

LIBERTY SQUARE

JULY 2022

Summer Community Updates

Board of Directors:



The Board consists of three (3) homeowners who volunteer their time to serve our community. They are:

Bobbi Dorry (President-Secretary)
John Adams (Vice President)
Geoff Clarke (Treasurer)

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please contact Derek Patterson at Z&R, 719-594-0506. The 2022 Board meeting schedule has not yet been scheduled.

2022 Completed Projects & Other Updates: Here are some of the projects that have been completed, or are under way:

- Landscaping Updates: to include new grade around the foundations and new rock;
- Pool gate: a new lock and fob and new steel screening;
- Laundry door: a new lock and fob;
- Sidewalk patching/leveling in different areas;
- New underground drains from the downspouts and roof;
- Repairs to several wooden patio decks;
- A new heat exchanger was installed, leaks repaired and boiler repairs at 5038;
- New flooring and supports for the area above the boiler rooms;
- An Arborist will inspect the trees for possible removal/corrective pruning, sprays;
- Entry carpet patching from the recent mudjacking, or possibly new carpet;
- New fire extinguisher storage cabinets (those that are broken);
- Roof repairs from the December windstorms.



GoCOS!

Observed City Issues?
get the GoCOS! phone App:

Need to report a pothole, missing traffic sign, street light out or other concern for a City asset - please use this App which reports the problem directly to the City and you can also include photographs.

L
I
B
E
R
T
Y

S
Q
U
A
R
E

C
O
M
M
U
N
I
T
Y

S

Rule Reminders



Z&R Property Management:

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z&R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for correspondence is 6015 Lehman Dr. #205, Colorado Springs, CO 80918.

Emails can be sent to Derek@ZandRMgmt.com

The emergency pager is 594-0506.

Trash:

The service is provided by Waste Connections (WC). They service the community 3 times a week. Ensure all trash is placed in the provided roll-off in sealed bags. If you have special items for pick up (furniture, appliances, etc.) please contact Z&R and they will inquire for the price and arrange for the pickup.

Holiday pickup will be delayed one (1) day on: Independence Day, Labor Day, Memorial Day, Thanksgiving Day, Christmas Day and New Year's Day. If the holiday falls on or before our scheduled pickup day, service will be delayed one day.

Parking Reminders:

Only 2 vehicles per home may be parked in the community. Vehicles must be parked in a designated parking space. No mechanical work will be permitted in the complex. No loitering in vehicles at any time. **The visitor spaces are for guests on a first-come first-served basis.** These open spaces are not intended for Owner use on a regular basis.



An unauthorized vehicle, parked in a reserved parking space will be towed immediately at the vehicle owner's expense. Residents shall have the right to request a towing company to tow anyone who is parked in their designated parking spot.

Vehicles must be operable and currently licensed at all times. All parking spaces must be kept clean of trash, debris and not leak any vehicle fluids.

Lawn Care Company:



The Board renewed the contract with **Mitchell's Landscaping** for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. To report problems please call Z&R at 594-0506.

Rule Reminders - Be Neighborly and Courteous:

- With the impacts of the COVID-19 pandemic, everyone's lives have been changed in some manner. With more residents working from home or are forced to be at home ... other family members are also at home and playing outside.
- Please try and limit any outside noise and respect the quiet hours in the community. There will need to be a little give and take from everyone during this time, please do what you can.

Other Important Items

Architectural Review:

If you plan on making any exterior change to your home, your plans must be submitted to Z&R for Association review. This includes changing anything outside your home, such as windows, doors, the patio door, entry or closet storage door, etc.

NOTE: If an item is installed without approval, the owner could be subject to removal of the item and possible fines - pending an after the fact submittal and review process.

If you are unsure about an item, please ask first.

Front Entry Planter (whiskey barrels):

If you would be interested in adopting one of these barrels and plant Perennials or Annuals, please contact Derek. Supplying water is the main concern outside of the normal seasonal maintenance.

Please Keep It Slow - Caution!

Please drive slow while in the community ... adults, family members and pets may exit from a garage or sidewalk without being easily seen.

Recreational games and sports, motorized scooters, roller blades, skateboards and street hockey are prohibited.

Fire Safety:

Please do not discard your cigarettes, cigars, etc. in the Common Areas, rear patios or the streets. Please make sure these items are properly extinguished and disposed of. Disposal containers are not allowed in the Common Areas or on stairs.

Rental Properties:

If you rent your property you **MUST** provide Z&R with a copy of the lease and the tenant name and phone number for Association use.

HOA Dues Payments: If you use online Bill Pay or mail a check, the payment address for the HOA's Bank is:

**Liberty Square CA
c/o Z&R Property Management
P.O. Box 293415
Lewisville, TX 75029**

You can also access your account in Z&R's software. Please visit:

<https://zrpm.cincwebaxis.com>

Important Items Continued

Did you know?

If you are performing any work at your home which may impact other homes, please notify your neighbors.

Insurance: The Association's carrier is with **American Family Insurance**, the Agent is **Michael Janzen #719-528-6387**.

If you think you may have an insured loss relating to your home, please contact Z&R. There is a \$10k deductible per claim and a 5% Wind & Hail deductible which may be assessed to the Unit owner. All owner's are responsible for securing insurance for personal property, loss of use, loss assessment, the HOA deductible and personal liability. For more information, call Z&R.

Dog Owners - Pet Pickup Stations:



There are stations for your use. Some of the Association Common Areas are still being littered with pet waste.

- **Dogs must be cleaned up after immediately;**
- **All dogs MUST be on a physical leash at all times.**
- **Please do not allow excessive barking during the day or evening.**

If you're a pet owner, do your part and help keep the community clean.

Utility Conservation "Gas & Water":

As a reminder, the HOA pays for all individual water, electric, sewer and gas use. Please try to conserve and continue your efforts to reduce water usage. Thanks to everyone who installed programmable thermostats, replaced original fixtures and older windows and patio doors. For more information and conservation tips visit: www.csu.org

Please inspect the following items:

- **Replace the batteries in all Smoke and Carbon Monoxide detectors.**
- **Have the dryer vent cleaned and ensure the vent is connected - it's also recommended to vacuum the rear vents of your dryer periodically.**

Individual Storage Areas: All storage areas must be kept in a clean, safe and clean condition, to include replacing the entry door/lock. No hazardous materials are allowed to be stored in these rooms.