

# Northfield

*Home Owners Association*

June 2009

## Fire Code

This year the City of Fort Collins has passed an ordinance requiring usage of the **International Fire Code**, which includes Section 308, Open Flames.

What this means to us is:

- **No grilling on balconies**
- **No grilling within 10 feet of the structure**
- **No propane tanks larger than 2.5 lb. on balconies**
- **No propane tanks larger than 2.5 lb. within 10 feet of the structure (including in storage spaces).**

## No Open Flames



- **No open-flame decorative devices which may leak fuel or wax at a rate of more than 1/4 tsp per minute if tipped over.**

Practicing good fire safety prevents harm to self and others in terms of

life, bodily injury, financial injury, and damage to the structure.

You may remember a fire at a condominium complex in Boulder in 2007. Propane tanks on balconies accelerated the fire, and increased the damage. 60 people were displaced and 36 units destroyed.

See the articles in the Boulder *Daily Camera* at:

- <http://www.dailycamera.com/news/2007/oct/30/bbqs-worsened-blaze/>
- <http://www.dailycamera.com/news/2007/nov/17/report-says-cigar-likely-started-fire-at-gold/>

Please be safe, for all our sakes.

## Monthly Dues

Just a reminder, monthly dues of \$114 per unit cover the expenses of all building exterior maintenance, landscaping, parking, trash removal, domestic water, irrigation water, sewer, and all management necessities. These maintenance items keep Northfield a great place to live. Thanks for doing your part!

Dues are to be paid the first of the month, and no later than the 15th, with fines of \$10 per month accumulating, up to and including liens on your property and legal right to seek foreclosure for continued non-payment.

Dues can be automatically electronically withdrawn from your account for easier bill paying. Get the form from Julie.

## Trash & Recycling

Please sort your trash and recycling appropriately.

Single Stream Recycling is put in the small bins outside the dumpster enclosure. This includes glass, metal, plastics #1-7, paper, paperboard, and cardboard. For more information see the enclosed sheet.

All other refuse goes into the dumpster.

Please make sure the right thing goes in the right container. Thanks!

## Alerts

*In order to keep Northfield a great place to live we ask our residents and owners to maintain a certain diligence and conscientiousness regarding possible threats to our community.*

- **Fire Threats** may include open flame as mentioned above, furnaces and hot water heaters, ignitable fumes stored near ignition sources, space heaters, stove tops and ovens. Please maintain your smoke alarms, and have appropriate fire extinguishers available.
- **Water Leaks** may begin in ice makers, dishwashers, clothes washers, hot water heaters, tub surrounds, toilets and sinks. Make sure you and/or your tenants know how to turn off water sources, including the main shut-off valve to your unit.
- **Violations of Covenant** may be inconsiderate to others and/or damaging to the property and our property values. These may include such things as satellite dish placement, car mechanic work in the parking lots, and harboring dogs or other unacceptable animals.
- **Criminal Activity** of all sorts. One in particular to watch out for is signs of a meth lab, which has a horrible cost to human life and is extremely damaging to property. Please educate yourself about this danger and the warning signs.

## Parking

Please park only in free spaces or your own unit designated parking space. Legally, parking in someone else's parking space, which is considered private property, is trespassing.

You have the right to tow any car parked in your space. Let us or the police know if you suffer any intimidation due to this expression of your legal rights.

In addition, please respect handicap parking spaces, and leave them for those who need them.

## No Dogs Allowed

Dogs are not allowed on the property per the Home Owners Association covenants. Reasons for this include damage to landscaping, noise concerns, and safety concerns. If you know of a unit harboring a dog please notify Julie.

## Carbon Monoxide Detectors

The State Legislature has passed House Bill 1091 requiring usage of carbon monoxide detectors as a matter of public safety and health. It goes into effect July 1, 2009.

## Progress Report

Work is being planned this summer to:

- Refurbish the property signs
- Replace dead shrubbery
- Crack seal the parking lot

Our financial status is stable.

All in all, we seem to be in good shape!

## Thanks to Julie McFadden!

Julie is our property management associate at All Property. She does a great job of interceding on our behalf with many different people and organizations to keep things running smoothly at Northfield. She is tenacious, makes sure we get good deals from our vendors, and is an advocate for maintaining our quality of life at Northfield. Please thank her the next time you talk to her!

## Property Management

Julie McFadden, (970)224-4446 ext. 120

**All Property Services,  
155 N. College Ave., Suite 200, Ft. Collins, CO 80524 [www.allpropertyservices.com](http://www.allpropertyservices.com)**

## Board Members

**Andrea Greenwall Shreve — President**  
**Josh Gomez — Vice President**  
**Stafford Northcote — Secretary/Treasurer**  
**Drew Williamson — Member at Large**

### Seeking Board Member Volunteers

If you are an owner living in the local area we want you! The Board makes final decisions on matters concerning the community of Northfield. We meet quarterly, and at the annual meeting. Most business is conducted via email. It is not a big commitment, but is necessary for the running of the HOA. Please be in touch with Julie if you would like to contribute to our community in this way. We look forward to hearing from you!