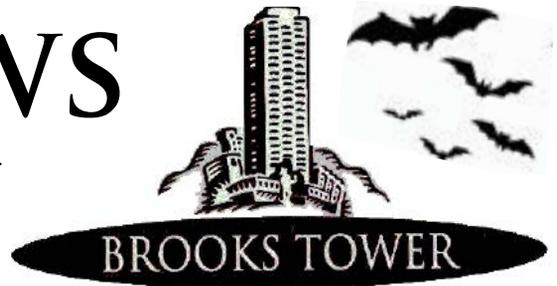


TOWER NEWS

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



OCTOBER 2018

2019 BUDGET

The Finance Committee developed and recommended the 2019 budget to the Board of Directors. We owe the committee members thanks for their careful work. With facts and figures provided by KP Jordahl, Controller, the committee reviews the history and status of accounts to determine the new budget. Remember that the budget is an educated, best guess for the next year. Events such as a warmer than usual winter affect the actual expenses.

The budget is not approved until voted on and ratified by the owners at the Annual Meeting. All owners will receive the full budget with all other materials for the Annual Meeting. Please be sure the Management Office has your current US mail address. Annual meeting materials, including ballots for voting on the budget and Board members, will be mailed via US mail around October 15th.

Here are some highlights of the 2019 budget. Please review the full budget before voting.

1. The additional 20% monthly assessment approved for 2018 only, will disappear.
2. There is a proposed 2% increase in monthly assessments for 2019.
3. Once the funding for the riser project is solidified, monthly assessments will rise. Owners will receive specifics of their monthly dues when they

are set. The new assessments are projected to begin January 1, 2019.

To give you an idea of specific budget expenses anticipated for 2019, here are three examples.

- The utility expenses, one of the largest in the budget, are \$943,274 for 2019; they were \$956,724 for 2018.
- Maintenance expenses are \$193,600 for 2019; they were \$187,200 for 2018.
- Laundry Room income will decrease from \$78,000 to \$62,400 in 2019. The

decrease comes from the increased number of water-shutoffs needed for the riser project. This is a small item in the whole budget but illustrates that the riser project will affect many parts of life at Brooks.

Please carefully review the full budget when you receive it, and contact the Management Office if you have questions.

SAVE THE DATE
Annual Homeowners' Meeting
Sunday, November 11, 2018, 11am
Denver Center for the Performing Arts
Seawell Ballroom

Meeting materials, including the 2019 budget and a Notice of Election Directed Proxy, will be sent to all homeowners through US mail. **BE SURE THE MANAGEMENT OFFICE HAS YOUR CURRENT MAILING ADDRESS.**



ANNUAL MEETING INFORMATION

The agenda, proposed 2019 budget, Board candidates' statements, Proxy forms, etc., will be mailed by USPS to all owners around Monday, October 15, 2018. If you are not sure or wish to verify that the Management Office has your current address, please contact Ian Schroeder (ians@brookstower.net) or call 303-629-7200 immediately. Please attend the Annual Meeting on Sunday, November 11, 11am in the Seawell Ballroom of the Denver Center for the Performing Arts.

PRESIDENT'S CORNER

It's time to talk about the budget for Brooks Tower for the coming year. As you know, it needs to be approved by Owners to take effect. You'll have a chance to vote "Yes" or "No" shortly. The Finance Committee's work has been complicated by the uncertainties until recently about the outcome of the Riser Project vote. Recognizing the sticker shock we'll all be experiencing when the work you approved begins, the Finance Committee pushed to keep the monthly assessment at last year's level.

As you may recall, your monthly HOA fee was increased by 20% this year to support early work that led to the approval of the Riser Project. That 20% disappears January 1st. And as it stands, Finance recommended no increase for 2019, but at September's Board meeting concerns were raised about tapping into the HOA's Reserve Funds to do so.

Reserve funds are those dollars banked every year for specific projects that will require a hefty investment over a period of time. Or it may be money set aside for unexpected urgent repairs or replacements. Not everybody is happy with tapping reserve funds since it takes money allocated for ongoing capital costs and emergencies to support

a one-time account. So, the Board voted to recommend a budget based on a 2% increase in 2019, primarily to help replenish the Reserve Fund.

At the August Board meeting, one Owner asked why we can't keep the annual increase in HOA fees to the government's cost-of-living increase. This Owner suggested we use the index used to compute Social Security increases. A reasonable suggestion, of course, but one that would work only if all of our vendors, and all the contractors who work with us would do the same. But they don't.

Xcel doesn't do it for the steam that heats our building and for the chilled water that keeps cool air flowing through our HVAC system in the summer, or for "clean green" electricity that costs more than conventional stream generated electricity. Nearly every time we require a legal opinion from our attorney, that adds to our expenses. And the services of our CPA firm in monitoring and auditing the results of the Riser vote came to an unexpected \$9000. In some other cases, costs far exceed any index whatsoever. A good example is the building's liability insurance. That premium is jumping from about \$100k to about \$150k!

Keeping the monthly assessment flat for the coming year was a good way of recognizing the financial commitment Owners are making to support a necessary project. But unlike the Federal government, we can't print money to support some other items in our budget. So we have tried to balance today's financial concerns with needs which will be addressed in future years.

MAINTENANCE TIP

Michael Gadbury, Operations Manager, provides monthly tips.



What Goes Down...May Not Go All The Way
From time to time, I have talked about what should and should not go down the garbage disposal. Also, residents need to watch what goes down any

kitchen or bathroom drain.

For example, once a kitchen drain was backed up on a lower floor. When my staff and I checked it out, we found that there was a clog in the pipes. We used the snake to clear it and found that the clog was potting soil. When anything goes down the drain, it ends up in a pipe on the lower floors as it tries to make its way to the main drain and out of the building. That potting soil could have come from any unit in that group of units in the “stack.” When the soil got to the lower floor, it came to a juncture where it had to make from one to three 90 degree turns to get to the main drain. Waste like soil or kitty litter collects in those elbow turns and flow stops. Then ugly clogs and back-ups happen.

The lesson is: do not rinse flower pots or kitty litter boxes in the bathroom, kitchen sinks, or bath tub. Also, do not dump them in the toilet. Wipe the pot or litter box out well, leaving no particles. Then you can rinse them without sending a potential clog down to your neighbors. Of course, dispose of paper towels you may have used to wipe out the pot or litter box and do not flush them down the toilet. That is another set of ugly circumstances. As with so much in this vertical community, be aware that your behavior, attitude, and debris affect others. Good habits make good neighbors.

As always, call the Management Office if you have questions. Happy Halloween!

HALLOWEEN COFFEE & DONUTS SATURDAY, OCTOBER 27 9AM, LOBBY



KEEP IN TOUCH

Riser Project Updates/Questions

- To receive updates on the riser project, please send your email address to Ian Schroeder at ians@brookstower.net if he does not already have it. Everyone whose email is on file in the Management Office will receive the monthly *Newsletter*. Anyone who does not want the *Newsletter* should contact Ian.
- Send questions about the riser project to nbrock@brookstower.net

Contact Information

- Be sure your contact information is current. If there is an emergency in the building, seconds count. Also verify your mailing address so you will receive materials for the Annual Meeting. To update your info, call or email the Management Office or stop by the Front Desk.



Manuel Palma-Sanchez
Front Desk & Parking Supervisor

FRONT DESK TIP Construction, Cleaning Work Authorization

When you schedule construction, carpet cleaning, general cleaning, or other work in your unit, the companies or individuals must be on your “Authorization Form” on file at the Front Desk. They must be on your list to get access to your unit. If you want a company or individual to have a key to your unit, ask them to visit the Management Office, 8am-5pm, Monday through Friday.

A contractor must show proof of liability insurance before work starts. Be sure to have a completed “Construction Packet” on file in the Management Office. Without it, no work can be done.

Brooks Tower carefully monitors these rules. Don’t take a chance that work will be stopped or not allowed to begin. If you have questions

about construction, make an appointment with Mike Gadbury, Operations Manager. He will walk through your unit to tell you the best way to get the work done. Do this before the work is done. It will save time in the long run. May even save you money!

If you have questions, please call the Management Office, 303-629-7200.

NEIGHBORHOOD WATCH



*Nancy Brock
Lic. Property Mgr.*

We are heading into the holiday season, kicking off with Halloween. As usual the Social Committee is planning some great events, starting with the Halloween Coffee and Donuts on Saturday, October 27, 9am in the lobby. Later, there will be the traditional Thanksgiving celebration, the tree trimming, and the Holiday Party. The dates and times will be published in the *Newsletter* and posted in the Information Centers near the elevators. I hope you will join all of us to celebrate.

My Job

My point of view as Property Manager is that my staff and I are aware that this is your home and we are here to respect your rights and those of all residents. This means that we are always alert for ways to improve the Brooks lifestyle. For example, deliveries and furniture must go through the basement loading zone and onto the Freight Elevator. The Freight Elevator can and should be reserved ahead of time through the Management Office to help us accommodate everyone who needs it. Please think ahead and make a reservation so that you can move furniture, take deliveries or allow your contractor to bring materials into your unit as quickly as possible.

The holiday season is very busy, a time when all of us have even more things to do and to think about. To spread good cheer and to respect others, I ask all residents to respect and to be courteous to the Front Desk staff, the Garage attendants, the staff in

the Management Office, the Maintenance crew and the Housekeeping staff.

The Front Desk staff's job is to be kind and friendly. They take their duties seriously. Be respectful too.

I hope to see many of you at our events.



BOOKWORMS

Wednesday, October 10, 2018

1:00pm

Residents' Room

All Brooks Tower residents and friends are invited to attend.

Title: Promise Me, Dad

Author: Joe Biden

Presenter: Pam McClune

Promise Me Dad is a moving memoir about the year that forever changed both a family and a country.

In 2013, Beau, Joe and Jill Biden's eldest son, was diagnosed with a malignant brain tumor. When the family gathered for its annual Thanksgiving family celebration, his survival was uncertain. At that gathering, Beau asked his father, "Promise me, Dad, give me your word that no matter what happens, you're going to be all right." Joe Biden gave him his word.

Promise Me, Dad chronicles the year that followed, which would be the most momentous and challenging in Joe Biden's life and career. For twelve months, while Beau fought for and then lost his life, Joe Biden, vice president, balanced living up to his responsibilities to his country and his responsibilities to his family. And never far away was the question: Should he run for president in 2016?

This is a book written not just by the vice president, but by a father, grandfather, friend, and husband. Promise Me, Dad is a story of how family and friendships sustain us and how hope, purpose, and action can guide us through the pain of personal loss into a new future.

Won't you join your Brooks Tower friends for what is sure to be a great read and discussion?



**RESTAURANT CHECK,
PLEASE
Grimaldi's
Pavilions**



“Restaurant Check, Please” is a column where residents recommend and review restaurants.

Grimaldi's is at the other end of the spectrum from a fine Italian dining experience.

Located under the pedestrian overpass at Glenarm between 15th and 16th, Grimaldi's is a slice of pizza heaven. The walls are covered in brick, pictures of Marilyn Monroe and the Statute of Liberty adorn the walls, and Sinatra croons in the background.

The brick pizza oven is stoked twice a day – once for the lunch crowd, and once for the dinner crowd. This means that there is some time every afternoon when you can't get a pizza, but perfection is worth the wait. If you decide to get a salad while you wait, be aware that they are huge. The small salad easily equals four dinner salads. I am afraid to even think about how big the large is.

Happy hour starts at 3:30 daily, with reduced price appetizers, reduced prices on draft beers and signature cocktails (The Rat Pack for the classics, and The Brat Pack for more trendy offerings). In addition, during happy hour, bottles of wine (all of which are reasonably priced) are \$15 off. Happy hour ends at 6pm, and the pizza oven comes back on line around 5pm. That makes 5-6pm the sweet spot where you can get an amazing pizza, with a very inexpensive bottle of wine.

And, if you still want more, on Tuesdays Grimaldi's has wine tastings – half off glasses, carafes and bottles of wine!

ELECTION DAY

Tuesday, November 6, 2018

As always, check your ballot, websites, and other sources you trust for complete, official info.

Be sure to vote! Ballots will be mailed soon so take time to think.

Be sure you are registered. You can check this online.

Down to business--Colorado voters will choose: Governor, Lieutenant Governor, Attorney General, Secretary of State, Treasurer, and members of the State Board of Education and State Board of Regents for CU. Important folks all.

More--You will be sending seven people to the US House of Representatives.

In the Colorado Senate, 17 of the 35 members will be elected.

In the Colorado House, all 65 seats will be elected.

Take time to read and understand the 13 constitutional amendments and propositions. Language is legalese; pay attention.



**THE PROSPECTOR
SEZ**

Happy Halloween! This season gives my friends and me time to practice making what we call “pumpkin faces.” Pumpkin faces are smiles, smirks, sneers, leers. Anything creative! This is the time of the year that the Poop Fairy surprises me with her flexible face muscles and how she can howl and twitter or snicker at the same time. Maybe you can find your own Halloween face and sound by the end of the month.

Actually, I rely on my usual creativity and the traditions I treasure. Blue Bear says this is my job—keeping eyes and ears on the Brooks community. He does not have a community so borrows from me. There is enough for both of us and the Poop Fairy.

What I treasure: the traditions of holidays, the fun of friends walking in and out of Brooks, the garden guardians, and the good Brooks spirits sharing the lemonade from the lemons. On second thought, I

**GET OUT THE VOTE--YOURS
ELECTION DAY
TUESDAY, NOVEMBER 6, 2018**

am one of the traditions too.

“Trendy” is one word for the flip side of tradition. Brooks shows me lots of “trendy.” The trends move past me quickly, like colors in a kaleidoscope. Pretty, surprising, entertaining. Some stick! Others, oh, well, “Trendy is the last stage before tacky”. “I stole that idea from Karl Lagerfeld quoted in Forbes Magazine. An artist, fashion designer icon, smart man. He also said “I don’t do meetings.”

I am here to see your Halloween antics. The annual Mall Crawl is coming soon. See you there, fake blood and all.

MEETING SUMMARY BOARD OF DIRECTORS THURSDAY, SEPTEMBER 20, 2018

This is a summary and not a substitute for the formal, approved minutes. Official Minutes are posted on the Brooks Tower website, and in the Management Office.

Committee Reports

See approved minutes for committee reports.

2019 Budget

The 2019 budget includes a 2% increase in monthly dues.

Lawsuit

The Colorado Supreme Court will hear oral arguments on Tuesday, November 13. This is open court; all owners are encouraged to attend.

Elevator Audit

The Board approved \$4,175 for a quality assurance elevator audit that covers current maintenance and hydraulic elevator modernization contracts, as well as a complete review of any elevator deficiencies and recommendations for changes/improvements.

Building Insurance

Not updated since 1995, the building insurance is increased to \$154,134,652 which is the estimated replacement cost of only common areas. Please note: Owners are responsible for insuring their property for replacement values. The insurance premium increases by \$47,449 for 2019.

Riser Updates

A. Loan application materials have been submit-

ted to Mutual of Omaha. Terms of the loan will be announced when finalized.

B. Final project drawings are being completed by the Mechanical Engineer. The package will go to the City for permitting that takes approximately eight weeks.

C. Isolation valves will be replaced and **unit walk-throughs** will begin before the end of the year.

D. Pre-Payments and fan coil replacement information is being prepared by Vince McCormick of the Bergeman Group. Owners will be informed when the information is available.

CAMPAIGNING

If you decide to do some campaigning for your favorite Board candidate or for/against an issue on the Annual Meeting agenda, be aware!

First and foremost, use common sense and respect others as you campaign. Be civil. Goodwill be your reward and, on the practical side, you will avoid fines for violating HOA rules.

Campaigning face-to face is not allowed in public areas, such as lobbies or other common areas. Send materials through US mail, at your expense, of course.

Do not slip materials under unit doors.

Taping notices in or around elevators is not allowed.

Contact the Management Office if you have questions. Be sure to vote!

VOLUNTEER OPPORTUNITY Building Community Task Force

If you are interested in participating, contact the Management Office.

Vision: Establish a voluntary fund to assist Brooks Tower owners challenged by increasing assessments.

Mission:

1. Encourage voluntary contributions from owners and residents.
2. Distribute funds on a need basis to owners to help pay HOA assessments.

Overview: This task force will propose work to collect funds to establish a liquidating account. It

will determine individual needs. It will review cases and determine appropriate financial hardships with long term profiles of success. Funds will be housed outside of regular HOA assessments and designated for limited use as determined by the task force.

Benefits: This will encourage cooperation among community members and offer an avenue for owners to help others. Potentially, this effort could prevent delinquencies in HOA dues' payments, adding strength to the financial condition of the building. This effort could prevent foreclosures and short sales, preserving values in the building. A strong community is a stable one.

Ideas:

1. Allow homeowners to voluntarily "round up" their HOA payments in small increments to contribute to the fund.
2. Twice a year fund-raising drives.
3. Businesses in the building could designate a percentage of sales for the fund. Investors could designate a portion of their rental proceeds if they choose.
4. More to come!



**How do
I pay for the
risers?
Talk about
Options Oct. 16th**

6pm - Residence Room

Call or email us for a pre-event questionnaire so that our finance experts can customize your answers.
No obligation, Just Education!



Kim Dozier & Jessica Thomas
720-441-3555
info@4wallsthatfit.com
www.4wallsthatfit.com



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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 Councilman Albus Brooks	albus.brooks@denvergov.org
7-Eleven	303-825-1345
Cantina Laredo	303-534-0404
Century 21 Trenka Real Estate	303-629-1000
Incredible Art Gallery	800-922-5503
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