

SHADOW CREEK CONDOS

NEWSLETTER | SPRING 2021

Landscaping updates at Building 315



After all the upheaval last spring, we are happy to let you know that work on replacing the landscaping in front of building 315 is scheduled to begin at the end of May. The landscaping committee has done a lot of work to come up with this plan – thanks for your efforts!

Left: planned planting at walkway entrance

Below: planned planting to east of lobby



The plantings will be similar but not exactly as shown.

The raised bed at the west of the lobby will be addressed as part of a future project

Garage Clean up

The garage floors will be power-washed in June (the exact date yet to be set).

We request that all owners clear up their belongings in the garage, including in your parking spaces and any old bikes in the bike racks.

Pool Start up Date is May 27

Peak One Pool will be firing up the pool for the season on Thursday May 27. It usually takes a few days for the water to get up to the desired temperature but should be ready for the holiday weekend!

We will have a hybrid system for using the pool this year -with some times available for open swimming and reserved time slots between noon and 6pm, using the same online reservation system as last year.

The full guidelines will be distributed to owners and displayed on the lobby notice boards.

Changes to HOA Board

Thank you to all our neighbors who volunteer their time and energy to serve on our HOA Board.

Special thanks go to John Martin and Kathy Wegner, who are leaving the Board. John served as President for the past two years and Kathy served as Vice President for the last year.

It is safe to say that this past year has been the most challenging of Shadow Creek's history - given a major sewer line failure, an elevator upgrade, garage door failures, and lots of security issues, to name just a few - all in the midst of a global pandemic!

Current Board members:

Bob Wegner (President)
Sharon McClew (Vice President)
Gary Waggoner (Treasurer)
Joe Zamudio
Greg Pavlich
Hill Jason

Board terms are two years in length and officers are elected each year.

If others would like to get involved, serving on an HOA committee is a great way to learn more and contribute to our community

Homeless Encampment: At the time of writing, the homeless encampment has been removed from the open space to the west of Shadow Creek. We continue to monitor the security cameras regularly for suspicious activity. Thanks to everyone who took the time to contact the police and other officials to share your concerns.

FUTURE PLANNING | 2022 SPECIAL ASSESSMENT

As was discussed at the Annual Meeting, the board is expecting there to be a Special Assessment included in the 2022 Budget. This is to cover a major project next year to paint the exteriors of the buildings. The amount of the assessment is not set, but will likely be at a minimum \$2,500 per condo.

We will have more information about this as the year progresses, and we will hold a special meeting in the Fall of 2021 so that all owners can discuss and vote on this important matter.

Do you have the correct insurance coverage for your Condo?

The board is encouraging all owners to review their homeowner insurance coverage. The association master policy does not cover homeowner upgrades to the interior of your condo or porches. The HOA covenants and master policy are available on the HOA webpage: www.creeksidecam.com/shadowcreek