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HEAR YE, HEAR YE

THIS IS THE WINTER 2008 EDITION OF THE NUGGETS. THIS AND SUBSEQUENT EDITIONS WILL FOCUS ON ACTIVITIES TAKING PLACE AT GOLD RUN CONDOMINIUMS. THE PURPOSE OF THIS NEWSLETTER IS TO KEEP YOU INFORMED.

Our goal is to communicate effectively by receiving your input and feedback as we work to achieve a common objective. To that end, we invite you to suggest topics to be addressed in future newsletters, ask questions, to share concerns and to offer insights impacting your Gold Run Membership.

We appreciate your input, so please don't hesitate to direct your comments or concerns to Dave Martindale, Association manager, at [tel.] 303-545-1787 [fax] 303-545-1769 or e-mail to goldrun1@msn.com.

From the Health Club

The manager of the health club is Tim Kemp, who is assisted by Delia Martindale, as well as part time employees who can be contacted at 303-546-9818.

Don't forget to bring your health club membership card. Use of the club will not be permitted without your membership card.

In order to obtain a membership card, please bring a copy of your lease or copy of your warranty deed and a valid driver's license.

Facilities include indoor swimming pool, weight room, indoor racquetball courts, main floor whirlpool, saunas and steam rooms, upstairs hot tub, tennis courts and volleyball court.

Hours of operation:

Monday to Thursday: 7:00AM – 10:00PM

Friday: 7:00AM – 9:00PM

Saturday: 10:00AM –9:00PM

Sunday: 10:AM-10PM

Management Report 2008

- 1. An audit/review was completed for 2005 and 2006. Audits and reviews have been completed for the past eight years. All records were found to be in good order.**

Common area repairs and replacement

- 1. The pool has been replastered and a salt system installed replacing the bromine. The hot tub has been repainted with epoxy paint and the exterior surface redone with trex boards, the concrete floor and the exterior walls of the pool were repainted.**
- 1. All roofs and gutters were inspected and needed repairs were completed. This included the securing of metal roofs. This is a continuous process that rotates throughout the year.**
- 2. Lighting has been upgraded at 2930-2932 Shadow Creek Drive, and 2900-2902 Shadow Creek Drive.**
- 3. A new roof has been installed at 2900-2902 Shadow Creek Drive on the flat portion of the roof.**
- 4. New carpet was installed at 2805-2807 Sundown Lane.**
- 5. New steel plate for the garage was installed at 2800-2802 Sundown lane.**

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- 6. Exterior painting was completed at 2865-2867 Sundown lane, 2960 –2962 Shadow Creek Drive east side, roof siding at 2880 Sundown lane, Health Club sundeck and hot tub area.**
- 7. A large number of railroad ties were replaced throughout Gold Run.**

Budget report 2007

Expenses through December 2007 were under budget.

Website

The Goldrun HOA has established a website which is goldruncondos.com. The web site has information on the covenants, newsletter, rules and regulations, and contact personnel. A link is available that can be connected to Dave Martindale's e-mail address for questions or concerns. Future newsletters will be listed in the website with only 1 copy mailed each year to owners unless the owner requests a copy.

Highlights of

Rules and Regulations

Noise

- 1. If you notice any excessive noise at any hour or are aware of damage to common property contact Colorado Security at 303-443-3701 [Your name and address will be kept confidential] or call the Boulder Police Department at 303-441-4444. Also, please call, fax or e-mail or contact onsite management office at 303-545-1787 or fax to 303-545-1769 to register the complaint and follow up.**

- 2. All owners and tenants are required to turn a copy of their lease into the health club within 10 days of the lease commencement date.**
- 3. Occupancy: Only two unrelated persons may reside in a 1 or 2 bedroom residence, or 3 unrelated persons in a 3 bedroom residence. There are no 4 bedroom residences. Residents who violate this rule are subject to eviction.**
- 4. Storage: Please don't store bikes in hallways or other items, or store items on your deck or in your parking space. Please do not hang signs on your deck they should be placed in the window.**
- 5. Trash. Please don't leave trash in hallways, this attracts mice and raccoons and is very unsanitary. Residents who continue to leave trash in hallways will be fined.**
- 6. Dogs are not permitted at Gold Run even to visit. Cats are allowed for owners [not renters] but must be kept indoors.**
- 7. Barbecues: Only electric barbecues are permitted. No gas, propane, or charcoal barbecues are permitted.**
- 8. Parking: Unused vehicles cannot be stored in parking places. These vehicles are subject to towing. Any vehicle that parks in your assigned space may be towed by calling Boulder Valley Towing at 303-444-4868. You need to be present to sign for the tow.**
- 9. Furnace tune up
It is that time of the year again when you should have your furnace tune up.
Some of the companies to call for information are:**

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- 1. Sherrelwood Maintenance- 303-444-7542**
- 2. Barday Heating and Plumbing 303-440-9411**

Hot water heaters and air-conditioning drains.

Check the age of your hot water heater. If the hot water heater is over 10 years old have it inspected. Hot water heater drain pans act as a drain for the air-conditioner condensation. Please check the drain pans to be sure they are not getting clogged with debris. Make sure know how to locate your main shut off valve to your water. While on vacation is a good idea to turn off the water and turn down the temperature on your hot water to the setting called vacation.

Insurance Newsletter

The insurance newsletter is on the web page that details the insurance that is covered by the HOA insurance. Some of the items that are not covered by the HOA insurance includes: carpet, draperies, oven, range, refrigerator, wallpaper, and improvements [betterments] and other items of personal or other property belonging to an owner or their tenant and public liability coverage within each unit which can also effect other units. [Please refer to the insurance newsletter for more details.]

Gold Run board of directors

**Luis Gomez Do-Ibarra, President
Donald Heath, Treasurer
Tom Fowler, Director
Thomas Cook, Director
Nate Stone, Director**

Bookkeeper

**Kevin Zapp
303-443-6064
303-545-1784 fax**

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Management:

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