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Onsite Manager:

Stephanie Mailhot

Front Office: Gale More

Kim MacLean

Maintenance: Luis Medina

Chayo Cruz Banos

Editor of Newsletter : Brittany Pyle

PDMTCAI Office Hours:

Mon - Fri 10 A.M. - 6 P.M.

Saturday 10 A.M. - 2 P.M.

Sunday Closed

Call the office during normal hours

303-757-1546

Emergency After Hours:

303-757-1546

If you have any questions about the newsletter, community issues, or items to contribute, please do not hesitate to contact the Office Staff:

receptionist@plazademonaco.biz

303-757-1546

Plaza de Monaco Office



June 2021

This month's issue contains:

Annual Fire/CO2 Safety Forms	Page 2
Committee Corner	Page 3
Garden News	Page 3
Loss Assessment Coverage	Page 4
Pool and Patio Rules Reminders	Page 5
Be Alert	Page 6
Mailboxes for Gardens	Page 6
Towers Balcony Painting	Page 6

June is Men's Health Awareness Month!

To heighten awareness of preventable health problems and encourage regular medical advice, detection and treatment of disease. Get checked!

June is Pride Month!

Celebrated in tribute to those involved in the Stonewall Riots of NYC in 1969. First recognized in 1999, June has been declared LGBTQAI+ Pride Month since 2009. Shout out to my neighbors celebrating!

Required Annual Fire and Carbon Monoxide Device Testing

Keep yourself and your neighbors safe! It's time to test each unit's safety equipment and complete the residential equipment safety form.

We previously emailed a copy to each resident.

If you need a copy, please contact the office and we can make sure you get one.

The due date for return to the office is Friday, June 18, 2021.

After that date, the office staff will begin to follow up with units that have not returned their forms.

Thank you in advance for your form!!

The City and County of Denver requires that all homes have functioning smoke detectors, carbon monoxide detectors and fire extinguishers-- devices that have proven effective nationally in reducing the risk of death in home fires. **There are special requirements for periodic testing and reporting of these systems for multi-family residences.** The devices (smoke alarms and CO (carbon monoxide) detectors) in each unit need to be tested and their batteries replaced, and portable fire extinguishers need to be inspected.

THIS PART MATTERS: *I / We, the Owner (s) of this condominium / townhouse unit (s), do certify that smoke detectors, either 120 Volt A/C or battery powered, have been installed and tested as required by Section 907.20.5 of the Denver Fire Code and National Fire Protection Association 72, and that **I / we have replaced the battery with a 10-year lithium ion battery.***

The battery requirement is new. You are able to purchase this battery or purchase a 10-year smoke detector equipped with a lithium battery.

COMMITTEE CORNER

LOOK HERE TO GET INVOLVED IN COMMITTEES!

RULES COMMITTEE UPDATES

The suggested revised rules were presented to the owners during the Annual Membership Meeting and are currently under review by the attorney.

RECYCLING COMMITTEE UPDATES

The recycling committee is in need of new volunteers to continue to provide this service to the community. **New members are needed, especially those available on Wednesday from 4-6.** Please contact the office to get on the volunteer list.

SECURITY COMMITTEE UPDATES

There are ongoing conversations about security on the property. Contact the office to be connected to the Board Member in charge of the committee.

GYM COMMITTEE UPDATES

The gym committee has been visiting stores to test equipment and continues to discuss options and pricing. Thanks for those who completed the survey!

Gardening News

Rachael has done a lovely job with the planting of the pots in the green spaces. The squirrels have been digging in all of our pots so pinwheels have been added as a deterrent.

A wonderful gift, the first bloom of white iris at the front side of the fountain! The plants have been in the garden for three or four years. Thanks to Geeta from the North Tower who was gardening with us back then.



The strawberry plants are the tallest and thickest in years. They must love all the rain and some have already started to bloom.

We say goodbye to Virginia from the South Tower. She will be moving to Illinois to live near her family and grandchildren in the month of June. She was the leading force behind the reworking of the garden slope to the underground parking. She also added the columbine you will spot in the fountain area.

Even if you have never gardened before, come enjoy the relaxation of digging in the dirt. Bring a Friend! More volunteers needed. Leave your phone number and or e-mail address at the office and I will get in touch.

Michele Arnette

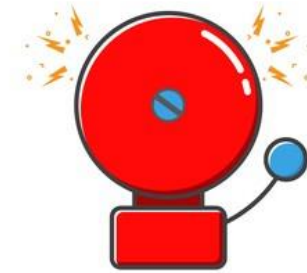
Ready to clear out some
your old stuff? Perhaps
buy some new stuff?

Should we have a
community yard sale
this summer?



Tell us what you think!

**RESPOND WHEN THERE IS A
FIRE ALARM- GET OUT!**



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**TREAT EVERY FIRE ALARM
AS IF IT WERE REAL.**

- **IMMEDIATELY EVACUATE** the building to the outside.
- **NEVER USE AN ELEVATOR** once the fire alarm is sounding. Use the stairs.
- **NEVER GO BACK** to retrieve personal belongings.
- **MOVE AWAY FROM ENTRANCES** to allow access in the building.

ASSIST THE FIREFIGHTERS and allow them to do their jobs. Do not delay them with questions or comments. The sooner they investigate the cause of the alarm, the sooner we all can return to the building. PDM Staff will tell you when it is safe to return.

ASSIST THE STAFF and remember that we are communicating with the authorities and the line may be busy. Do not call to ask if we should evacuate. You should!

Loss Assessment Coverage

Included here why??

Several owners have recently been contacted by their insurance agents about adding a rider onto their homeowner policies to cover special assessments. While PDMTCAI has a goal of never resorting to special assessments, Mother Nature does surprise us with her work. Contact your agent about coverage available on your policy.

THE POOL IS OPEN!!!



Guests ARE now permitted!

PLEASE REVIEW THE RULES:

1. All residents, owners, and guests using recreational facilities must conduct themselves in a safe, considerate, and respectful manner.
 - **All guests using the exercise room, billiards room, or swimming facilities must either be accompanied by a resident/owner or have prior written approval of the General Manager.**
 - **A maximum of three (3) guests per unit is allowed in the pool.**
 - Occupancy must comply with state and city regulations.
 - Pool and recreational facilities are for residents, owners, and their guests only.
 - **No glass items** shall be brought to the swimming pool, the spa, the public outside deck, the locker rooms, the exercise room, or the steam room.
 - All children under the age of sixteen (16) must be accompanied by an adult owner/resident in all recreational areas (swimming pool, hot tub, billiards room, weight room, and steam room).
 - Abusive or profane language is prohibited at all times.

Grilling and Chilling

Here are general reminders of our rules:

SECTION THREE: GENERAL RULES AND REGULATIONS

6. Balconies, patio areas, decks, and areas under stairwells shall not be used for storage.

- There shall be no attachments to “limited common elements” as follows:
 - Tower Balcony ceilings, walls or railings
 - Garden Deck ceilings, walls or railings
 - Tower/Garden ground-floor patio fence tops
- Umbrellas are acceptable, but they must be kept in good condition and be of neutral color to match with the building. Umbrellas cannot extend past the vertical limits (edge) of the limited common element.
- Balconies and patio areas must be kept clean and clear of any unsightly items.
- Other than assigned storage lockers, no personal items of any kind may be stored on common elements. Personal planters are not allowed in open areas or green space.
- Residents are not allowed to plant personal plants in open or green space without prior approval from the Board.
- 1 Standard size door mat is acceptable at the main entry door within the Garden units (not to exceed 48” x 30”). Due to potential trip hazards, door mats are not allowed in the hallways of Tower units.

19. In compliance with the Denver fire code, **one gas grill is allowed for each unit using only a one- pound propane cylinder.**

- **Two one-pound spares are also allowed but not allowed to be stored in lockers.**
- **No charcoal grills are allowed.**

BE ALERT!!

**EXPECT THE
UNEXPECTED**

PDM wants to keep our community safe. Please immediately report suspicious activity to both the police and the PDM office. Remember to be aware of your surroundings and responsible with your possessions.

Do not leave anything visible for wandering eyes to see in your vehicle. Set your alarm when you walk away. Have your keys in your hand to arm your vehicle- and yourself.

Do not let strangers into the buildings. The vestibule system is available for guests to use.

Gardens Mailboxes

The two new banks of mailboxes for the Gardens will be placed in the middle of the property, along the greenway. Work is being scheduled for their installation.

The boxes will be numbered more discretely, without a unit number listed. Plaza will provide detailed information on your new number as the project continues.

Towers Balcony Repainting- COMING SOON!

Painting the exterior face of the towers balconies is scheduled to be completed this year, using funds from the reserves. Once the work is scheduled, residents will be asked to remove or cover their balcony items for protection. More details will be sent as dates are set.

VISIT www.plazademonaco.com
For the ZOOM link to the Monthly Board
Meetings

You can also find digital copies of recent newsletters, FAQ (Frequently Asked Questions), and Governing and Financial Documents including:

2015 Rules and Regulations
PDMTCAI Declaration and Bylaws
Budgets

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

stephanie.mailhot@plazademonaco.biz

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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 Dues

While a number of owners are still using coupon books, many owners have set up auto-pay processes.

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

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