

JASMINE PARK EAST

Happy Holidays

As the holiday spirit works its magic all over the world, embrace the greatest moments that are shared with your family and friends. The Board wishes you the very best this holiday season.

Budget Matters

Last month, the budget for 2011 was approved and sent out to the unit owners. The good news is the monthly HOA fee will not increase next year.

During 2010, you could see where the money was spent, i.e. the painting of the exterior railings, addition of an attractive new awning, and brick tuck pointing. Next year the Board plans to tackle more repairs you can't readily see, such as mechanical-systems upgrades.

While we are fortunate to see a low level of delinquencies and additional revenue from the telecom leases and rental unit, less money will be transferred into reserves next year. In an effort to keep our building in the condition most of you would expect, the Board plans to conduct an in-depth review of what capital outlays will be anticipated over the next 10 years and the necessary timing of funding for replacement of aging components in our building.

The outcome of this analysis will provide information on the appropriate level of funding needed in reserves and support for deciding the HOA assessment for 2012 and if a special assessment is necessary at some point in the future.

If you have not attended the annual meeting in the past, you may want to attend the upcoming meeting in March to obtain latest update on this matter.

Need a New Year's Resolution?

Resolve to make your monthly HOA payment as painless as possible by enrolling in automatic transfers from your bank to Western States Property Services.

The ACH debit enrollment form was sent out with the budget last month. It is convenient and will save you time and the nuisance of having to buy stamps. By participating, you will also help the Board reduce its costs of having the coupons printed and mailed.

Upcoming Changes

The rules and regulations will be modified to address smoke within general and limited common elements and adopt a new fine structure for violation. This policy will keep JPE in compliance with the Colorado Clean Indoor Air Act.

Another policy on the horizon will affect the owners who lease their units. Many tenants are not properly informed about the condo's rules and regulations. As a result, landlords, or their managing agent, are surprised when violation letters and/or fines are issued by the Board.

Educating your tenant at lease-up time is an opportune time to discuss the condo rules and regulations as they relate to conduct while residing in the unit and move-out requirements. Watch for the updates on the new policies.

JPE Summer BBQ

In the past, the Board hosted a summer gathering so neighbors could relax, visit and, best of all, BBQ. If you have ideas to float for a JPE party next summer/fall, please e-mail LaVon Likes at realestatepro@comcast.net.

Association Contact Info

If you have any questions or concerns, feel free attend the monthly Board meeting, or contact Ina Meyer at Western States Property Services. Ina's direct line is 303-745-2220, and her e-mail is ina@wsps.net. Also visit the JPE web at www.jasmineparkeast.com.