

PDMTCAI Board Members:

President: Mark Soloway
Secretary: Brittany Pyle
Treasurer: Kim MacLean
Mbr-at-Large: Bob Sherriff
Vice Pres: Bryan Dewhurst

PDMTCAI Staff

Gen. Manager: Buck Bailey
Front Office: Stephanie Mailhot
Maintenance: Luis Medina
Miguel Aldana

The PDM office is closed on
Saturdays & Sundays.

Office hours
Monday—Friday 10 am to 6 pm

PDMTCAI Newsletter Staff

Editor: Bryan Dewhurst
Publisher/Staff Writer:
Buck Bailey
Staff Writer: Stephanie Mailhot

If you have any questions about
the newsletter or any
community issues, please do
not hesitate to contact the
General Manager:

gm@plazademonaco.biz
303-758-9387

ATTENTION ALL RESIDENTS

Please call the office during normal
hours for requests, information, or
routine maintenance issues.

Phone: 303-757-1546

Fax: 303-757-7873

For Emergency Maintenance please
call anytime:
303-757-1546 or 303-758-9387

Website for more info:

www.plazademonaco.biz



Summer 2017



Gardens Project Update

The gardens project construction officially began on 6/15/2017. All Phase Construction has been working quickly making steady progress on building two. The picture above demonstrates a near finished look of the new face of Plaza de Monaco. On the back side of building two, not pictured, All Phase has erected a green screen to keep the sun and rain off of the workers and to contain construction debris.

If all goes according to plan, All Phase will begin work on building four after building two is completed which they are estimating 90% completion within four weeks. We would like to have the workers continue down the line on all three remaining buildings until the project is completed. Ultimately how it all works out remains to be seen and will depend on funds available.

Also, I want to thank Buck for his hard work on the design of the new balconies for the gardens buildings. If you have not been out to take a look you should check them out. They are very well designed and easy on the eyes, which never hurts.

Contents

Page 1 - 2 Gardens Project update

Page3 Things to know / Verizon Update

Page 4 Pool Garden

Page 5 About Town

Page 6 The Neighborhood at Large

Page 7 Balance Sheet

Next PDMTCAI HOA Board meeting Wednesday 08/23/17 at 6:30 PM in the community room



Wolfgang (my cat) inspecting construction on building 2

Things to know

Plaza de Monaco Board is currently reviewing rules and regulations in effort to clarify the policies surrounding leasing and short term rentals. What's being considered is primarily how short of a lease to allow. While we want to allow owners to rent out their units as they see fit it is of primary concern to the board and the general manager that quality of life at Plaza de Monaco not be interrupted by short term renters. The main intent with revisiting these rules it to ensure the association is keeping up with the times as more and more people consider renting out their places through such websites as Airbnb.com. Plaza de Monaco Declarations, Conditions, Covenants, and Restrictions are clear that, "...no Owner may lease his Condominium Unit for transient or hotel purposes."

Also, I want to make sure that residents are aware of one of the most underutilized resources available to Owners. Plaza de Monaco offers a guest unit available in the towers which allows residents to offer visiting family and friends a room at only \$60 a night which is drastically more affordable than any hotel deal likely to be found anywhere in the Denver metro area. Two adults are allowed to stay in the room which includes cable television. Guests may use the recreational facilities when the accompanied by the unit owner. Make sure to book the room in advance as a reservation is required. See Stephanie or Buck for details.

A Call for decency

Please be courteous to your neighbors and pick up after your pet! Pet Poop continues to be an issue on Plaza grounds. Whether someone is looking or not please pick up after your animal! The ability to pick up poop and put it in a bag is one of the things that separates us from the rest of the animal kingdom. So, prove you aren't an animal and put it in the bag.

A reminder to observe common sense and common courtesy when using the pool and workout area. Some residents have been observed using the workout equipment, building up a good sweat and walking over and jumping into the hot tub or pool. Hit the shower before going to the pool area. It's actually required that everyone shower off before entering the pool whether you've been working out or not. Appropriate swim attire is required as well. Sweat pants and a t shirt or basketball shorts are not appropriate for the pool. If you use the pool, dry off before you hit the tread mill. The equipment is electrical so it shouldn't be left soaking in a puddle of water.

If you see inappropriate behavior in the pool or workout area make sure to report it.

We need to talk

So please let us email you! We want to start sending out monthly updates on what's going on around the plaza such as times and dates for board meetings, social gatherings or anything else that comes up that you need to know about. If we don't have your email address please leave it with the front office.

Verizon Update

The lease is in place for the new Cell Tower by Verizon. They are still in the construction planning and Building Permit phase. Verizon is in the process of selecting their contractors for the work. A pre-bid meeting was held on August 10th to be followed by actual scheduling of construction start dates and timelines.

Although construction has not yet started, as of July 1, 2017 the monthly lease payments began and will continue each month. This stream of income is being put to immediate use for the Gardens exterior renovations.

Once the project is completed, Verizon customers at Plaza de Monaco and the local area will enjoy much improved cell reception! More to follow when we get better timeline estimates.

Pool Garden

A big thanks to Michele Arnette for spear heading efforts in the pool garden area and transforming it into a truly beautiful space. Also essential to the project and ongoing maintenance involved are Jody Enderud and Peggy Soloman. If ever an example were needed regarding what can be accomplished with community involvement and initiative, this is a good one.

Michele says if anyone else would like to get involved to leave your information with the front office and she will contact you to make arrangements. Or for those looking for something fresh, the mint needs to be cut back on a regular basis to flourish. When you see them working in the garden area, ask, and they will be glad to cut mint for you, even dig up a few plants if you want to grow your own inside your unit or patio.



Photo credit Michele Arnette

Info on the photo: Swallowtail, yellow with black stripes, blue dots on tail.

Reference: "The Audubon Society Field Guide to North American Butterflies"



About town

I was pretty excited to see this interesting festival happening in our own backyard. If you are around and looking for something to do on August 19th, this seems very worth a look and it's hard to beat a free beer! It does seem that they have something for everyone.



SAT. AUGUST 19
BIBLE PARK
10AM - 8PM

Local Breweries

Wit's End Brewing Co.
Crazy Mountain Brewery
Comrade Brewing
Colorado Cider Co.
And more!

1 FREE BEER TICKET
for adults (21+) who walk
or bike to the festival



FESTIVAL LINEUP

Kids' kick-off bike parade	10:00
Yoga led by Silver Sneakers'	10:30
Instructor of the Year	
Visit from Mayor Michael B. Hancock	11:00
Ukulele lessons with Swallow Hill	10-3:00
Local Farmer's Market by	10-2:00
Samuels Elementary Garden Club	
Beer garden	12-8:00
Live Music from Local Bands	
Denver Municipal Band	12:00
Beverly Belles	1:10
Late Night Date	2:20
MLIMA	3:30
Jimbo Darville & The Truckadours	4:40
Kevin Trainor & Jono Manson	5:50
Uncle Punch	7:00

All Day Activities

Variety of food trucks
Kids' play area from Streetscapes
Pop-up, off-leash dog park
Giant solar-powered bubble tower
Community art project
Family yard games: giant jenga, cornhole & ladder toss

**Find pedestrian & bike maps
from your neighborhood
to the festival on our website!**

Neighborhood at large

2017 GO BOND UPDATE: DISTRICT 4 PROJECTS

For nearly a year, community members, Mayor Hancock's office and City Council have discussed, debated and recommended infrastructure projects to be considered in the upcoming General Obligation Bond (GO Bond).



The final package of projects has been released. Some additional projects in District 4 made the cut:

- High Line Canal tunnel at Yale & Holly
- Yale improvements: I-25-Quebec
- Yale Station Pedestrian Safety
- Hampden Corridor Multi-modal improvements
- Buchtel & Colorado Blvd Bike/Pedestrian Improvements
- Ross-University Hills Library renovation

There was a public hearing on the ballot proposal and project list at the City Council meeting on Monday, August 7 and the final vote will occur on Monday, August 14. If passed, the GO bond will be referred to the November 2017 ballot for Denver residents to vote on. You can read more at denvergov.org/2017GOBond.
(Source: City of Denver website)

Plaza de Monaco Summer Garage Sale

Each year, a number of Plaza de Monaco owners and residents express interest in holding a garage sale on the grounds. Tentatively, Saturday August 26, 2017 starting at 8:00 am is set for this event. We must have sufficient commitment from participants to hold the event.

So, if you would like to have a table, please contact the office ASAP.

9:49 AM
07/24/17
Accrual Basis

Plaza de Monaco Towers Condominiums Association, Inc
Balance Sheet
As of June 30, 2017

	<u>Jun 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
101000 - Cash in Bank-Operating	30,207.73
102000 - Cash in Savings-Common Elements	
102100 - MM-Citywide #...0594	574,156.32
102400 - CDARS-Reserve-CDs	50,168.56
102500 - CDs-Liberty Savings	<u>226,723.31</u>
Total 102000 - Cash in Savings-Common Elements	851,048.19
103000 - Other Reserve Accounts	
103200 - Reserve-Towers Specific	<u>95,134.97</u>
Total 103000 - Other Reserve Accounts	<u>95,134.97</u>
105000 - Office Cash Box	<u>589.72</u>
Total Checking/Savings	<u>976,980.61</u>
Accounts Receivable	<u>17,619.33</u>
Total Current Assets	<u>994,599.94</u>
TOTAL ASSETS	<u><u>994,599.94</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	13,666.84
Credit Cards	2,067.65
Other Current Liabilities	
233000 - Other Current Liabilities	
233001 - Prepaid Association Dues	12,202.32
233100 - Deferred Antennae Lease Income	<u>15,851.51</u>
Total 233000 - Other Current Liabilities	<u>28,053.83</u>
Total Other Current Liabilities	<u>28,053.83</u>
Total Current Liabilities	<u>43,788.32</u>
Long Term Liabilities	
240000 - Long-Term Deferred Income	
241000 - Comcast Contract	<u>11,360.00</u>
Total 240000 - Long-Term Deferred Income	<u>11,360.00</u>
Total Long Term Liabilities	<u>11,360.00</u>
Total Liabilities	<u>55,148.32</u>
Equity	
330000 - Operating Fund Balance	145,048.38
340000 - Replacement Fund Balance	699,327.47
341000 - Towers Fund Balance	95,075.77
391000 - Interfund Transfers	-124,662.73
Net Income	<u>124,662.73</u>
Total Equity	<u>939,451.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>994,599.94</u></u>

Go to www.plazademonaco.biz and check out the NEWS tab and the CALENDAR tab for information about on-going events. You will also find digital copies of recent newsletters. The FAQ (Frequently Asked Questions) tab contains links to the governing documents and the current set of rules finalized **June 2014**.

RECENTLY PUBLISHED:
2015 Rules and Regulations

If you have any question about the newsletter or any community issues, please do not hesitate to contact General Manager Buck Bailey at:

general.manager@plazademonaco.biz

303-758-9387

Plaza De Monaco Towers Condos.

2880 S. Locust St.

Denver, CO 80222

**Share the newsletter information
with your tenants.**

Please share this newsletter and its contents with your tenants. It is your responsibility to ensure your tenants are fully aware of all Plaza De Monaco regulations, rules, and community information.

ACH/ePayment Options for Monthly Assessments

A number of owners are set up on auto-pay processes and have indicated that there is no need for coupon books to be sent to them.

In the future, if you would like to switch to an automated payment plan, please request a copy of the *ACH/ePayment Options Form* at the office.