



Edited by Mary Harmeyer

Angler Mountain Ranch Townhome Newsletter ***March, 2022***

A word from our THNC Chairman ***Bob Cardwell***

Having your fireplace inspected annually by a professional is a great idea. As with any technical process, a trained eye can spot problems early and fix any issues found during the inspection. If you hire a professional, here are some of the key areas of your fireplace they'll review:

- **Glass assembly** – An inspector will check your glass for scratches, which can cause the glass to lose strength or break during heating or cooling cycles. They'll also check gaskets to ensure combustion materials remain within the firebox.
- **Firebox interior** – A fireplace tech will check the inside of your firebox for signs of wear-and-tear like rust or soot buildup.
- **Firebox exterior** – A proper inspection and cleaning of the fireplace base and valve cavity area can help remove unpleasant odors commonly noticed when using the fireplace for the first time after a long period of nonuse.
- **Outside venting** – A full inspection will check to ensure outdoor vents are free from debris like leaves or animal nests. The inspector may need access to your roof or deck to access your fireplace vents.
- **The carbon monoxide detector** – A carbon monoxide detector is essential to all homes but is even more necessary in homes with a fireplace. This device will be tested to ensure proper operation.

Continued...

- **Burner ignition** – A fireplace burner should ignite quickly and fully. Poor ignition can be caused by a number of factors, but a proper inspection can help diagnose these.

Use Google search to find local fireplace contractors near the AMR Townhomes.

Committee Updates

Landscape/Design Review:

As you plan your summer changes / additions, please remember to fill out the Landscape Design Review form found on the townhome website (www.amrhoa.com) prior to scheduling / making changes. Most changes to the outside of your home need to be approved, so please check first!

We recently asked the homeowners that took care of their landscaping beds last year if they wanted to continue. We received 25 YES responses. They volunteered to be 100% responsible for their landscaping beds. They understood that minimal irrigation will be provided and drought resistant plants are best, otherwise they are responsible to augment the required irrigation from their tap.

Due to the severe drought we are having in the west, this spring the rest of the 102 HOA landscaping beds will be weeded, refurbished with new brown hardwood mulch, and the irrigation turned off. These beds, as well as walkways and patios will be sprayed for weeds as necessary. Homeowners are welcome to place flower pots or boxes on the mulch and self water if they wish.

Committee Updates...

Finance: The budgeting process for next fiscal year (beginning July, 2022) involves gathering cost projections for maintenance and upkeep plus reserve funding and common dues. Various factors and preliminary estimates suggest a dues increase should be expected. For example, higher costs for materials, labor, and fuel are driving higher estimated maintenance costs. Plus, a sizable jump in insurance premiums due to another year of record Colorado wildfires is expected. In addition, following a two year suspension, reserve funding for Common may be reinstated. Rest assured, all cost categories are receiving diligent review and analysis in an effort to produce a well-reasoned budget. If you have any questions or would like to discuss or participate, please contact Alan Hale, Townhomes Treasurer (thnc.treasurer@gmail.com).

Monthly Townhomes Neighborhood financial statements are posted online via the MSI portal under the Townhomes section of AMR's website. Members are encouraged to review monthly financials and discuss questions either at regular THNC meetings or with Alan.

Planning: The committee is currently helping the THNC find a community manager. A scope of work has been created that matches the neighborhood needs and several local firms have been contacted to submit a quote.

The committee is also investigating our needs around resealing and top coating our driveways. Major neighborhood expenses need to be evaluated every several years so that we can spend neighborhood dues properly.

Social:



Travel Series 2022: Paris, Normandy, Lugano, Switzerland & Covid

Our neighbors Al and Merole Concordia have graciously agreed to present to our community their experiences abroad as part of the Library's 2022 Travel Series. Please join us at North Branch on Thursday March 17th from 6pm to 7pm to hear about their travels.



Monthly Euchre continues on the second Tuesday of the month. Contact Stephan Horlak to attend this fun card game event. Social hour starts at 6:30pm with the cards dealt shortly after 7:00pm. We always have one table reserved for rookies & beginners.

Summit County Senior Center: This valuable resource located in Frisco offers a large variety of both indoor and outdoor social activities for 50+ seniors. A \$15 membership fee is the best bargain in Summit County. Take a look at their www.summit-seniors.org website.



Are You Listed In The Townhomes Neighborhood Directory? Read On...

This opt-in directory provides contact information for our AMR TH neighbors and helps us find common interests. Each adult member of your household can fill out their own questionnaire. It will be updated and distributed periodically. Click on the link on the next page if you want to be added to the directory.

https://docs.google.com/forms/d/e/1FAIpQLSf0wbWMu4tUvv5lvwrVd24GF9nbcT2KFLLouguyUCScLFhz5A/viewform?vc=0&c=0&w=1&usp=mail_for_m_link



Make the newsletter more fun! Send your photos to be used as our banner for the newsletter or catch your neighbor doing something fun. Pets are neighbors too. Send to maryharmeyer@gmail.com to include in the newsletter. It's either your photos or pictures of Mary's dog Sasha!

So....No one sent any pictures, so here is Sasha enjoying a morning walk on the Rec Path!



Below is our trash pick up schedule through August. It can be found on the HOA website on the main page:

https://www.amrhoa.com/_files/ugd/66ba5e_75b449249dd641baa4002d424b9b72e4.pdf

*Just a
friendly
reminder...*

****Holiday Lights - Lights should not be on past March 1st and removed as soon as possible, at least by May 1st.**

****Keep your heat tape ON until April 1st**

****Don't run over the snow stakes**

Reminders continued...

****Homeowners that rent their homes are reminded that they can rent no more than 4 times per year. Please review the rental documents on the AMR TH website for compliance.**

****Part Time - If you are here part time during the winter months, the THNC advises you turn the water off in your unit when gone and install a low temperature sensor that will alert you via text if the temperature in your townhome drops below a certain temperature. Make sure you get your boiler inspected once per year.**

Questions? Please email amrthrequest@gmail.com with questions or concerns about your townhome.



The next THNC meeting will be Thursday April 7th at 5:30pm. Please look for an email prior to the meeting with the agenda and information on where and how it will be held.