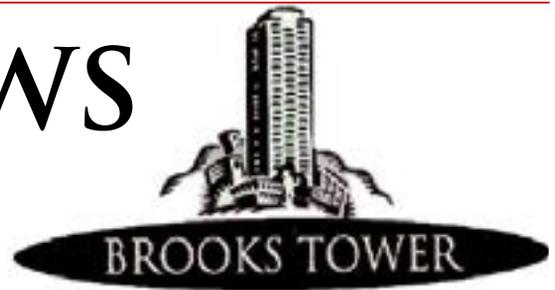

TOWER NEWS

A monthly publication for the residents of Brooks Tower
1020 15th street, Denver, CO
303-629-7200



NOVEMBER 2019

ANNUAL MEETING VOTING PROCESS

Simply Voting is handling the entire voting process for Brooks. The system is all electronic and easy to use. The Board chose *Simply Voting* because it is efficient and much less expensive than having our auditors do it. It also allows the HOA to conduct surveys during the year.

Here's how it's working. Everyone with an email address on file in the Management Office received an email with a link to the ballot and voting instructions. Also, owners received a letter through US mail with the website address, an individual "Elector ID" and individual password.

Voting began October 10 at 8am and will close at 11pm November 4, just after the annual meeting.

Anyone who needs help with voting can go to the Management Office. Computers will be available at the Annual Meeting for anyone needing help and for owners who wish to vote after hearing the information presented in the meeting. Please be sure to have your "Elector ID" and password if you are voting at the meeting.

Ask questions at the Management Office.

BALLOT MEASURES

The meeting materials mailed to each owner contained explanations of five ballot items. Item #2 *Board of Directors* did not list the names of candidates. They are listed below.

ANNUAL HOMEOWNERS' MEETING

**Monday, November 4, 6pm
Seawell Ballroom,
Denver Center for the
Performing Arts**

What are Owners Voting on?

- The following five owners are running for four seats:
Tim Courson
Marla Grant
Robb Green
Dan Stieren
Mark Trenka
- **Smoking Prohibition**—in all units, common elements, general common elements and balconies.
- **Restriction on Animals**—change current 30 lb. limit to 50 lbs. for one dog, or 50 lb. total for two dogs per unit.
- **2020 budget**— 3% increase in monthly HOA dues.
- **Rules and Regulations**—1995 language updated.



SAVE THE DATE
Annual Homeowners' Meeting
Monday, November 4, 2019, 6pm
Denver Center for the Performing Arts
Seawell Ballroom

Meeting materials, including the 2020 budget and a Notice of Election Directed Proxy, have been sent to all homeowners through US mail. BE SURE THE MANAGEMENT OFFICE HAS YOUR CURRENT MAILING ADDRESS. If you do not have the mailing, call the Management Office ASAP.

**COME ON: SQUEEZE THE
INFO SPONGE**
Facts about the Repiping Project

The *Newsletter* roving Information Sponge recently spent an hour or so with Jaysen Baldwin, Project Manager of Bergeman Group, asking questions about the \$29.5 million project. Jaysen knows so much about projects like ours and is a very knowledgeable person with many years' experience in the construction industry. Armed with a fat stack of building drawings, he explained exactly how Brooks water flows.

The Sponge asked question after question. Some of what she absorbed is squeezed out for you. Here goes.

Sponge: What is a "stack"?

A. A stack is plumbing that brings the domestic water supply (tap water) to units. It is also the Drain, Waste, and Vent (DWV) system. You will hear talk of DWV [aka "Poop water"]. Learn that term.

Sponge: How many stacks does Brooks Tower have?

A. 17.

Sponge: What is a riser?

A. A riser is a part of the hydronic piping system, like HVAC. The risers are the pipes that carry cooling and heating water to your fan coil units from the mechanical room on floor 43.

Sponge: Sounds like calling the project "The Riser Project" is not exactly right?

A. That name was used years ago and has stuck. It is not accurate. The project should be called "Brooks Repiping Project." "Riser" refers to one system, not the whole project.

Sponge: What does 1-1 mean?

A. A zone is one set of risers (pipes) that feed certain areas within a unit. So a label "1-1" means "Zone 1, Riser 1."

Sponge: What has actually been replaced in the "E" and "F" kitchens and baths?

A. The domestic (tap) water and the DWV because they are obviously closely related in functions and location.

Sponge: The project also calls for replacing "hydronics systems". What are they?

A. The term "hydronics systems" refers to the equipment, mostly pumps, that are part of the systems.

Sponge: What is the difference between "risers" and "stacks"?

A. A riser is one part of the hydronics system. These are the physical pipes that carry water, whether heating or cooling, from the mechanical room to the fan coils in your units. Stacks are the plumbing (domestic water DWV) pipes themselves that carry water into your unit and waste out of your unit. One is a system; the other is the pipes in that whole system. The pipes go through many floors and units.

Had enough for now? Learn the lingo. The Roving Sponge will return in later Newsletters with more info.

Mil gracias to Jaysen.



TREE DECORATING

Tuesday, November 12

5:30pm, Lobby



Join the Social Committee and our neighbors at 5:30pm for the annual Trim the Tree Party. Light refreshments will be available. Bring your camera; we love to pose for pictures. Children and grandchildren are always welcome.



MAINTENANCE TIP

Michael Gadbury, Operations Manager, provides monthly tips.

The Heat is On

The weather in October is highly unpredictable, but we do the best we can to keep everyone comfortable. Now that November is here, the heat is on and will be on until spring.

Keep the Pipes Flowing

Some owners are away for long periods. During that time, I strongly recommend that someone go into the unit every two-three weeks to flush toilets and run the garbage disposal. Here is why. When a garbage disposal sits idle, it gets rusty and no amount of torque on a wrench will loosen it. The only alternative is replacement.

Then the toilet. When it is not flushed, the “P” trap dries up. This is the “U” shaped pipe you can see under your toilet. When the water in the pipe evaporates, sewer gas can enter the unit. Believe me, this is a terrible smell to come home to.

And there is more. When the “P” trap dries out, scaling is left behind. The scaling is a coating, somewhat like thin plastic, that collects in the dry pipes. When someone finally flushes the toilet, the scaling and the paper bind together to create a stubborn clog. Units with toilets back-to-back are very prone to this problem.

Avoid these problems. Call in a favor or two and get that friend or neighbor to run your garbage disposal and flush your toilet. A flush in time...I call us the Preventative Maintenance Department.

Space Heaters and Extension Cords Fire Hazard

A resident brought me a space heater that had been plugged into an extension cord. The extension cord had melted into the heater cord. The warning tag on the heater cord said specifically that the heater must be plugged directly into a wall socket, ruling out the extension cord. Please read and heed the warning! When you buy a heater, it’s a good thing to buy one that has a tip switch that shuts off if the heater is knocked over. Be careful, read

the warnings and use the heater carefully. Using an extension cord could cause injury and a fire. PLEASE BE VERY CAREFUL . Call the Management Office so you can be safe and going with the flow.



BROOKS TOWER ANNUAL THANKSGIVING DINNER

**Saturday, November 23, 4:00pm
Residents’ Room**

Give thanks and celebrate Thanksgiving at the annual Brooks Tower Thanksgiving Dinner. Join your neighbors for great Jimmy Lambustos food and bring a special side dish or dessert to share.

This is one of the most popular events of the year. If you have not attended, plan to. You can OD on great food, enjoy conversation with old and new friends, and rev up for the holiday season.

Turkey and trimmings, wine, coffee and beer will be provided.

Please RSVP by Monday, November 18.



VETERANS’ DAY COFFEE & DONUTS

**Saturday, November 9
9:00am, Lobby**

Join your neighbors in the lobby to celebrate the contributions of all veterans. The coffee, conversation and donuts are a fine way to start the weekend.



DENVER ARTS WEEK

Friday, November 1-Saturday, November 9

This is not to be missed. The nine-day event celebrates all things art in Denver. It features more than 300 events at a wide variety of art galleries, museums, theatres and concert halls. See www.denver.org/denver-arts-week/programs/free-night-at-the-museum

Free Night at the Museum

Saturday, November 2, 5-10 pm, many of the premier museums offer free admission. Shuttle buses (see website for routes) take art lovers to various locations: Nature and Science, Botanic Gardens, Denver Art Museum, Black American West Museum, Children's Museum (Marsico Campus), Denver Firefighters Museum, Museo de las Americas, The CELL (Counterterrorism Education Learning Lab), Center of Colorado's Women's History at Byers-Evans House, and the Clyfford Still Museum.

A little out of town, sites include: Dinosaur Ridge, Golden History Museum and Park, Four Mile Historic Park, and Wings Over the Rockies.

Check the website above for details and more art.

SHORT-TERM RENTALS— WHY NOT?

Owners are wondering if allowing rentals less than 30 days might help pay for the Repipe Project. Amendment 15 to our Declarations prohibits short-term rentals. This Amendment was adopted by a vote of the owners and will be enforced until a change is approved by a vote of the owners.

Currently, all conventional lenders using FannieMae and FreddieMac guidelines will not lend in buildings that permit rentals less than 30 days; these types of loans are 80% of the market. Brooks also has approval for FHA and VA loans; these make up another 12% of the market and have the same restriction on rentals. An advantage of FHA approval is the owners may apply for reverse mortgages; some owners have utilized reverse to finance their assessment for the Repipe Project. Without financing options utilized by 92% of the market, the pool of buyers able to purchase in

Brooks would likely become very small.

Brooks Tower management regularly monitors the web to enforce the rule and levies fines as appropriate.

DAYLIGHT SAVING TIME ENDS

Sunday, November 3, 2019

2:00am

Set your clocks back one hour by 2am Sunday, November 4. This is a good time to check your smoke detectors. For questions contact the Management Office.

FRONT DESK AND GARAGE TIPS

Front Desk

Please keep in mind that it is the holiday season, and we will need your help with keeping track of packages. A way you can help is by picking up your packages as soon as possible. Please--- and each of us at the Front Desk thanks you!



*Manuel Palma-Sanchez
Front Desk &
Parking Supervisor*

Garage Tip

Please be aware that our parking rates have increased by \$1.50. Rates are \$3.00 per hour and from 10-24 hours will be \$30.00. If you go past the 10-24 hours, the \$3.00 charge will accumulate.

The rates have changed as of October 1st, 2019. Also, please inform your guests about the new rates.

NEIGHBORHOOD WATCH

The Annual Homeowners' Meeting is Monday, November 4, 6pm. By now, you should have received a package of materials via US mail. It was sent to the



*Nancy Brock
Lic. Property Mgr.*

address we have on file for you. If you have not received the info, please contact the Management Office immediately.

Reporting, Taking Precautions

If you see any behaviors that may undermine the safety of the building and residents, or that clearly violate HOA rules, you can contact the Front Desk attendant or the Management Office. However we are not security officers or police. Depending on the incident, we may encourage you to call 911 for police assistance, or we may call.

I have said before and I want to emphasize that my staff and I cannot be everywhere and that we rely on residents to report what they see. However, no resident or staff member should be put into a potentially dangerous position. Safety for the staff and residents is a primary goal. Together we can be as safe as possible.

Front Desk Courtesy and Duties

The attendants are trained to be cordial and helpful. At the same time, they are responsible for enforcing the rules that keep the building running smoothly. Residents should understand that the attendants have work to do and that each of us should be careful not to take them from their duties with unnecessary conversation. Everyone likes a pleasant conversation and the attendants know the residents. Some short, cordial conversations light-up the day; long ones can delay the work, e.g., notifying residents when they receive a package. Of course, the same applies to all staff—Maintenance, Garage, Housekeeping, Management Office, etc. Help us get the job done!

Be sure to mark your calendar for the Thanksgiving Dinner and the other holiday activities. But first, I will see you at the Annual Meeting.

Let me be one of the first to wish you a wonderful holiday season. Please contact the Management Office with questions. We will do our best to help you. Thank you for your good will and support.

IN MEMORIAM SHERRI LOONEY-LAMBERT

It is with great sorrow we note the passing of

Sherry Looney-Lambert
on October 4, 2019



Many of you will remember Sherry for her sharp wit, great hats and always being the best dressed person in the room.

She will be missed.

SUMMARY OF ACTIONS BROOKS TOWER BOARD OF DIRECTORS' MEETING

Wednesday, October 16, 2019

This is a very brief summary of the meeting and is not a substitute for the full minutes. Minutes are available in the Information Centers near the elevators, on the Brooks Tower website or in the Management Office.

1. Committee Reports are available in the Management Office and on the Brooks Tower website. See below for highlights.

2. Re-piping (riser) Project

a. Progress

Board President Bill Clarke encourages owners to communicate any problems to sageWater.

- Work on “B” and “C” stacks is finished. Next will be “I” and “J” stacks. The plumb-

ing layout in the center units differs from that of the corner units so work will progress more slowly at least at first.

- More owners are participating in info sessions. This is very good news.
- Maintenance staff is walking through units to identify where previous work may have violated Denver building codes. Owners will be contacted to correct problems before City inspectors arrive. Correcting code problems will be at the owner's expense.
- The Fitness Center and Billiard rooms will have limited access for piping work from October 21-November 22.
- Building-wide water shut-offs are coming. Check your emails.
- Do not flush toilets during water shut-offs. Owners can be fined. Worse yet, this causes a mess for workers. Be considerate when the water is off in your stack during the day.
- SageWater crews will be off at Thanksgiving and the Friday after. There will be limited crews over the holidays. Contact sageWater with questions about when work will be done.

b. Riser Project News/Walkthroughs

It is important to attend info sessions and walkthroughs. Also, please talk to your neighbors in the building and encourage them to attend.

Good cooperation saves money and time.

Check the sageWater website for current info.

(<https://site.sagewater.com/brooks/>)

c. Custom Tile and Finishes

If you have custom tile or finishes that will be replaced, order the materials now.

Gary Thomas is coordinating the tile replacement for owners. Samples of tile closest to original Brooks tile are in the Management Office.

3. Management Report

There was discussion of the gun incident that occurred over the weekend. Bill Clarke explained that staff are instructed **not to engage** with potentially dangerous or unruly persons. Attendants are not police.

4. Finance Committee

- a. As of August 31, 2019, net income: \$178,067.
- b. Cash on hand: \$882,096.
- c. Riser reserve: \$6,497,832.

Budget in general is on target.

5. Rules and Regulations

a. Non-Smoking Initiative

1. Second info session by Denver Department of Public Health is Wednesday, October 30, 6-7pm in the Residents' Room. 25 residents attended the first session and 6-7 tuned in on Zoom.

2. FAQs will be posted on the website

b. Hard Surface Flooring

Testing of samples and underlayment is being done by the Board and the committee. Robb Green will give a more detailed report. A formal motion will be presented at the next meeting.

c. "Signs Are Us" rep is coming to Brooks next week to see what new signage Brooks needs.

6. Newsletter Committee

See website for report. Suggestions are always welcome.

7. Operations Committee

a. The committee will be presenting punch lists e.g., pool deck upgrades and post-project repairs. After a building walkthrough, there will be a new punch list in January.

b. The Committee studied a proposal submitted by a Resident to enhance computer security. Ops proposes an alternative using an existing service provider with an estimated cost of about \$2,000.

c. The DirecTV contract expires next spring and the committee is studying alternatives. It is also looking at high speed internet options building-wide.

d. Contractor List--50 contractors have been interviewed. A draft list and a homeowner survey were presented to the Board. If the Board approves, the list and survey will be on the BT website.

8. Social Committee

Halloween Coffee & Donuts 10/26; Veterans' Day Coffee & Donuts, 11/9; Tree Trimming, 11/12; Thanksgiving Dinner, 11/23; Holiday Party, 12/12; Parade of Lights, 12/6-12/7.

Business Section

A. Lawsuit Update

BT request for Summary Judgment was granted. Plaintiff has until November 13 to appeal. We expect an appeal. Our attorneys are preparing a motion for costs and fees. The appeal process could take from 14-18 months.

B. Motions Approved

1. Accept September financial statements.
2. Approve proposal for changes in existing washer/dryer installation in 40C.

C. 42nd Floor Valves—Issue has been ongoing since 1990s. How the project will benefit the building will be presented at the January Board meeting by 42nd floor owners.

Open Forum

Topics included:

- Skyline Park, homeless situation discussion with Councilwoman Candi Cdebaca
- Owner control of Second floor heating and cooling
- Management Office staffing
- Possibly automating some functions, e.g., garage access.
- Working with neighboring buildings on curbing violence.

Reminder: 2019 Annual Meeting, Monday, November 4, 6pm at Seawell Ballroom.

Next Board meeting is Thursday, January 16, 2020, 6pm in the Residents' Room.



BOOKWORMS Wednesday, November 20 1pm Residents' Room

Title: *Becoming*

Author: Michelle Obama

Discussion Leader: Larry Boyer

Summary

Becoming chronicles the experiences that have shaped the former First Lady from her childhood on the South Side of Chicago to her years as an executive balancing the demands of motherhood and work, to her time spent at the world's most famous address. With unerring honesty and lively wit, she describes her triumphs and her disappointments, both public and private, telling her full story as she has lived it—in her own words and on her own terms.

Warm, wise, and revelatory, *Becoming* is the deeply personal reckoning of a woman of soul and substance who has steadily defied expectations—and whose story inspires us to do the same.

You are invited to join us for what is always a lively discussion and fun experience. All Brooks Residents and friends are invited.

KEEP 'EM COMIN

Welcome tourists and visitors! Wish them a fine time and reap the benefits. Here are some facts about tourism in Denver and Colorado. (Source: Dean Runyan Associates, "The Economic Impact of Travel on Colorado," Colorado Travel Reports 2000-2018, June 2019.)

- 50% of all overnight travel spending occurs in the Denver Metro area.
- Colorado travel industry generated \$1.4 billion in local and state tax revenue in the 2018 calendar year—\$806 per household in Colorado.
- Travel spending increased 6.7% from 2017-2018.
- Total direct spending in Colorado during 2018 was over \$22.3 billion.
- Since 2009, travel spending (inflation adjusted) has increased 4.4% per year.
- Air travel to Colorado destinations on domestic flights is up 6.3% from 2017.

2019 Annual Meeting

Leprino Foods

Monday, November 11-Friday, November 15

Attendance: 5,000

SC19 (2019 Super Computing Conference)

Association for Computing Machinery (ACM)

Saturday, November 16-Friday, November 22

Attendance: 12,000.

THANKSGIVING
SET THE TONE FOR THIS HOLIDAY SEASON IN GREAT SPIRITS

StressLogic LLC-7202188539
Massage, Movement & Skin Services @ Brooks Towers

November Specials-\$65
Pumpkin Hydra-Glo Facial
or Deep Tissue Massage
(exp 11/30)



Holiday Photo Shoot in the Lobby

Saturday Nov. 9th 11-2pm

Bring your family, yourself, and your pets.
Get 5 fantastic images for the holidays.

Great for cards, gifts or just to have a fantastic updated picture of your beautiful face :)

\$25 per 15mins session - What a deal!

Pick background and props. Pictures with NO holiday theme are also available. Return time is 2 wks or less.
Payment by checks, Venmo and Visa. Paid directly to Colleen Harvey Photography - Check out her website www.charveyphoto.com

Call Kim Dozier to schedule your 15min time slot - 970-390-9555



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Chris Brock 303-667-1608



BROOKS TOWER RESIDENCES BOARD OF DIRECTORS

President	Bill Clarke
Vice President	Mark Trenka
Treasurer	Marla Grant
Secretary	Robb Green
Members	Tim Courson Alton Darby Jeanne Root
Committee Chairs	
Finance	Marla Grant
Newsletter	Joan Foster
Operations	Lary Mars
Social	Barb Harberson
Rules and Regulations	Marsha McNally Joan Foster
Management Office	
Property Manager Nancy Brock	nbrock@brookstower.net
Controller Karen Jordahl	kp@brookstower.net
Operations Mgr. Mike Gadbury	mike@brookstower.net
Front Desk & Parking Supervisor Manuel Palma-Sanchez	manuels@brookstower.net
Admin. Asst. Ian Schroeder	ians@brookstower.net
Website	www.brookstowerresidences.com

Third Floor Wi-Fi Information

Network Name: brookspublic
Password: brooks1020

BROOKS TOWER PHONE DIRECTORY

Management Office (M-F 8am-5pm)	303-629-7200
Management Office Fax	303-825-6941
Maintenance Emergency	303-825-3039
Front Desk (24 hours)	303-825-3039

Emergency (24 hours)	911
Police - Non-Emergency	720-913-2000
Denver Information/Complaints	311
Denver City Councilwoman Candi CdeBaca district9@denvergov.org	720-337-7709

7-Eleven	303-825-1345
Century 21 Trenka Real Estate	303-629-1000
Incredible Art Gallery	800-922-5503
MyExpress	303-825-3100
Salon Moda Capelli	303-892-8922
Stress Logic Massage and Skin Studio	720-218-8539
Thomas Janitorial	303-623-4328
Tip-To-Toe Nail Salon	303-573-0205
Tony Roma's	303-844-5280

Century Link/DirecTV	877-288-2888
DirecTV Contact- Barb Kloser Barbara.Kloser@CenturyLink.com	
sageWater Website: https://site.sagewater.com/brooks/	
Password: brooksrepipe	