

INDIAN CREEK NEWSLETTER
JANUARY 2012
Management & Maintenance, Inc.
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Please Continue To Check Our Website for Updates www.indiancreekhoa.net

Snow and Ice

Although it hasn't been that cold, we're having some real ice problems this year. There are two elements to the problem. One is snow on the sidewalks and the other is ice in the gutters. As we mentioned in last month's newsletter, it is every homeowner's responsibility to remove snow from the sidewalks within 24 hours after the end of the storm. This isn't an Indian Creek guideline – it's city law. If you notice an area in need of shoveling, you can call 311 (or 720-913-8479). A homeowner can be charged \$150 for failure to clear the walks.

One kind homeowner had a suggestion for the Board. She noted that there might be people who are unable to shovel and can't afford to pay to have it done. If they would let Danielle know their address we could put out a list and neighbors could help out. What do you think?

Ice in the gutters – If we fail to remove the snow from the gutters as well as the sidewalks, the melting snow has no outlet, backs up, and forms ice. There is no need to completely clear the gutters, but leaving a trench for melting snow would greatly facilitate moving the water to the storm drains. We thank you in advance for your help with this.

Ice in the streets– We have contacted 311 to request blading on the streets and around the mailboxes. There are several requests in front us and only three blades for the entire City and County of Denver area.

Crime

Unfortunately we had a crime committed in the neighborhood a couple of weeks ago on Iowa. The homeowner was burglarized at approximately 5:00 a.m. She was asleep upstairs, and the perpetrator got into her garage (she thinks by the remote having the same frequency). Subsequently he/they got into the house (the door from the garage to the kitchen was unlocked). She had her purse on the doorknob to the garage, so they took the purse, car keys, credit cards and cash. They then took her car. Luckily, they did not come upstairs or past the kitchen, so she was okay. She contacted the police and her insurance company and asked that we make people aware.

Additionally, a homeowner on Trenton said that a whole string of cars on Trenton (parked on the street) had their windows broken in.

Speaking of crime

Denver Police Department, District 3 Notification

Fraud Advisory

The Denver Police Department would like to notify you of an active fraud scam that various citizens have notified the police department of.

The scam involves individuals calling on behalf of the "National Medicare Office" telling people that their Medicaid is changing. The callers ask the victims for bank information in order to get a new Medicaid card. It appears that these individuals are trying to get the victim's social security check directed to another bank or bank account so that they can steal the money.

Please contact the police department and report any suspicious activity.

Overflow Trash

The collection of overflow trash will be Thursday January 12. This is the only day for trash pickup not within the normal black barrels.

Tuesday Lunch Bunch

We spent a wonderful evening at The Brown Palace. We enjoyed our annual Girls Christmas Dinner followed by champagne in the beautifully decorated lobby. This is a tradition we all look forward to sharing time together with good friends and neighbors.

Our January Lunch Bunch will be postponed to the second Tuesday~January 10~due to the proximity of New Years Day.

Lunch Bunch

The Wed./Thurs. lunch bunch really enjoyed our private "Ladies of the Brown" tour and high tea at the Brown Palace this month. If you have not participated in tour and tea there, it is money and time well spent. If you are interested in booking a large party in 2012 for this time of year, the best time to reserve tables is shortly after the first of January.

Our January lunch will be on January 18th at the Washington Park Grille at 1096 S. Gaylord St. at 1130. The phone # there is 303-777-0707 and parking is on the streets near the restaurant. The cuisine is American and Italian and the atmosphere is casual.

For those wishing to carpool, we will leave the Syracuse cul de sac at 11:10. Please RSVP to Char Artman at 303-750-9596 or artmanchar@msn.com or Rosa Hauman at 303-750-6578 or ines2@ecentral.com by no later than 1/14/2012.

Christmas Tree Recycle

Only live trees are accepted: no flocked or artificial trees please. Place recycled trees out for collection on January 5 or January 12. DO NOT place the trees in the black barrel. Please place the trees 4 feet away from the barrels. Call 311 with questions.

Annual Indian Creek Garage Sale

It's not too early to be thinking about the garage sale next June. As the holidays come to an end, you may want to store those "white elephants" in a safe place as they wait for another home to welcome them.

Continuing our tradition, the annual community sale will be held on the first weekend after Memorial Day and payday. Be sure to set aside Friday and Saturday, June 1 and 2. As the weekend nears, look for detailed information in the monthly newsletter.

Collection Policy

We occasionally have questions about how we charge late fees, especially if you have an outstanding fine on your account. The policy is outlined in the Collection Policy located in the Green Document booklet.

All payments are applied in the following order:

1. Fines
2. Late charges
3. Legal fees
4. Monthly maintenance fee

Therefore, if you have a fine of \$25 assessed to your account, you will owe the monthly fee of \$69 plus \$25 for a total of \$94. If you only pay the monthly fee, we'll apply \$25 to the fine and \$44 to the monthly fee. Since your fee will be in arrears, you'll be assessed a late charge of \$20 the next month if it isn't brought up to date.

Please be aware that before a fine is assessed a warning letter is sent requesting the offense be corrected. Only if the problem is not corrected, usually after a period of over 30 days grace is a fine letter sent. That letter notifies the homeowner that the fine can be disputed within 30 days. Once the grace period has expired (or after the board has voted not to waive the fine), the fine is assessed, and the homeowner has until the end of that month to pay it. Given the amount of time allowed for resolution of the problem and for payment of the fine, we have instituted this strict payment policy.