

Delmonico HOA

Please Visit Us: www.DelmonicoHOA.com

FEBRUARY 2024

2024 Winter Newsletter

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Board of Directors:

The Board consists of homeowners who volunteer their time to serve our community. For those of you who don't know us we are:

Carolyn Moyer (President)
Jana Frey (Vice President)
Ime Lopez (Secretary)
Frank Hibbitts (Treasurer)
Janet Graverson (Director at Large)
Liz Klingensmith (Director at Large)
Iona Lee (Director at Large)

The Board makes the financial and contractual decisions for the Association. If you wish to speak with a member, please contact the Property Manager. The Board meetings are held during the year in January, March, May, July, September and the Annual meeting is in October. Please contact Derek to verify the date/location or to be placed on the agenda.

Have an extra Parking Space?

If you are interested in renting your extra space, please submit your space information (price each month) to Derek for posting on the HOA website.

Individual Insurance Coverage:

If you have received a new roof, you may want to inquire with your agent (HO-6) policy to see if there are any policy savings.



Dog Owners - Pet Pickup Stations:

There are 4 stations for your use, 2 on the west side and 2 on the east side of the community. Some of the Association Common Areas are still being littered with pet waste.

Dogs must be cleaned up after immediately and they MUST be on a physical leash at all times.

If you're a pet owner, do your part and help keep the community clean. The HOA may compel a resident to remove a pet if continued or serious infractions occur.

Front Light Fixture:

Please turn on your front light fixture, it should have a dusk-to-dawn sensor so it turns off automatically. This will help improve the overall lighting for the community.

2024 Special Roof Assessment:



RowCal:

As our property managers, RowCal implements all of the Board's decisions. Any Association questions can be forwarded to:

CareTeam at 719-471-1703 "and this is the same # for emergencies" or email: Derek.Patterson@RowCal.com.

Dues Payments:

Delmonico HOA
c/o RowCal
PO Box 936
Commerce, GA
30529

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to RowCal for proper follow-up and Board review.

The **address for correspondence:**

RowCal
PO Box 421150
Minneapolis, MN
55442

The Board of Directors has a multi-year plan developed to replace all of the roofs in the community (over a three-year period). We are looking at year two for 2024. The roofs were last replaced in 1996 and are reaching a useful life span of 30 years. Because the Association's current financial position does not permit this project cost to be taken from the current Reserve fund, the funding option is to impose a Special Assessment divided equally amongst all 145 owners.

The specifications for the roofing system were developed to ensure the new roof uses some of the best products available (Malarkey Class IV hail impact-rated shingles, new ridge venting, synthetic underlayment, steel drip edge and valleys, all new jacks, furnace caps, rain collars, and new exhaust vents).

The Board of Directors is recommending a special assessment in the amount of \$1,588.00 based on the latest estimate of \$225,911.15 for 9 Buildings. If passed, there would be **9 Buildings reroofed for 2024 and then the last 9 Buildings in 2025**. This would mean a new Special Assessment for 2024 and 2025.

Using pricing obtained in January , it gives us the following financial determination for 2024:

- A Special Assessment meeting will be held on March 26, 2024, at 5:30 at RowCal's office to finalize/vote on the fee for 2024.
- The fee may be imposed April 1st with a due date of October 1, 2024; **\$225,911.15** – with a Special Assessment for **\$1,558.00** – payable over 6 months (monthly payment of **\$259.66**).

We are estimating the future cost for 2024 using a **15% material increase (7.5% for March and 7.5% for July)**. If there are material or other increases above the amount noted above, the Board will use the existing Reserve fund to pay for any shortage. This will ensure the Special Assessment remains fixed at the stated

Need Help with your Mortgage or Dues Payment?

The Colorado Emergency Mortgage Assistance Program may help.

Information about the EMAP payments is here:

<https://cdola.colorado.gov/emergency-mortgage-assistance>

This is free and helps with past due HOA dues, housing, taxes, rent, insurance, utilities, etc. Phone: 1-888-480-0066

Dues Payments / Information:

If you wish to make your dues or other payments online, you will need to register with Cinc WebAxis software. To register with RowCal’s Cinc WebAxis software (note: you will need your account #). It will look like this: COSDMOxxx.

<https://rowcal.cincwebaxis.com/>

If you need to obtain your account #, have any questions with payments, registering with the Cinc software, or inquiring about your balance, please get in touch with the **Care Team**: CareTeam@RowCal.com or (719) 471-1703. Note: this payment portal also allows you to view the current/past financials and other HOA documents.

If you plan to mail a check for your Dues payment physically, please use this address. NOTE: you must include your physical address/account number on the check.

Delmonico HOA
c/o RowCal, LLC
PO Box 936
Commerce, GA 30529

Vendor Recommendations?:

Here are some vendors that residents or the HOA has used with good success if you need work done at your home.

Tax Assessment Help:

If you were not aware, there is a **Senior Property Tax Exemption** available from the County Assessor’s Office (719) 520-6600. For qualifying seniors, this exemption reduces the property tax on the primary residence by exempting 50% of the first \$200,000 in market value (if funding is available).

Sewer “service line” cleaning to the Main. These are some but not all vendors that can do these cleanings:

- Affordable Rooter: 719-964-8310.
- Drain Plumber Sewer & Drain: 719-639-4137.
- Allright Plumbing & Heating: 719-597-1099.

Window Screens:

- Thomas Hunter with EZ Screen Repair, 719-399-3228.
- John Mullett, Mullett Screens at 719-357-9710.

Concrete Work (Mud Jacking):

- CrackerJack, 719-520-1099.
- A-1 Concrete Leveling, 719-536-0556

Dryer Vent Cleaning:

- Delintz, 303-655-0600.
- Mountain Air Duct & Dryer, 719-629-7790.

General Maintenance / Decks / Other:

- CM Robinson, 719-229-9077.

Living with Wildlife:

Please do not interfere with any deer or other wildlife in the Common Areas in the community. There have been reports of persons throwing rocks at deer.

It is a violation to feed and/or harass wildlife. Any persons caught doing this will be subject to State, City and Association penalties. The State fine for a dog harassing wildlife is \$274. Colorado considers big game animals as state property valued at \$500 for a deer, \$700 for an elk and \$1,000 for a bighorn sheep.

Delmonico HOA
POINT OF CONTACT REQUEST FORM

Dear Homeowner:

** The Association works to go paperless when allowed, except when notice must be issued by law. The Association is expanding e-communications as the primary platform for information distribution.

We are always looking to update our database to ensure we have the most current contact information. Could you please complete the form below and return it to Derek by mail, scanned copy, or photo image?

This information **will not** be published, given out or sold and is strictly for Association use should you ever need to be contacted.

Your contact information will be entered into your Owner File.

Owner(s) Name: _____

Address: _____

Mailing Address if Different: _____

Home #: _____ Work #: _____ Cell #: _____ Cell #: _____

Email 1: _____

Email 2: _____

Tenant Information: (If Applicable): _____

Home #: _____ Work #: _____ Cell #: _____ Cell #: _____

Email 1: _____

Email 2: _____

Signature and Date: _____