



Town North Condominium Association

Owners Newsletter

October 2024

Greetings

We are pleased to bring you an operations update for the Town North Condominiums Association!

Committee Reports

Administration

- All bank accounts have been moved to Alpine Bank.
- Interest Income on Reserve and Special Assessment funds is \$2,654.00 YTD.
- Performance evaluations of our new Property and Facility Management teams will be conducted by year's end.
- Bids for cleaning the common areas and waste are being pursued to see if savings may result.

Property

Mansards

- Contracts were successfully signed with Western Slope Roofing Company.
- Permits have been obtained and will be posted on-site.
- Construction begins on October 21st and will last approximately six weeks.
- Window frames and the roof's top cap will be assessed for repair or replacement during the construction. Addressing any needs may extend the

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- Safety requirements are in place. All areas being worked on will be coned off with a watch person on the ground to watch for people when working over entrances.
- One of two company principals will be on-site much of the time during construction.
- Your contact for emergencies is:
 - Western Slope Roofing Company
Trevor
970-314-3078

Unit 16

- Reconstruction work began September 1st and will be completed in early November.
- Owner Peggall Hall stepped up to act as Construction Manager and has been on-site nearly daily to coordinate materials and teams and to ensure a quality end product. Her time will exceed 100 hours and, between labor and materials, will result in almost \$4,000 in cost savings.
- Owner Leigh Wright performed extensive painting and finish work on the doors, casings, and baseboards resulting in significant savings.
- Our Facility Manager performed all of the demo work, painting, and some finishwork, saving thousands of dollars. He also found free housing and storage for his household goods during the 10-week construction period, which added to the savings.
- Roughly \$1,500.00 in material has been donated to the project, which has improved the look and quality of the unit.

Grounds

- Damage to the irrigation system was sustained during the installation of internet cabling by an outside company. Negotiations with the company are being pursued.

Special Assessment

- 94% of Special Assessment funds have been collected.
- Distributions are \$87,727.00 to the Mansard and Unit 16 projects.

Owner's Voice

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Property: Members Needed

Gi Woodard-Moon: gi.woodard-moon@d51schools.org

Grounds

Clay Garrity: claytownnorth@gmail.com

Administration

Teri Cavanagh: cavslcgj@gmail.com

Thank you

The Town North Condominium Association Board of Directors



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