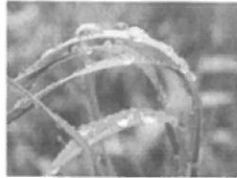


Marshall Park Villas Condominium Association Newsletter

June 2023



Happy Wet Spring 2023!

Just a few things to note as we head into summer.

Drainage and Leaks

It has not been this green in Colorado in many years. So nice. However, with water come leaks. So far, we have made it through the season with only a few roof leak and drainage problems. Please keep an eye open and report immediately any roof or gutter/drainage issues.

Sprinklers

Continuing with the subject of water, USG turned the sprinklers on about mid-May just in time for this unusual monsoon season. In early June, they turned the clocks off until we move into dryer and warmer weather. When the sprinklers are back on, please keep your eyes open for any signs of leaks, faulty heads, or areas that appear non-functional, and report them immediately.

Maintenance Repairs

We are in the midst of several maintenance/repair projects around the Association. If you have any requests, please submit them in writing with pictures, if possible to Realty One, Inc. (See page two of this newsletter for further instructions and contact information.)

Please remember that changes to **ANY PORTION** of the exterior require pre-approval from the Board. This includes Limited Common Areas where the Owner has the right of use and responsibility for maintenance/repair such as inside fenced or walled privacy areas. The goal is to avoid any work that could negatively affect any exterior structure or system, whether visible or invisible.

ASK BEFORE YOU PROCEED.

Questionnaires

In April, the annual Fire Safety Questionnaire from Realty One, Inc. was sent to all Owners. At the same time, a questionnaire pertaining to safety bars on windows was sent to the Owners of units where those are currently installed. Please return these as soon as possible, if you have not yet done so.

Financial Information

Please check the Marshall Park Villas web page at <http://www.realtyone-co.com/marshall-park-villas.html> for year-end financial information. Additionally, financial information presented at quarterly Board Meetings will be attached to the Minutes of that meeting, and posted after they have been approved by the Board at a subsequent meeting, several months later.

MEETINGS

The Board of Directors and Realty One, Inc. hold quarterly meetings. Owners are welcome to join, however, you will need to contact Realty One, Inc. or a Board member in advance, and provide information if there are any topics that you would like to bring up at the meeting. A schedule for upcoming meetings is available on the web page at Realty One, Inc.

NEXT REGULAR BOARD MEETING: Thursday, July 27, 2022 at 7:00 p.m.

Meetings will continue to be held remotely via videoconference until further notice. Please contact Realty One, Inc. or a Board member to obtain current call-in information, to request assistance, and to confirm that a meeting has not been rescheduled.

COMMUNICATION

All communications, work/architectural requests, report of violations, and other questions or issues should be directed to Realty One, Inc. who will communicate your request to the Board and assist with resolution.

If possible, all requests should be made via the Work Request form for repair and other issues, or the Architectural Request Form to request changes to any exterior portion of the building or landscape (both Common and Limited Common areas). The forms can be obtained from the webpage at Realty One, Inc. or from a Board member, and can be returned via email, regular mail, or fax to Realty One, Inc.

Email requests are an acceptable and expected form of communication, and do enable the inclusion of pictures, which are useful and necessary.

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Current Board Members

Debbie Vaughan – President	(720) 936.8740	dkvmpv@gmail.com
Beverly Zeller – Board Member	(720) 285-6432	
Keith Kahler – Board Member	(303) 304-2257	
Haley Coniglio – Board Member	(303) 941-6712	

Information available on the website includes:

* Work Order and Architectural Request forms * Meeting Calendar and Meeting Minutes * Financial reports * Declarations, Rules and Regulations, and Policies, and other information.