

# ARMELLA ARMS II Association – News Update

April 1, 2019

Dear Owners and Residents:

Please be aware of the following:

**Property Management Contact Information:** James Robson, CAM, GRI is our property manager. The manager and office address, phone number, and e-mail address, are listed below. Please use only the following contact information. Inquiries sent to the old addresses/numbers/emails, will not be answered. Also, please use this address for any mail correspondence, *including HOA payments*.

**Realty One Property Management, Inc.**  
1745 Shea Center Drive, Suite 400  
Highlands Ranch, CO 80129  
303.834.0311 Office 303.932.0756 Fax  
E-mail: [jrobson@ropmco.com](mailto:jrobson@ropmco.com)

- 1. NEW INSURANCE INFORMATION:** Do to the constantly changing insurance industry, we have been forced to insure Armella Arms II with a **5% wind and hail deductible**. This means that you as a homeowner will be responsible for the Loss Assessment in the event an insurance claim for wind/hail is filed. **PLEASE BE AWARE AND READ THE ENCLOSED LETTER.**
- 2. OPEN FLAME BBQ GRILLS:** Due to the design of our buildings, another insurance requirement is that open flame grills are **NO LONGER ALLOWED** to be used or stored on the property. This also includes propane tanks of any size. There is now a \$500.00 fine for any open flame grill or propane tank found stored on the property (inside or outside a unit), empty or full. Open flame grills include, but are not limited to, gas/propane, charcoal, wood, and pellet grills. These are **NOT** allowed. You may have an electric grill, which may be stored inside or outside your unit. A separate flyer of some electric grills is included with this notice.
- 3. ACCOUNTING/TAXES/BUDGET:** The board has voted to change our accounting tax period to a calendar year – Jan to Dec. We will be having our Annual Meetings and Budget meetings in August or September to coincide with calendar year budgets for association dues and expenses.
- 4. SUMMER REMINDERS:** Please remember to be courteous of your neighbors, especially in the summer months, when more time is spent outdoors. With windows being open, noise levels can be more disruptive to neighbors. Also, please make sure to keep your dog on a leash and clean up any dog waste.