



MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION NEWSLETTER



Board Members for 2019

Debbie Vaughan, President; JoAnn Van Trump, Vice President; Gary Best, Board Member; Beverly Zeller, Board Member; Keith Kahler, Board Member. Cindy Shepherd, Maxine Foster, and Kim Ibbison stepped down as of 2018. Thanks for your service Ladies!

Management Company Reminder

As of January 1, 2019, Marshall Park Villas Condominium Association is now under the management of: Realty One, Inc., 1630 Carr St. Suite D, Lakewood CO 80214 303.237.8000 admin@realtyone-co.com Forrest Scruggs, President, Dana Counts, Vice President of Operations and Dawna Quillin, Administrative Assistant.



Highlights of the Annual Meeting

The Annual Meeting was held on Wednesday, January 30, 2019 at the Active Adult Center at 6363 West 35th Avenue. The following are highlights of the meeting:

Dues Increase:

The Owners approved a \$60.00 increase in dues to \$320.00 per month to cover additional expenses such as:

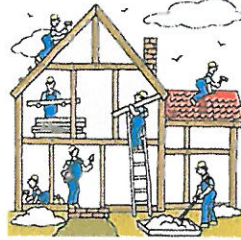
- Management Company fee and related business expenses (meeting minutes preparation, postage, tax accountant, etc.)
- Reserve Fund increase to approximately 10% of dues (this is a requirement)
- Increase in various maintenance and operating expenses (water, sanitation, trash and recycling fees, worker's compensation insurance, irrigation maintenance, fence maintenance, contractor price increases, etc.)

Late Fee Increase:

The monthly fee for late payment of dues has increased to \$25.00 per the new Collection Policy available on the Marshall Park Villas Condominium webpage.

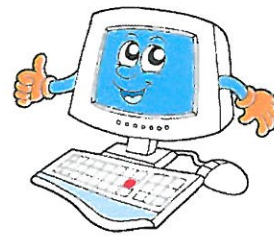
Insurance:

- Owners, please talk to your personal insurance company about adding a Loss Assessment amount of \$10,000.00 (recommended) to cover. Questions regarding insurance can be directed to State Farm Agent, Kim Wood (303.420.9384), or you may contact Realty One, Inc. Information is available on the Marshall Park Villa Condominium webpage.



Architectural Requests:

- All requests of any type of exterior maintenance or structural alterations, whether the responsibility of the Association or of the Owner, must be submitted on the Architectural Request Form to Realty One, Inc. either by mail to 1630 Carr Street, Suite D, Lakewood, CO 80214 or email to admin@realtyone-co.com. This is important so the Board of Directors can approve any work performed on each unit and keep a record of all requests.



Webpage on Realty One, Inc. Website

Realty One, Inc. has provided a webpage at www.realtyone-co.com/hoa-s.html for Marshall Park Villas. Various documents are available on the webpage: Forms, include: Work Order Request, Architectural Request, Electronic Funds Transfer Authorization, and Owner/Resident Profile Sheet; New Governing Policies; 2019 Meeting Calendar; Meeting Minutes (current and previous year), Financials, and other information. Please go to the website first before requesting other documents or information. If you do not have access to a computer or printer, please contact Realty One, Inc. for the information. If you want other types of information not available, please submit your request to Realty One, Inc. in writing or via email.

Future Board of Directors Meetings

Quarterly Meetings instead of Monthly will be held on the following dates:

Wednesday, April 24, 2019, 7:00pm – 6520 W. 34th Ave.

Wednesday, July 25, 2019, 7:00pm – 6542 W. 35th Ave.

Wednesday, October 20, 2019, 7:00pm – 6525 W. 34th Ave.

