

## **GOLD RUN NUGGETS**

### **HEAR YE, HEAR YE**

**This is the winter 2010 edition of the Nuggets. This and subsequent editions will focus on the activities taking place at Gold Run Condominiums. The purpose of this newsletter is to keep you informed about your community.**

**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. To ask questions, to share concerns, and to offer insights on any issues impacting 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 [Goldrun1@msn.com](mailto:Goldrun1@msn.com)**

### **Receiving Gold Run News & Information by Email**

**Gold Run is establishing an email list for board meeting notices, newsletters, and important updates. If you wish to subscribe, please send your email address to [goldrun1@msn.com](mailto:goldrun1@msn.com).**

### **Board meeting**

**The next board meeting is scheduled for Wednesday, February 24, 2010 at 7pm at the Health Club.**

### **BBQ Rules Enforcement Review**

**The board has appointed a committee to review the current enforcement policy for barbecue violations and to solicit and develop new ideas and direction on this important fire safety matter. Watch for a meeting announcement and call for owner input soon.**

### **From the Health Club**

**The staff at the Health Club including daytime supervisor is Delia 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 warranty deed and a valid driver's license.**

**Facilities include 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- Thursday: 7:00AM – 10:00PM**

**Friday: 7:00 AM – 9:00PM**

**Saturday: 10: AM – 9:00 PM**

**Sunday: 10AM – 10PM**

**Fireplace Inspection**

**We have a number of fireplaces that still require inspection. It is the responsibility of each owner under article 4.14 of the Association Declaration as a maintenance obligation to maintain their fireplace. Failure to do so is a covenant violation. If your fireplace has not been inspected contact Joyce at Rocky Mountain Chimney Sweeps at 303-665-5627 to arrange the inspection.**

**Bicycle Parking**

**Gold Run plans to improve bicycle parking in 2010 in the area surrounding buildings A, B, C, D, and E. Bicycle rack locations and styles are currently under consideration. Bicycle rack improvements in other areas are planned for subsequent years.**

**Management Report Winter 2010**

**An audit/review that was completed found all financial records to be in good financial order. Audits and reviews have been completed over the past nine years. A review and audit report will be completed in 2010 for 2009, 2008 and 2007.**

### **Common area repairs**

- 1. All roofs were inspected with needed repairs including the securing of metal roofs completed. This is a continuous process that rotates throughout the year.**
- 2. As a result of the fire reconstruction of 2802 was completely rebuilt and 2800 was brought up to current fire code with fire sprinklers throughout.**
- 3. Flowers have been planted in all the main flower beds to create an attractive appearance.**
- 4. The majority of Springdale lane was repainted with siding repairs as needed that included 2815 to 2899 Springdale Lane.**
- 5. 2960 –2962 was newly carpeted throughout with a high quality commercial grade carpet.**
- 6. A new drain pan was installed between Bldgs G and F. crack fill and seal coating was done on all roads as needed throughout Gold Run.**

### **Gold Run Board of Directors**

**At the annual election in November 2009 2 new board members were voted in which included Laura Viola and Greg Sherwin.**

**At the officers meeting held in December 2009 the following Directors were voted in to the officer's positions:**

**Terry Norton, President  
Donald Heath, Vice President  
Laura Viola, Secretary  
Greg Sherwin, Treasurer  
Thomas Cook, Director**

### **Bookkeepers**

**Kevin Zapp**  
**Krissy Lacrosse**  
**303-443-6064 phone**  
**303-545-1784 fax**  
**e-mail Kevin@fowlerrentals.com**

### **Management Staff**

**Dave Martindale**  
**Association Manager, Maintenance, and Health Club Manager**  
**2959 Shadow Creek Drive**  
**Boulder, Co. 80303**  
**303-545-1787 phone**  
**303-545-1769 fax E- mail: Goldrun1@msn.com**

### **Gold Run Website**

**The Gold Run HOA website is:**  
**[www.goldruncondos.com](http://www.goldruncondos.com)**

**The website has information on the covenants, newsletters, rules and regulations, financials, and contact personnel. A link to Dave Martindale's e-mail is provided for questions and concerns. Future newsletters will be listed in the website with only one copy mailed each year to owners unless the owners request a copy.**

### **Rules and Regulations**

**Updated on October 29, 2009**

#### **Noise**

**If you notice any excessive noise at any hour or are aware of damage to common property contact Colorado Security at 303-944-5183. [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 onsite management to register the complaint for follow up.**

**All owners and tenants are required to provide a copy of their lease to the Gold Run Health Club within 10 days of the lease commencement date.**

### **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 immediate eviction.**

### **Storage**

**Please do not store bikes or other items in hallways or attached to common property such as trees or building exteriors. Also, please do not store items on your deck or parking space. Bikes or storage items will be removed from common areas without notice. Also, please do not hang signs on your deck they should be placed in the window.**

### **Trash**

**Please do not leave trash in hallways. This attracts mice and raccoons and is very unsanitary. Residents who continue to leave trash in hallways will be fined.**

### **Pets**

**DOGS ARE NOT PERMITTED at Gold Run, even to visit. Cats are allowed for owners [not renters] but must be kept indoors. Residents who violate this rule will be asked to remove the pet and may be fined.**

### **Barbecues Prohibited:**

**No charcoal or propane barbecues whatsoever. Highly flammable Substances are prohibited. Use of electric barbecues is authorized inspection by the HOA of electric barbecue will be required and sticker will be placed on the barbecue.**

### **Nuisance section**

**A nuisance section as been added to the rules to prohibit recurring problems on the property. Additionally, smoking is no longer allowed on the Association's common elements. All smoking materials must be disposed of in a safe manner. Improper disposal of smoking related materials will not be tolerated.**

### **Parking**

**Unused vehicles cannot be stored in parking spaces. Vehicles that are not used on a regular basis will be tagged and then towed within 48 hours at resident's expense. Any vehicle that parks in your assigned space may be towed by Boulder Valley Towing at 303-444-4868. You need to be present to sign for the tow.**

### **Skate boarding on common property**

**Skate boarding is not permitted on Gold Run property. Those who are in violation will be asked to remove their skateboards from the common property.**

### **Furnace Tune up and Servicing**

**It is highly recommended that you have your air-conditioning serviced this summer. Some companies you may want to call for more information are:**

- 1. Sherrelwood Maintenance 303-444-7542**
- 2. Barday Heating and Plumbing 303-440-941**

### **Sink and toilet drains**

**The only thing to flush in toilets is toilet paper otherwise the drain can get clogged. The only thing to drain down your sink is to feed waste slowly and use lots of water again to avoid plugging the drain.**

### **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 drains 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 you know how to locate your main shut off valve for your water. While on vacation, it is a good idea to turn off the water and turn down your temperature on your hot water to the setting called vacation.**

### **HOA Insurance Coverage**

**A copy of the insurance newsletter detailing the types of insurance that is covered by the HOA insurance and the coverage that each owner or renter is responsible for is covered in the newsletter. [This newsletter is located on the website [goldruncondos.com]]**

**Some of the items that are not covered by the HOA insurance include: carpet and flooring, draperies, appliances, wallpaper, betterments and other personal items, or other property belonging to an owner or their tenant, and public liability coverage within each unit effecting other units.**

### **Financial report 2009**

**Expenses through December 2009 were running under budget. A 20 year long term replacement reserve plan was established several years ago and is updated regularly.**

### **Fire Hazards.**

**Potting soil can be flammable. Please don't place hot ashes in potting soil, which could be a potential fire hazard. Briquette barbecues are also extremely hazardous particularly when it is so dry outside. It is also a violation of the City fire code and the Gold Run rules and regulations.**

### **Automatic payment option**

**The dues can be paid with an automatic deduction if authorized, please contact bookkeeping at 303-443-6064 and speak to Kevin.**

### **Satellite TV**

**Denver Dish Store provides Dish or Direct TV including high definition. The satellite dish will be mounted to the roof to avoid having it mounted to your deck. The normal monthly programming fees are charged but no installation or monthly service fee if you are a new client. 303-961-6443**

### **Board Meetings**

**Board meetings are held on the 4<sup>th</sup> Wednesday of each month at 7:00pm at the Gold Run Health Club except for the annual meeting in November. The next board meeting is scheduled for Wednesday; February 24, 2010.**

**If you have any questions regarding this newsletter or other information regarding Gold Run, please call 303-545-1787 or e mail [Goldrun1@msn.com](mailto:Goldrun1@msn.com)**

## **FIRE SAFETY BIDS**

**The board is obtaining bids from safety experts.**

**The specifications include:**

- **fire safety assessment**
- **fire prevention**
- **analysis of proposed fire sprinkler and alarm improvements**

**Once this input is received the board will be able to utilize a safety expert's input on what choices would be recommended of sprinklers, monitors, strobes and other improvements.**