



# INNSBRUCK

Official Neighborhood  
Newsletter

Volume 3, Issue 5  
July/August 2010

## NEIGHBORHOOD PICNIC

September 11, 3-5 pm

On the open space near the pool.

(The pool closing may be put off until after the picnic.)

Food will be provided by the Association .

Volunteers are needed to set up and clean up

And to supervise and plan games & etc.

We have 3 ladies who have volunteered to manage the picnic. They are Bonnie Kelley, Cindy Maxwell, & June Robinson, (representing the Board).

If you are willing to help, please call

June Robinson, 303-752-2013

This should be a lot of fun and a chance to meet your neighbors and get acquainted and good food.

Management company

**Earl Johnson**

**303-745-2220**

(This is a 24 hour number for emergencies.)

On line for info and Documents: [www.wsp.net](http://www.wsp.net)

**Western States**

**Property Services**

9145 E. Kenyon Ave #100

Denver, Co 80327

FAX: 303-745-3335

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### HOA BOARD

PRESIDENT

Maria Baker

303-671-8040

VICE-PRESIDENT

June Robinson

303-752-2013

SECRETARY

Mary Ellen Markel

303-695-0916

TREASURER

Warren DeBay

COMMITTEES

ARCHITECTURAL

CONTROL

Leif Mann

303-306-9787

Maria Baker

303-691-8040

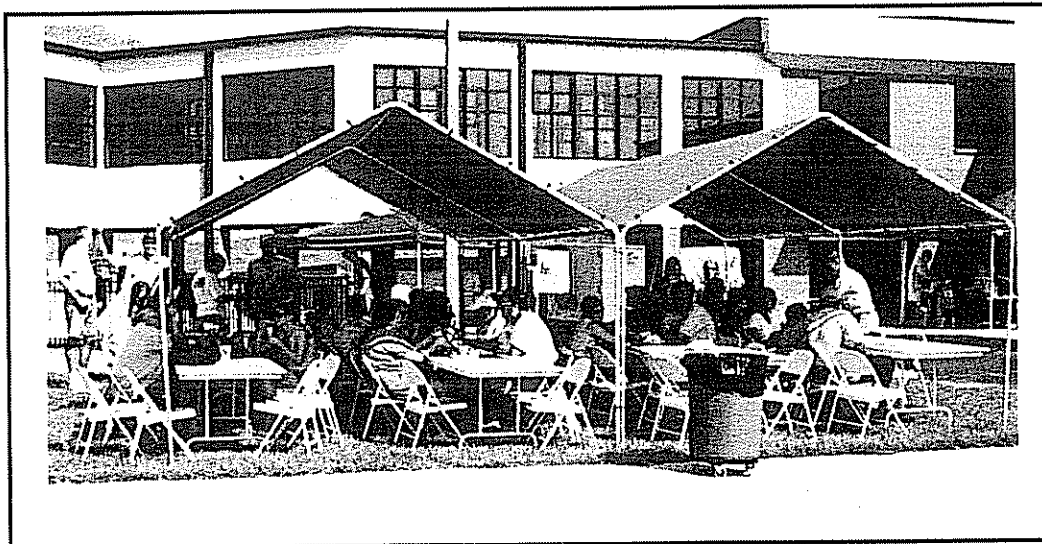
Mary Ellen Markel

303-695-0916

NEWSLETTER

June Robinson

303-752-2013



## HIGHLIGHTS OF BOARD MEETING

July 14 at 6 pm. All the Board members were present.

**FINANCIAL REPORTS-June 2010** By Earl Johnson: As of the end of June, reserves are at \$122,716.00 with the operating account at \$23,553.60. Expenses to date are at \$106,696.59. We have set aside \$36,840.00 into reserves thru 6 months of this year.

Delinquency Report: Most of the Homeowners, who are delinquent, have made arrangements to make up delinquent payments.

### **OLD BUSINESS:**

The asphalt repairs have been done.

The inspection of the concrete work that needs to be done has been completed.

An inoperable vehicle was towed after the written notice to remove by July 9th was ignored.

**NEW BUSINESS:** Aurora Water Free Audit-Scheduled for August 3rd.

New rain sensors will be put in where needed.

Discussion of a end of summer picnic. (A picnic was one of the items a lot of Homeowners had stated they would like on the survey.) June Robinson agreed to represent the Board on a committee to plan the event. We will ask for volunteers to steer the events. The Association will provide the food. No alcoholic beverages.

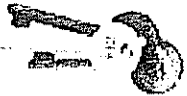
Maria Baker will put up signs on the mailboxes area about the picnic.

LOST & FOUND items: things left at the pool or on grounds will be taken care of by Leif Mann. If you find something to turn in or have lost something, contact Leif at 720-252-8540.

He will keep items for 48 hours before disposing of them.

**PRESIDENT'S COMMENTS:** Maria Baker has seen some battery operated security lights at another association. She and Earl will look into them in more detail.

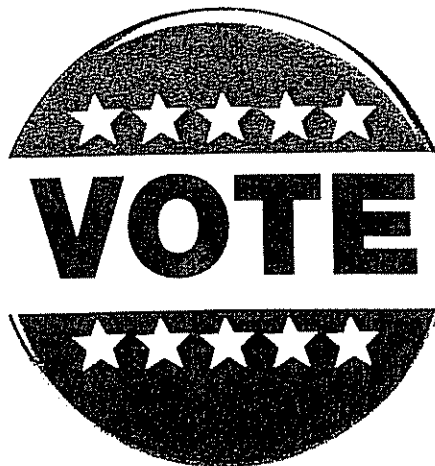
The next Board Meeting will be September 8th at 6 pm.



### LOST & FOUND

*Leif Mann will be in charge of any lost or found item at pool or on grounds.*

*Call him at  
720-252-8540*



**PRIMARY  
ELECTION  
August 10th**  
Mail out ballots have been sent out or vote at your polling place.

## From the President's Pen



Summer is in full swing and so has been your board.

- work continues on the islands—Peoria side should be finished this month and they will begin on the Yale end
- the company from which we get our curb paint burned down and as soon as we find a replacement, will be painting the curbs as the speed bumps have already been done
- the support poles for the balconies were painted to match the building colors and the painting on the pool building will be completed shortly
- solar motion detector lights will be installed on the middle buildings facing the big commons area in the very near future. As mentioned at the annual meeting, this will assist in security at night.
- just waiting for all three bids to be submitted for the cement work and then that should be done in August
- looking at crack seal work to be done in the colder months
- removed huge junipers from south facing Harvard addresses and will fill in with rocks to match the rest of the bed.



Ever wonder how and where you should dispose of prescription and/or over the counter medicines? [Hope you're not throwing them in the trash or down the toilet.] The Colorado Dept. of Public Health and Environment has begun a pilot program offering a secure and environmentally responsible way to get rid of unwanted medicines. The closest collection box to us would be King Soopers at 4271 S. Buckley Rd. These collection boxes are tamper-resistant and intended for household medications in their original containers. Narcotics and controlled substances are not accepted.

Summer is also the time of year that I have love/hate feelings about the swimming pool. I love this season and look forward to it but I do not look forward to opening the pool each day. You wouldn't want to be there as I grumble about the people who use this facility. I have to admit, that folks have been putting the trash cans to better use and there is less refuse laying around—thank you. What I don't understand is how an adult will let a child open the drain lids and allow them to put their toys in there or take the thermometer out and throw it in the pool (of course, that could be the 14+ group). It is interesting to see the new arrangement of furniture each day and sometimes I wonder if someone has forgotten a key and pushed the tables/chairs to the fence to get out. I know some cheat in how they get in the pool area and that disappoints me since getting a key is easy enough. By the way, if you've forgotten keys etc., then you may call Leif Mann (number on the front) and describe the article as he is now the 'lost and found' guy. We are also aware of the variation in temperature of the water. Some like it hot and others do not. The furnace had a new valve put in before we opened but we are checking into the problem.

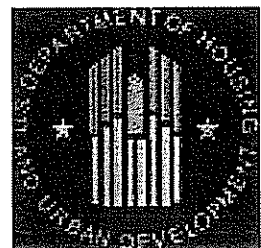
\*\*\*\*\*September 11th is an important date in history but it will also be important to Innsbruck as we will celebrate our first end-of-summer picnic. It will be catered (you don't have to bring that potato salad dish) and we plan to have activities for everyone. If you would like to volunteer your ideas and/or time, please, contact June Robinson (phone number on front). I'm hoping to see many of you then. Until later, enjoy \_\_\_\_\_ Maria Baker

### COLORADO FORECLOSURE HOTLINE

Any Colorado homeowner facing foreclosure should call the Colorado Foreclosure Hotline at 1-877-601-4673.

The professionally-trained resources can help you identify alternatives to foreclosure. Their advice is free and provides you with a non-biased, third party advocate to help you during this time of need. Don't let fear or guilt prevent you from getting help...the sooner you take action, the more options will be available to you. You will be matched with a housing counselor in your neighborhood who will work to help you find the best path back to financial stability.

Four out of five callers who meet face-to-face with a housing counselor reach a positive resolution.



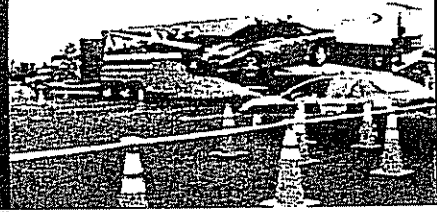
# 2010 Car Care Safety Fair

A free community event hosted by  
E-470 and the E-470 Transportation Safety Foundation

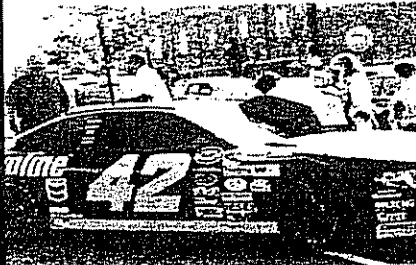
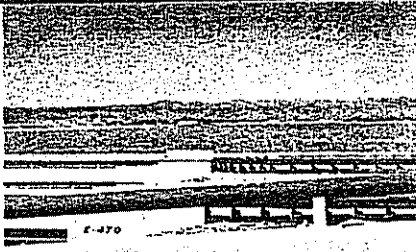
**Saturday, August 21, 2010**  
**10:00 a.m. - 2:00 p.m.**

**The Southlands Shopping Center**  
**E-470 and Smoky Hill Road**  
**Behind Theater**

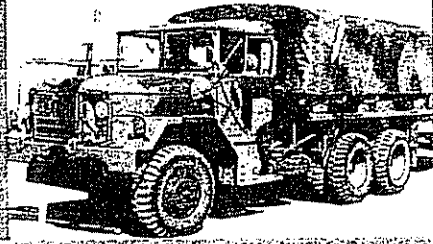
Free 21-Point Vehicle Checks  
Free Windshield Chip Repair  
Free Child Seat Inspections  
Police and Fire Vehicles  
Bomb Robot  
NASCAR Simulator  
Driving Simulator Stations  
Free Children's Fingerprinting  
DARE and Alive at 25 Programs



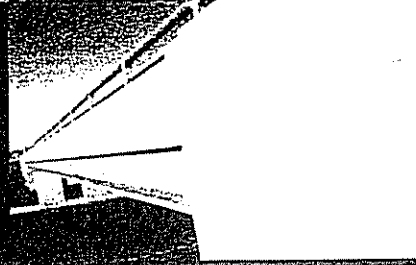
Transportation



Visit the CCSF page  
on [www.e-470.com](http://www.e-470.com)  
for more information



Collection of Military Vehicles  
Horizon Mechanical  
Len Lyall Chevrolet  
DIA Dog Club  
Best Buy  
Marriott  
Body Beautiful  
USAirport Parking  
Antique and Hot Rod Cars



2010 National Day  
Extra Safety  
Community Support  
E-470 Safety  
Foundation

## Summary of the Pool Rules at Innsbruck

Pool Hours: Sunday-Thursday 8am-9pm Friday-Saturday 8am-10pm

1. The pool at Innsbruck is private property and is for the enjoyment of the Innsbruck property owners. A maximum of 4 guests may accompany the owner/tenant at any time. The owner/tenant must be with their guests at the time of the guests' use of the Innsbruck pool.
2. Pool gates must be kept closed at all times- the association's insurance is not effective if the gates are propped open with a stone, etc.
3. At all times, children 14 years old and younger, must be accompanied by a person over the age of 16.
4. There is no life guard on duty-swim at your own risk!
5. Do not climb the fence to gain access to the pool at any time.
6. Within the pool enclosure, for your safety and as a courtesy to others using the pool, please observe the following:
  - No pets [the pool can be closed by the Department of Health if a pet is in the pool area]
  - No alcohol
  - No breakable containers of any sort
  - No bicycles, tricycles, skateboarding, roller skating, roller blading allowed in the pool area.
  - No rough-housing, dangerous or boisterous play, swearing or abusive language, running or diving is allowed.
  - No rafts, kayaks, scuba gear, or oxygen tanks are allowed—small inflatable swimming aids or mattresses are allowed unless they become a nuisance to others using the pool.
  - No wearing cutoffs or street clothes in the pool - only appropriate swimwear.
  - No electronic devices may be plugged into electric outlets within the pool area and the volume must be turned down low enough so as not to disturb nearby pool users or residents.
  - There are rules for having a party of more than 4 people—see the detailed rules in the covenants (rules and regulations for the swimming pool)

[These are a summary of the rules—please read your rules and regulations for more detailed information.]

# INNSBURCK

C/O Western States Property Services, Inc  
9145 E. Kenyon Ave #100  
Denver, Co 80231

Phone: 303-745-2220  
Fax: 303-745-3335  
Email: www.innsbruckinaurora.com

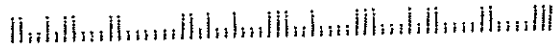
Official Neighborhood Newsletter



We're on the web!

www.innsbruckinaurora.com

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**June & Clyde Robinson**  
**303-752-2013**

## INNSBRUCK Real Estate Market Update

### SOLD LISTINGS: (6 months) Jan-July 2010

SOLD PRICE	STYLE	SOFT	FINISHED SQ FT	BEDROOMS	BATHS	SOLD DATE
\$110,000	Bi/Level	1524	1524	2	2	6/30/10

### ACTIVE LISTINGS:

ASKING PRICE	STYLE	SOFT	FINISHED SQ FT	BEDROOMS	BATHS	OWNER TYPE
\$147,000	2 Story	1112	1624	2	2	individual
\$160,000	Bi/Level	1551	1551	2	2	individual

### UNDER CONTRACT:

ASKING PRICE	STYLE	SOFT	FINISHED SQ FT	BEDROOMS	BATHS	OWNER TYPE
\$127,400	2 Story	1112	1712	3	3	individual