought is a kind loving deed,
while thoughts that are ugly
are just like a weed.
We must watch what we think
every minute all day.
And pull out the weed thoughts
and throw them away.
And plant loving seed thoughts
so thick in a row,
there won't be room for
weed thoughts to grow.

The yard sale will be held in the inner courtyard,
along the fire lane. Promo signs will be located on
Yale, Locust, Monaco and Bates. There will also
be a posting on *Craig's List*.

You will need: Money to make change, plastic
bags, and old newspapers for wrapping fragile
items. Bring a tarp or blanket to display sale items
if you don't need a table.

Sale will be cancelled if not enough interest is shown.



VOLUNTEERS NEEDED

Leave your name with Stephanie at the front office.
Architectural Committee, Bob Martin Chairman
Landscape Committee, Stephen Blateric, Chairman

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PDMTCAI Board Members

President Mark Soloway
Vice President Michele Arnette
Secretary Rita Lebovic
Treasurer Rob Eden
Member-at-Large Bob Martin

PDMTCAI Newsletter Staff

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Luis Medina
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PDMTCAI Office Staff

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If you have any questions about the newsletter or any community issues, please do not hesitate to contact the General Manager:

general.manager@plazademonaco.biz
303-758-9387
Plaza de Monaco
2880 S. Locust St.

Go to www.plazademonaco.biz and check out the NEWS tab and the CALENDAR tab for information about on-going events. You will also find digital copies of recent newsletters. The FAQ (Frequently Asked Questions) tab contains links to the governing documents and the current set of rules.



Mark Your Calendar

**DISCUSSION OF
PROPOSED CHANGES IN THE RULES
AND REGULATIONS**

Thursday August 13th

6:00 P.M. - Community Room

**Get a copy at the front office or on line at:
www.plazademonaco.biz**

See Page 7 of this newsletter
for some of the
Proposed Rules and Regulation
Changes.

HOA MEETING

THURSDAY August 27th

7:00 P.M. - Community Room

ATTENTION ALL RESIDENTS

Emergency Maintenance Number
303-758-0885

HOURS: 7 P.M. to 10:00 A.M.
This is for emergencies only!

RESIDENTS, you are the person responsible for buzzing in your guests, construction workers, carpet layers, realtors, etc., into the building.

REMEMBER:

The PDM office is closed on Sundays.
Construction is not permitted on Sundays.

**ARTICLES FOR PUBLICATION
NEED TO BE SUBMITTED TO
THE OFFICE BY THE 3RD WEEK
OF THE MONTH.**

Quit Claim Deed to Unit N-504 For Sale by Owner

On August 10, 2015, the PDMTCAI Board of Directors will begin reviewing offers received.

This is a 917 sq. ft. one-bedroom unit with a den, West side of the North Tower has 5th floor views of the mountains.

Includes 1 underground parking spot and a storage locker.

Unit needs complete renovation.

For appointment to visit and inspect the unit contact:

General Manager

Plaza de Monaco Towers Condominiums
Association, Inc.
2880 S. Locust St.
Denver, CO 80222

Phone: 303-757-1546 or 303-758-9387

e-mail: GM@plazademonaco.biz

For additional information about Plaza de Monaco Towers Condominiums visit:
www.plazademonaco.biz

Unit to be sold as is with expected closing to be no later than August 31, 2015.

Only offers exceeding \$85,000 will be considered



A DISCUSSION OF PROPOSED CHANGES IN THE RULES AND REGULATIONS

Thursday August 13th

6:00 P.M. - Community Room

Get a copy at the front office or on line at:
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Cat owners, there will be a rule change affecting you and your cat.

General Manager's Board Report

Plaza de Monaco July 23, 2015 7:00 pm

General Operations

- Negotiated Contract with Haynes Mechanical to care for the Building HVAC major components.
- American Arbor Care sprayed pine trees for IP's Beetles also last week did outside spraying for aphids and other unwanted critters.
- Worked through the contract preps with Gardner Painting for the painting and sealing project. Ready for Board approval.
- N504 purchased at Sheriff Sale on 4 June. Completed necessary legal actions to take possession of the unit. Unit is vacant and has had all of the trash and old carpeting hauled out. Working on final title concerns and options for next steps. –Terry and crew spend 6 hours over 2 days for the clean up.
- Comcast crew is continuing sporadically on the project to cleanup all of the wiring around the property.
- Legal matters took a large amount of time this month.
- Seeking engineering assistance to get the Gardens projects ready to put out for Bids. Met with Mike Coyle and awaiting his proposal to do engineering work. Also, Fritz engineering. Will be seeking additional proposals. All are very busy.
- Working with the Safeway property owners/managers to cost share on a new fence between the properties. Still awaiting final reply from Safeway Rep. Bid received from Affordable Fence to remove and replace entire length. \$13,433(we split with cost with Safeway).
- Worked on 2016 budget planning preparations and capital budgeting plan.
- Violations notices: 3 stored cars all are being taken care of. N209 Enclosure removed on sale of unit. N701-03 Washer and Dryer removed on sale of property.

Other recent work completed by the Maintenance crew:

1. Had a new hot water heater installed in Building #2 boiler room
2. Work on S-Tower swamp cooler for hallways to keep from leaking on roof

General Manager's Report continued on page 4.



Lily bed on Monaco/Bates maintained by Barbara Brown. Photo by Kay Burch

General Manager's Report continued from page 3.

3. Work in units N100 and 200 on the air exchangers because of leaking and drains backup
4. Built shelves in Bucks office above desk
5. Repaired walls in party room and GM room where speakers were and straightened the wall in the party room, texture and painted
6. Cut weeds and trim dead branches off of trees and areas southwest by willow trees
7. Work in units 204 & 304 North to repair a bad drain line causing a leak
8. Worked in unit 107-S to repair leak in wall of air exchanger and repair drywall and paint
9. Cleaned out shed of old oil and made room for and put up hangers for shovels and rakes and other garden tools and are ready for salt for winter storage

Stephanie's ongoing Projects:

- Continuing to do more of the bookkeeping entries into Bill.com and directly into Qbooks
- Storage Lockers: Project continues to be worked on. Is moving up in priority as GM time for the *in the weeds detail* is available.
- Update our Records: We are trying to ensure that we have accurate contact information for our owners and current information on tenants. If your contact information has changed please call the office: 303-757-1546 or email: receptionist@plazademonaco.biz
- As units continue to sell, she takes care of inquiries and assorted paperwork.
- Property Signs-updating current property signs and determining where new signs are needed.

MONEY TALK

By Treasurer Rob Eden

For the six months ended 6/30/15, we showed a net ordinary income of \$79,451, which was \$63,297 over budget. This favorable increase was mainly due to the following items:

- Common area lease revenues were over budget \$24,772.
- Accounting fees, building expenses and utility costs were under budget \$3,775 \$15,970 and \$17,669, respectively.

Although we have incurred legal expenses of \$10,756, most of those costs were billed to owners. We then intend to collect those costs when the accounts receivables are collected.

As of 6/30/15, we have accounts receivable of \$80,523, which were primarily owed by two individuals: previous owner of unit N504 owes \$42,049 and unit S209 owes \$34,735.

The two large remaining accounts receivable remain in collection or litigation. As of 6/30/15, we have an uncollectable allowance of \$93,620.

As of 6/30/15 we have:

- Operating cash on hand of \$71,237
- Common element capital reserve balance of \$260,879
- Tower specific capital reserve balance of \$37,052
- Special assessment capital reserve balance of \$5,023.

The remaining special assessment capital reserve balance will be spent over the next few months for the Safeway fence project.



Keep our beautiful,
park-like grounds clean.



Is it piddle or a puddle?

Residents, please dry off thoroughly from your swim before entering the elevators. Wet floors are a safety issue.



Dog owners, your pet is embarrassed by your behavior and your neighbors are complaining about the smell in the elevators. Don't stress your pet by making them wait for their walk. When pets have accidents, it's your thoughtlessness causing the problem. Please carry some type of disinfectant wipe and clean up **your** mess.

If the carpeting is soiled, let the office know about the incident so that prompt action may be taken.

A Request to Cat Owners

Terry DeCrow, Maintenance Manager

Please **double bag** your cat's litter. It is a huge mess to clean up when it explodes in the dumpsters. It is a time-consuming and distasteful mess for Luis and Manuel to clean up.

A Request to All Residents

When you are throwing trash away, do not pull down or push down hard on trash chute doors. This treatment is causing the chute doors to break.

The cost to replace these doors is \$400 each plus shipping and labor to install them.



DISCUSSION OF PROPOSED CHANGES IN THE RULES AND REGULATIONS

Thursday August 13th

6:00 P.M. - Community Room

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See Page 7 of this newsletter to read some of the proposed changes.

Hazards of Toilet Supply Lines

Sent to us by Owner Nancy Charbonneau (as related to her by a friend)

After being away from our home for about three hours, we came home to a disaster in progress. The plastic nut connecting the toilet supply line to the toilet tank on our main floor toilet had cracked and ruptured. Water was spewing over a wide area of the first floor and coming through the ceiling of the basement.

We turned off the water main to the house and started mopping and vacuuming with the wet/dry shop vac. Since it was late on a Sunday, it took a while to get a water disaster company to our house. At one point we had 14 pieces of their equipment running at once (fans, dehumidifiers, etc.) It has been over two months and we are still in the middle of restoration.

What we learned is that toilet supply lines usually have only a 5 year warranty. Much like your washing machine hoses, you have water pressure 24/7 on the toilet supply lines. These parts need to be regularly replaced.

A neighbor had a plumber come inspect the lines in their home, and he had these additional recommendations:

- The supply line will last longer IF you do not reuse it (unscrew and rescrew it back on – there is a cone washer inside that is single use only), and IF you don't over-tighten it (hand tighten should be enough).
- Also, don't use lubricant on it because it can erode the plastic fitting.
- As far as the supply line itself, it is better to have a longer hose so you can avoid right angles in the hose. A gentle loop in the middle of the supply line is better than any right angles.

* * *

RESIDENTS OF PDM: If you go out of town for extended periods of time, you might want to ask a friend to check your unit since we can not turn off the water main to your individual unit.

Plaza de Monaco Towers Condominiums Association, Inc.
Board of Directors Open Meeting Minutes
Common Room - 2880 S. Locust
Thursday, June 25, 2015 - 7:00 pm

7:00 Call to Order

In attendance: President Mark Soloway, Vice-President Michele Arnette, Treasurer Rob Eden, Secretary Rita Lebovic, Bob Martin Member-at-Large, General Manager Buck Bailey

Normal Business Items

1. Approval of minutes

Motion to waive reading of minutes for the March, April, and May Board Meetings. – passed 5-0.

Motion to approve minutes for the March, April, and May Board Meetings. – passed

2. GM report ---Also see attached report--

Trees sprayed, landscaping continuing on front of building. We are currently waiting for engineer's report regarding water on Tower balconies.

Unit N-504 has been foreclosed on June 4, 2015. We are in the process of getting possession of unit, restoring and selling unit.

Comcast is still working on the green boxes on site.

Safeway fence will need to be approved for using general special assessment money.

A/C running – Water heater in Gardens Building 2 replaced for \$11,000. Valves are currently being replaced.

Storage locker project is still being worked on.

Outside swimming pool has a rust spot on bottom. The floor of the pool will be repaired end of summer when pool is drained.

3. President's report

Architectural committee needs two members – sign up with Bob Martin

4. Treasurer's report - See attached report Motion to accept report. Passed 5-0

5. Committee reports

Social – Garage sale Saturday August 15. Posters and additional information to be discussed next meeting.

Landscape – Steve Blateric is currently removing weeds throughout complex.

Painting Contract discussed – starting late July – Mid August. Proposal was accepted, however, some changes need to be made to contract. Will discuss next meeting.

Discussion Items:

Towers Balcony Project: Dan Gardner of Gardner Painting presented proposed project and answered questions from the Board. GM added details as needed.

Need to comprise lists for future projects for Towers and Gardens for 2016 Budget. Needed by October 2015.

Action Items

Moved to use balance of special assessment funds to replace Safeway fence. --Approved 5-0--

Moved to accept Gardner Painting as the contractor for the 2015 Towers Painting and Sealing contract.

GM to work out details of contract for action at next Board Meeting. ---Approved 5-0--

8:00 Adjourn

Homeowners' Forum

Welcome packages to new owners including rules and regulations

Need Yard Sale Committee Members

Approved July 23, 2015 by President Mark Soloway

Submitted by Secretary Rita Lebovic

SOME OF THE PROPOSED CHANGES TO PDMTCAI RULES AND REGULATIONS

SECTION ONE: ENFORCEMENT

PAGE 2

4.If the same resident/owner has a second violation of the same rule, the fine will be \$50 and \$50 for each subsequent violation.

- In the event of a continuing violation, a daily fine of \$50 may be levied if, and only if, the Board or an agent assigned by the Board performs a daily inspection to verify the violation is continuing.

SECTION TWO: GENERAL RULES AND REGULATIONS

PAGE 3

4.Balconies, patio areas, decks, and areas under stairwells shall not be used for storage.

- No attachments to “limited common elements” as follows:
 - a. Tower Balcony ceilings, walls or railings
 - b. Garden Deck ceilings, walls or railings
 - c. Tower/Garden ground-floor patio fence tops
- Balconies and patio areas must be kept clean and devoid of any unsightly items.
- Other than assigned storage lockers, no personal items of any kind may be stored on common elements.

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5.All trash and garbage must be disposed of in the trash receptacles.

7:A.M. to 10:00 P.M. are the hours for trash disposal in the Tower chutes.

PAGE 4

10.Smoking of any substance is not permitted within any building except within the interiors of the units themselves. Smoking is not permitted on balconies, decks or in patio areas.

- Smoking is not permitted in the elevators, halls, or recreational areas.
- Smoking is not permitted in any interior common areas or the pool and patio area.
- Should odors associated with smoking escape the confines of individual units and intrude into interior common areas or another unit’s space, an owner who feels adversely affected by such odors must file a written violation notice at the PDMTCAI office for “noxious odors”. Such complaints will be reviewed by appropriate PDMTCAI staff and the Board to determine PDMTCAI jurisdiction as well as any possible odor mitigation requirements.
- Smoking is not permitted on any Plaza de Monaco grounds or limited common elements or common elements except in designated smoking areas: East end of North parking lot. South end and North end of upper parking deck.

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SECTION THREE: SATELLITE DISHES, RECEIVERS, OR TRANSMITTERS

No radio, television or other satellite dishes, receivers or transmitters shall be installed in or on the buildings by the resident/owners except as covered by specific Board resolution, applicable laws, and FCC regulations.

1.Satellite dishes may not be installed on any building surface or on any common element or limited common element

- Locations that violate these rules will be fined \$50 per day that the violation remains.
- The owner of the unit is fully responsible for any damages a satellite dish causes to association property or to other units due to the dish’s location.
- Satellite dish installations are permitted only within the strict confines of a unit’s limited common elements and may not be attached.
- At no time shall any part of the satellite dish or its components extend beyond any balconies, patios, or limited common elements.
- A satellite dish may not exceed the upper part of your unit’s roof (i.e. on an extension pole).

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SECTION FIVE: PETS

1.PET FREE ZONE: All areas to the left and to the right of Plaza de Monaco’s front entrance, extending to the corners of the North and South Towers.

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RECENTLY PUBLISHED:

Proposed Changes for Rules and Regulations
Draft of Architectural Guidelines

If you have any question about the newsletter or any community issues, please do not hesitate to contact General Manager Buck Bailey at:

general.manager@plazademonaco.biz
303-758-9387
Plaza De Monaco
2880 S. Locust St.
Denver, CO 80222

Share the newsletter information with your tenants.

Please share this newsletter and its contents with your tenants. It is your responsibility to ensure your tenants are fully aware of all Plaza De Monaco regulations, rules, and community information.

ACH/ePayment Options for Monthly Dues

A number of owners are set up on auto-pay processes and have indicated that there is no need for coupon books to be sent to them.

In the future, if you would like to switch to an automated payment plan, please request a copy of the *ACH/ePayment Options Form* at the office.

