



Community - a group of people living in the same place.

Canyon Club HOA

Community News

April/ May

Vol. 14 Issue 3

Our Community Newsletter

The Annual HOA meeting was held on Tuesday, March 19, 2019 Your new Board is:

- Lofton Petty – President
- Susan Schubert – Vice President
- Melissa Anzman – Treasurer
- Joni Lacey– Secretary
- Gwynn Palace – Member at large

Thank you to all the residents who attended and to those who raised their hand to volunteer, Remember, we can always use talent on our various committees. To volunteer please contact canyonclubcondos@gmail.com

SAVE THE DATE: *watch email, website and posts*

- **Annual Shred Event. Saturday – May 4, 2019**
- **Community Planting**

New Residents: Welcome to the community. Complete your Resident Information Packet to obtain access to amenity keys and important resident information (including Rules & Regulations) . Important HOA news can be found on the website: www.canyonclubcondos.org

Office Update: The Canyon Club Office is currently closed. The best way to reach the office for general questions is by email: canyonclubcondos@gmail.com.

Effective March 1, 2019: Checks are not accepted nor processed through the Canyon Club office. All payments and questions (HOA dues, fines, etc.) should be directed to LCM: 303.221.1117. Payments can be mailed to:

Canyon Club HOA
C/O LCM Property Management
PO Box 5568
Denver, CO 80217-5568
Include your 4 or 5 digit account number on your check

SCAMS – FRAUD – NEW CHIP CARDS and WHAT YOU NEED TO KNOW

With so many credit card scams, merchants and credit card companies are looking for ways to make credit card transactions more secure. So are consumers. One powerful solution is probably in your wallet, in the form of a thumb-size metallic square on your credit cards. The square is a computer chip, which turns your credit card into a chip card and makes it impossible for hackers to clone credit cards.

Unlike the magnetic stripe on traditional credit cards, chip cards don't store sensitive information. Instead, each time the card is used, a unique transaction code is generated. If hackers intercept that transaction, they will not be able to use the code again.

As advised by the Denver and Greenwood Village Police Departments – **DO NOT USE YOUR DEBIT CARD** – that is your money you are risking. It can take up to a month to have funds returned to your account.

It's hard to resist feeding the wildlife but please DON'T, For their health and your safety

- The native animals who live here, including rabbits, squirrels, raccoons, and other wildlife, need nature's diet to be healthy.
- Human food and pet food are "junk food" for wildlife. well-intended handouts may cause disease, injury, and even death for the animals.
- Providing unnatural food encourages wildlife to congregate in large numbers, leading to territorial fighting, attacks by predators, and being hit by cars.
- Animals you feed today may be killed as "pests" tomorrow. Don't harm wildlife with your kindness...help them remain healthy, safe, and free.

MAINTENANCE ISSUES: Canyon Club counts on our residents to help keep us informed of issues in our community.

You are our eyes and ears. If you have concerns, questions or suggestions for maintenance please communicate them through the HOA office by sending an email to canyonclubcondos@gmail.com. Maintenance emergencies must be called into the maintenance emergency line at 720-385-8158.

We are continuing to have drain backup issues throughout the property. What you can do to help keep this from happening:

Be aware: Watch what you are putting down the drains, grease, animal proteins, fibrous vegetables should never go through your garbage disposal. In fact, a garbage disposal is only intended for bits left on plates after scraping them off in the trash can.

Pay attention: The only product that can safely be flushed down the toilets is toilet paper. Cotton products, “flushable” wipes, and even Kleenex should not be flushed, they are not designed to dissolve in water like toilet paper.

Be proactive: Once per month, pour one ounce of Drain Defense by ZEP down each drain and sit for the day. Drain Defense is not a clog remover, it is an enzyme that will eat away at all the grease and bathroom tissue build up on the pipe walls. It is safe for all pipes, new and old, and costs about \$10 at Home Depot for a 64-ounce bottle.

What Maintenance is doing:

- Bollards placed in areas where there is vehicle damage to roofs
- Working with the new landscape company on start-up
- Testing irrigation lines to prepare for Summer
- Planning and managing the annual planting project
- Snow removal and mitigation
- Sewer line maintenance
- Daily property maintenance

PET WASTE IS YOUR RESPONSIBILITY:

Pick-up after your pets or incur a fine. It could be your pet that tracks waste into your home so be kind and just do it! PICK IT UP!

Stay Connected: To be added to the email distribution list please send an email from the account you wish to subscribe with to canyonclubcondos@gmail.com with the subject line "Subscribe Me to Mailing List". We will not share your information. This is the best way to stay informed.

Rules & Regulations: available on the website or from the office – it is your responsibility to know and follow these rules & regulations. “I did not know” is not an excuse.

Attend the HOA meetings to hear about all community topics and projects.

BUDGET QUESTIONS – Your monthly dues are used for all community issues including but not limited to:

BUILDINGS

- General Maintenance/Sewer/ Pest control

RECREATION FACILITIES

- Pool/Hot Tub/Fitness Center
- Game room & Game spot

GROUNDS

- Landscape /Snow Removal/ Mowing
- Concrete and Asphalt

UTILITIES

- Gas, electric, water, sewage, storm drains, recycle & trash

ADMINISTRATIVE

- Accounting and Legal
- Insurance/ Office / Employee expenses

Timely payments keep our community projects and expenses on track.

RECYCLE your waste, save the planet and help keep costs lower. please remember trash cannot go into the recycle bins. If trash is put in these bins it contaminates the recycle material and then it all must go to the trash.

Large item pick-up is \$15 per item and must be called into the office and payment made before items will be collected.

