

West Fork Village News

Summer 2005

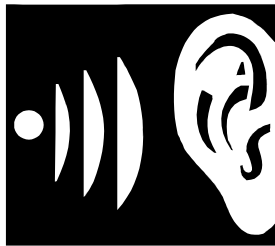
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Special Reminders

- Remember that glass is **not** allowed in the pool area.
- For efficiency and lower utility bills, remember to replace your furnace filters. Consider replacing your filter each time you make a mortgage or rent payment as an automatic reminder.
- Check and change your smoke alarm batteries. If the batteries aren't good...your alarm system isn't either!

Noise Complaint Procedure



Living in a multi-family community may present certain challenges to residents. One challenge of living in close proximity to your neighbors is noise. Residents of West Fork have the implied right to their quiet enjoyment of their living environment. Generally, most residents are conscious of their neighbors and exercise consideration for them by observing the commonly used quiet hours between 10:00 pm and 10:00 am. In an effort to assist you in resolving any noise conflicts, please follow the guidelines as stated below:

WHEN YOU HAVE A COMPLAINT:

1. Talk to your neighbor. They may not be aware that their behavior is disturbing you. You may be surprised to learn that your behavior is disturbing them. Remember that you live in a multifamily complex and you or your neighbors cannot expect your homes to be 100% quite all of the time. You should expect to hear some noise throughout the day and in the evening. Courtesy hours of 10:00 pm to 10:00 am should be observed.
2. If you and your neighbor are unable to resolve the problem, please contact the management **IN WRITING** either by e-mail at our address: onsitemanager@westforkvillage.org or by dropping a letter in the HOA drop box. All letters of complaint must have your name and contact information. Please be specific in your detail of the complaint. Your careful documentation of dates and times will help us to resolve the problem (e.g. On Saturday the 5th, 2:15 am, stereo played loudly for 1 hour.)
3. Complaints that are received by the management are acted upon with letters and warnings also presented in writing. We keep this documentation on file for possible future use.
4. If these warnings are ignored, the management will request that future complaints be immediately report to the police. You may wish to continue to document and provide the Association office with a detailed history of events.

WHEN THE COMPLAINT IS ABOUT YOU :

1. Listen to what your neighbor has to say. Although you may think otherwise, your neighbor may not be being unreasonable. Because sound carries in all directions, sounds that seem to be acceptable to you may be louder than you are aware in other areas. You may offer to come to their home to hear the noise yourself. Leave your TV and stereo on current settings and hear for yourself what your neighbor hears.
2. Do what you can to help the situation. If your neighbor below you has let you know that he/she can hear you walking, try taking your shoes off and have your visitors do the same.

It is up to you and your neighbors to respect each other. Unfortunately, the Association cannot enforce everyone to behave in a socially acceptable manner. If you have any suggestions, questions or comments be sure to contact the Association Office at (970) 378-7502.

City of Greeley 2005 Water Information

Lawn Watering: For your information, our Association has been authorized to water our green areas on Sunday, Tuesday and Fridays. No watering will be allowed between the hours of 12:00 pm (noon) and 5:00 pm.

Car Washing: Allowed with a restrictive nozzle hose and bucket, minimal runoff.

Paved Surfaces: No hosing paved surfaces, including decks, driveways, patios, sidewalks, and garages. Occasional washing/hosing off vinyl siding, washing out roof gutters, and washing windows.

City of Greeley Water Conservation

For complete water restriction information, visit www.greeleygov.com/waterconservation or call (970) 336-4134.

Annual Drinking Water Quality Report Released

Copies of the Water Quality Report can be found in the Clubhouse mailroom. The information in the report covers drinking water information from calendar year 2004. The report not only contains important information, it also is an opportunity to learn where your drinking water comes from and the quality of the water you consume. More information can be obtained from www.greeleygov.com/water (click on Annual Drinking Water Quality Report). The public is welcome to attend meetings of Greeley's Water & Sewer Board, held on the third Wednesday afternoon of every month at 1000 10th Street. For more information about times, dates of the Board meetings, call Norma at (970) 350-9812.

Clubhouse Hot Tub Usage



A friendly reminder to all that the hot tubs are shared by all and that your actions affect other guests of the Clubhouse. Please remember the following when using the spas:

1. ALWAYS shower before and after using the hot tubs. Body soap and shampoo are provided in both the men's and women's locker rooms inside the Clubhouse. Also, feel free to use the outdoor shower.
2. NEVER add additional chemicals or other agents to the hot tubs. Some visitors to the Clubhouse have added bubble bath solutions to the hot tubs. When this is done, the tubs must be drained, cleaned and refilled (a one to two day process) and become unusable to the other guests.
3. Do not change the temperature of the spas. The hot tubs are set at different temperatures to provide a variety of temperatures to the many different users. The hot tub temperatures are set at the recommended limits for usage.
4. Remember that the hot tubs receive a high volume of usage throughout the day and the condition of the water can change with over-usage. Never use a tub if the water appears to be murky in appearance or has a strange odor. Tubs should only be used when the appearance of the water is crystal clear.
5. Do not eat or drink while using the spas. Spills and debris can and will frustrate the chemical balance of the spas.
6. Never use a spa when the "Strong Chemicals in Use" sign is posted at the steps of a tub.
7. Use the spas a maximum of 30 minutes a day. Soaking in a tub for an extended amount of time can be very dangerous.

The chemicals in the spas are checked twice a day, but due to the varied usage, the chemical balance can change in a short period of time. If you have concerns or witness any suspicious activity involving the hot tubs, please contact the management immediately.

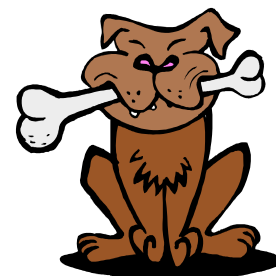
Dog Waste

This may sound like a broken record to many residents at West Fork, however, the problem of pet waste persists in our community.

There are many reasons for requiring all residents to clean up after their pets.

Sanitation reasons alone should be reason enough, but so are the aesthetic. Please continue to forward written complaints to the office and fines for residents that do not care for their pets will be issued.

Care for your pets and do not hesitate to remind other owners to care for their pets as well!



Helpful Tip: Garbage Disposals

If you have trouble with your garbage disposal, you may be able to save yourself some time and money by trying a few simple things on your own before calling a professional service.

1. Check the power to the garbage disposal.
2. Press the reset button on the bottom of your garbage disposal (red) for several seconds and retry.
3. Unplug the disposal and use your Allen Wrench to turn the blades in the disposal.

**NEW Emergency
HOA Contact
Number**

There is a new way to reach the WestFork Home Owner's Association Management outside of normal office hours. Please feel free to call the Management at the EMERGENCY number when you have a pressing need:

(970) 534-1625

Garage Sales

Planning on having a garage sale this spring or summer? Garage sales are permitted at West Fork at your discretion. Please keep the following in mind when planning your sale:

1. There may be another resident in your building or area near you that would be interested in sharing your sale space (and in splitting advertising costs).
2. Be sure to check with the Association office for times and dates that the sprinkler system will be running. We don't want to "rain" on your sale!
3. Let the community know you are having a sale by posting a flier in the Mail Room. Let your neighbors know the general idea of things that will be at your sale (books, music, furniture, etc.), list the time, date and place of your sale on the flier. You never know, your best customer may be your neighbor that needs the coffee table you are trying to get rid of!
4. Set your sale up in an area that will not block traffic in and around the community.
5. Refrain from playing music too loudly during your sale.
6. Remember to remove all signage or direction aids from sign posts and landmarks immediately after your sale is complete.
7. Clean up any and all garbage associated with your sale.
8. If you are planning to throw any unsold goods away after your sale, please remember to use the recycling bins if applicable. Donate your left-over items to a charitable organization such as the Bargain Box, Goodwill or Salvation Army. In most cases, you can donate these items and receive tax benefits in the process.
9. Do not throw anything away in the West Fork trash receptacles that cannot fit INSIDE the trash bins. The waste management company charges the Association hefty fines to pick up items not contained in the bins.



Warning: Balcony Decorations May Be Dangerous!



If you are planning on decorating your patio with potted plant or other décor, remember to think about your neighbor's safety first.

If you live in an upper unit, keep heavy potted plants and decorations away from balcony ledges. We have had strong gusts of wind that have blown large pots off of balconies.

Should you have any questions about what types of décor may be dangerous, think twice about whether or not you should display items on your ledge or on the floor of your balcony.

Remember that owners are encouraged not to drill holes or place screws or nails in the cement siding as damage to the buildings will result.

WestFork Village, LLC Donates Computer (to YOU)!

The computer formerly used in the WestFork Sales Office has been donated by the WestFork Village LLC for your use. The computer, located next to the Association Office, will be your new home office in the Clubhouse. Owners are now able to use the computer to check e-mail on the go, print documents and work on word processing documents. The computer has wireless internet access as well. This means that the Clubhouse is now equipped with wireless internet access. If your laptop is setup with wireless internet, you can relax by the pool or use this perk in the Conference room for your meetings and gatherings! Thank you WestFork Village, LLC for your donation!



C O N D O M I N I U M S

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We're On the Web! www.westforkvillage.org



**Mark Your Calendars:
Owner's Association Meeting Announced!**

Date: Thursday, July 28, 2005

Time: 7:00 pm

Place: WestFork Village Clubhouse

Important Officer Elections to the WestFork Village Association Board will held during this meeting. If you are interested in learning more about the duties associated with serving on the Board, you are encouraged to attend the, **“Meet the Board” Meeting on Thursday June 23, 2005 at 7:00.**

Owners wishing to discuss specific agenda items at the Annual meeting should submit agenda requests to the management *in writing* by Friday July 8th, 2005 at 5:00 pm.

We hope to see you there!