

Indian Creek Newsletter
November, 2018
Management and Maintenance, Inc.
7803 E. Harvard Ave., Denver, CO 80231 (303)755 2732

Reminder: Monthly HOA FEES INCREASED TO \$90 As Of
THE NOVEMBER, 2018 BILLING

November Trash Pick-up: Extra trash pick-up on Nov. 1 and 29; due to Thanksgiving trash pick-up will be Nov. 23; Leaf drop weekend sites will be open Nov. 3/4/10/11/17/18.

Home and property maintenance: 2nd Reminder: 1.) Do not blow leaves into the gutter – this impedes water flowing to the storm drain; 2.) Trim low hanging trees so they do not cover street signs; 3.) Clear public portions of your sidewalk of either snow or leaves within 24 hours of the collection on the sidewalk. The maintenance of the exterior of your home is the responsibility of the homeowner. The Board as a matter of fiscal expediency has made the determination to delay the next paint cycle to the summer of 2020, at which time the entire community will be painted. As the homeowner, it would be wise for you to insure that any repairs to the exterior are noted and attended to at all times, and not wait for the paint cycle to be addressed. The general rule of thumb is to expect the possibility of spending an amount equal to 4% of the value of your home on repairs/maintenance each year.

City of Chennai Park: We are all delighted with the attention by the city regarding the landscaping at the park. Be sure to let Councilman Paul Kashmann know that we are appreciative.

Community Recommendations:

Johnston Metal Custom Fabrication: Tim Johnston, JohnstonMetal@gmail.com; for security railings, decks, stairs, entryway.

Safety Alert: There are reports that Federal Pacific Electrical Panel/Breaker boxes can pose a risk of arcing/fire. You may want to check the maker of yours and have an electrician examine it.

Flooring: A community member recommended Five Star Flooring, LLC, Mike Sanchez, (303)653-5056. He reportedly did an excellent job with utmost respect to the homeowner and the property.