

Delmonico HOA

Please Visit Us: www.DelmonicoHOA.com

FEBRUARY 2026

2026 Winter Newsletter



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)

Vacant (Vice President)

Ime Lopez (Secretary)

Frank Hibbitts (Treasurer)

Janet Graverson (Director at Large)

Liz Klingensmith (Director at Large)

Vacant (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. Meetings are held at Fire Station 18 at 5:30 PM. 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:

With all homes having a new roof, you may want to inquire with your personal 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.

Holiday Decorations & Lighting:

Please remove/store any holiday decorations and remove any lighting.

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.

**BBCAM:**

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

Office: 719-574-7202, 719-377-2422 for emergencies or email: Derek@BBCamHOA.com.

Dues Payments:

Delmonico HOA
c/o BBCAM
PO Box 17323
Denver, CO 80217

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

The **address for correspondence:**

Delmonico HOA
PO Box 25696
C/S, CO 80936

2026 Maintenance Assessment (Wood & Painting):

If you recall from last year, the Board of Directors is planning to have the entire community painted this year (versus a 2 year cycle); to include repairs to the front handrails and balcony railings, etc.) The Board of Directors is recommending a special assessment in the amount of \$758.00 for the March 24, 2026 budget meeting.

If passed, all wood repairs would be completed then all homes will be painted to include the front entry door. Any items on the back of the home are an owner responsibility (such as any steps/stairs, fencing, decking, railings, etc.). Owners can utilize the HOA's vendor during the painting work if you wish and just pay for your items separately.

- A Special Assessment meeting will be held on March 24, 2026, at 5:30 at Fire Station 18 to finalize/vote on the fee.
- The fee may be imposed April 1st with a due date of July 1, 2026; **\$109,910.00** – with a Special Assessment for **\$758.00** – payable over 3 months.

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 BBCam's Cinc WebAxis software (note: you will need your account #). It will look like this: DELxxxxCC, or HC or IC.

<https://bbcam.cincwebaxis.com/DEL>

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 Derek at Derek@BBCamHOA.com or (719) 574-7202. Note: this payment portal also allows you to view the current/past financials also.

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

Delmonico HOA
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PO Box 17323
Denver, CO 80217



Bicycle Storage: If your bike is in the enclosure, it must have an ID sticker attached, be in serviceable condition and locked to the bike rack.

Parking Permit (Guest Use): If you have a guest that will use a space for more than 4-hours, a permit must be displayed from the rear view mirror. **Resident parking is not allowed in a guest space.**

2026 Possible Reserve Projects:

The following are some of the known projects the Board will be considering for this year:

- Street fixture replacements (which also power the carport low voltage lights);
- Replacement of wood window wells with steel (these average around \$3k each);
- Refreshing of landscaping rock throughout the HOA;
- Phase II of Wildfire Mitigation: possible new ember resistant vents, replacement of plywood under bay windows, tree removals within 15' of a home, etc.;
- 2026 Concrete: replacing sections of sidewalks & entry stoops.

Wood Repair & Painting Cycle: the plan is to paint the entire HOA at once, versus two years.

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).

HOA Insurance:

The Master Insurance policy carrier is LaBarre/Oksnee Insurance, office: 800-698-0711. Any questions on what coverage you should have as an owner or non-resident owner (rental home), please call them. If you have questions about filing a claim under the policy, call Derek. The Master Policy has a per claim deductible of \$25,000.00.

It is strongly suggested you have Coverage A. Dwelling and/or Loss Assessment coverage for your Unit; this will pay for any assessment imposed for an insurance claim.

Front Patios:

Please keep your front entry and porch clean, free from storing personal items, no trash, etc.

Vendor Recommendations:

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

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.

Rear Patio 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:

- Chris - CM Robinson, 719-229-9077.

Delmonico Townhomes Association, Inc.
CONTACT POINT REQUEST FORM

Dear Homeowner:

Please take a few minutes to fill out this form. This information **will not** be published or given out and is strictly for Association use should you ever need to be contacted. Thank you.

Owner Name: _____

Mailing Address: _____

Unit Address if Different: _____

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

Work #: _____ Cell #: _____

Email 1: _____

Email 2: _____

Do you wish for your email to be entered in the HOA website email alert system?

Yes ☐ No ☐

Tenant Information: (If Applicable): _____

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

Work #: _____ Cell #: _____

Email 1: _____

Email 2: _____

Signature and Date: _____

Please return to: Delmonico HOA
PO Box 25696, CSC 80936
E-mail: Derek@BBCamHOA.com