

Shadow Creek Conversations

October, 2019

Shadow Creek Communications is intended to be a bi-monthly information publication by and for the residents of Shadow Creek, generally published after HOA Board meetings, and a continuation of the newsletter begun by Mary Nakashian some years ago. We welcome your feedback and especially your ideas for articles. For further information or to make contributions, please contact Sherry Bruff, 337-#101, sherry.bruff@colorado.edu.

Welcome

Welcome to new residents Sharon McClew and Rich Wildau in 315-#203, Judy and Bob Dornan in 315-#103, and Martha and Adam Yunis who are renting 315-#101.

Committees

Committee work is much appreciated in our community. Sign up is at each Annual Meeting, though you are welcome to join at any time. Following are our current committees, the list also found on our website www.creeksidecam.com/shadowcreek.

- Project Review Committee: Reviews, recommends and tracks unit renovations. Kathy Wegner, Gerard Carroll and Bob Wegner.
- Landscape Committee: Develops proposals for flowers, plants, trees and grasses. Sherry Bruff, Joe Zamudio, Carolyn Carroll, Jerry Jacobson, Sam Maphis, Sharon McClew.
- Maintenance Committee: Performs minor maintenance, tasks and advises Board when major work is needed. Kathy Wegner, John Martin, Gerard Carroll, Bob Wegner, Sam Maphis (elevators only).
- Pool Committee: Tracks pool maintenance, repairs and routine upkeep. Kathy Wegner, Melany Levenson, Bob Wegner, Jane Westberg, Rich Wildau.
- Social/Welcome Committee: Encourages pot lucks, schedules gazebo/pool reservations. Wanda Cox, Melany Levenson, Sharon McClew
- Recycle/Composting Committee: Encourages responsible waste diversion. John Martin and Jerry Jacobson.

Door Codes

Thanks to the Maintenance Committee, we now have electronic keypads at all our doors including the rear stairwell doors. For security reasons we are not publishing the codes in this newsletter, but will provide them individually if you contact sherry.bruff@colorado.edu with a request for a flyer with the codes. And your old-fashioned keys will still function for the keypads.

Upcoming Events

“Inside an HOA: The Basics” will be held November 6 from 6-8:30pm at the West Senior Center, 909 Arapahoe Avenue. This class, organized by the City of Boulder, addresses the things current and aspiring HOA board members should know, what an HOA does and how one should interact with the Board. A light dinner will be served. Register at <https://www.eventbrite.com/e/inside-an-hoa-the-basics-november-2019-tickets-75385908281>, organized by Brenda Ritenour RitenourB@bouldercolorado.gov.

Shadow Creek Board Meetings

Shadow Creek Board Meetings now take place in the Flatirons Room at the Boulder Public Library. All are welcome. The next meeting is December 17, 2019 at 2:00pm.

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Featuring...

Should you hear a bright British accent in our hallways, no doubt our Shadow Creek community association manager Helen Cartwright is on the scene, working with service people, meeting with Board members, planning, solving or overseeing as the need may be. The lynchpin of our Shadow Creek community, Helen has been associated with us since 2004 through Bartlett Property Management, which had in turn managed Shadow Creek since 1991, and now through her own company Creekside Community Association Management. Originally from Great Britain, she moved to Eldorado Springs in 2002, became bookkeeper for Angela Bartlett, and decided to stay. She's pictured with her dog Dido, and two children, a daughter Daisy, 16, and son Robin, 12, plus two cats, Gooseberry and Juniper, round out her family.



Don't mess with this chick - she's a brown belt in karate which she resumed four years ago after having practiced it in college. She enjoys hiking, reading, prefers fiction, and listening to BBC radio, (which keeps her accent fresh). She became a U.S. citizen four years ago with dual citizenship, and was lucky to have had her ceremony in Rocky Mountain National Park - only 100 people a year enjoy that honor.

Helen currently manages 13 HOAs in Boulder, ranging in size from three units to the largest with 66 units. She is a licensed community association manager and has studied the business of running an association. What does she like best about her job? The people she works with. And least? Too many Board meetings in a row. What do we like best about her? Each neighbor will doubtless sing her praises numerous ways, but as for me, it's her meticulousness in everything she does and her unfailingly good humor. Says Helen, "The best thing about Shadow Creek is that everyone is so engaged and so invested to keep it a very nice place for all to live - everyone's motivated to make it a good community." The feeling's mutual for sure!

Maintenance Committee Report

We'll occasionally ask various Committees for more in-depth information for our newsletter. Since you may have seen workmen around the property we thought some facts and figures might assuage curiosity, especially since some are big-ticket items. You'll hear more about them at the annual meeting.

Items Completed in Recent Months

- Heating boiler system repairs (pipe leaks, new pumps)...\$10k
- Exterior wood siding repairs (siding, structural, flashing, replacement of wood rot)...\$15k
- 315 building garage door (new motor, gearbox, spring assembly)...\$17k
- Roof repairs on 337 boiler roof and 315 entrance....\$4k
- New electronic padlock door locks....\$1k

Items on the Horizon

- More exterior siding repairs on three units on 315
- Paint touch-ups and carpet spot cleaning
- Year 2020, building 315 elevator renovation....\$72k
- Year 2020, both buildings, annual exterior siding repairs
- Year 2020, building 337 boiler room roof repairs

Kudos to the Maintenance Committee for their endless good work and oversight of our two buildings.