
PDMTCAI Board Members:

President: Mark Soloway

Vice-President: John Greve

Treasurer: Kim MacLean

Secretary: Mike Lawday

Member-at-Large: Bryan Dewhurst

PDMTCAI Staff:

General Manager:

Buck Bailey

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



July 2021

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Happy Independence Day!



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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.

THESE ARE REQUIRED BY THE DENVER FIRE DEPARTMENT AND ARE PAST DUE

Please drop your form at the Office!

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!

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.

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!

It's that time again!



The Budget Committee headed by Board Treasurer Kim MacLean will have their first Committee Meeting to begin planning for the 2022 Budget

Thursday, July 15, 2021 at 6:00 p.m. in the Party Room

If you are interested in being a part of the Budget Committee please contact the office!



Plaza de Monaco Yard Sale!

Saturday, July 10th

9:00am – 1:00pm

Everyone is welcome to join us
even if you only have a few things to sell!
We will set up along Locust and Bates Streets.
You can use your own table or set up on
the grass and sidewalks.

Please be ready to sell at 9:00am!

Hope to see you there!

And After the Yard Sale....

Dispose of any remaining items responsibly!

Please consider taking the leftover items to ARC or the Salvation Army.

Do NOT leave your unwanted items in the trash areas!

SECTION THREE: GENERAL RULES AND REGULATIONS

8. Deposit of appliances, furniture, and other large items is not allowed in the trash rooms or dumpster enclosures. It is the resident or owner's responsibility to arrange for pick-up of such items at the unit owner's expense.

- Should a resident or owner need to place such an item out for pick-up, call the PDMTCAI Office and make arrangements to pay the additional waste disposal charges. If the office is not notified, there will be violation fines and disposal charges assessed to the Unit Owner.

Large item disposal fee is \$40 per item



FRIDAY, JULY 16

WE ARE POWER WASHING THE TOWERS' BALCONIES

Protect your belongings.

All items must be removed from your balcony **before July 16**

MONDAY, JULY 19

PAINTING THE EXTERIOR WALLS AND CEILINGS OF THE TOWERS' BALCONIES WILL BEGIN

Gardens Mailboxes

The two new banks of mailboxes for the Gardens have been installed and are operational!

We have added new, solar powered, directional lighting as well!

Thank you to the Gardens Owners and residents for retrieving your new set of keys. If you have not yet done so, please stop by the office. It may affect your mail service if your mail box gets too full.

We are exploring new methods of posting bulletins for the Gardens community.



Expect the Unexpected

Let's work together to keep our community safe!

**IF YOU SEE SOMETHING,
SAY SOMETHING**

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.

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

Please remember:

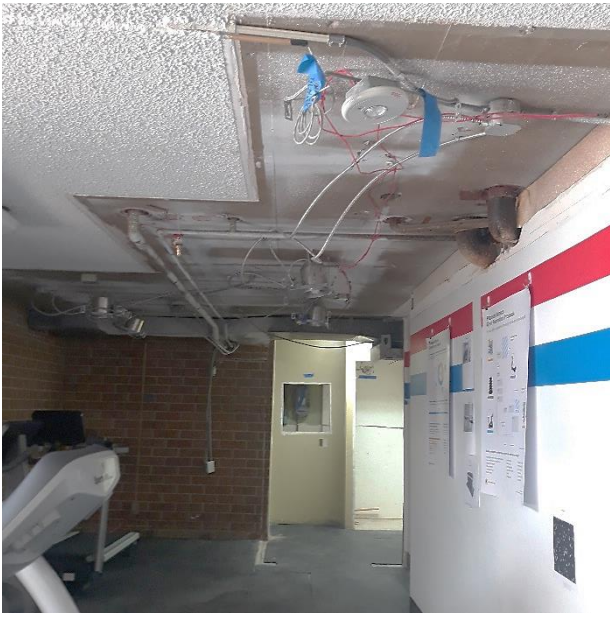


No laundry permitted to hang from the balconies or fences.

Gym Remodel Updates

Changes are underway in the Gym!

The committee requested a Special Meeting of the Board on June 23. The Board reviewed results of the community survey and in-person input from PDM Board, Staff and Owners.

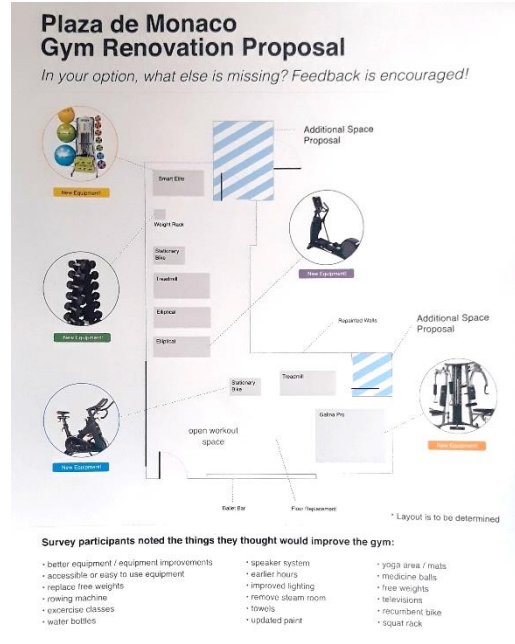
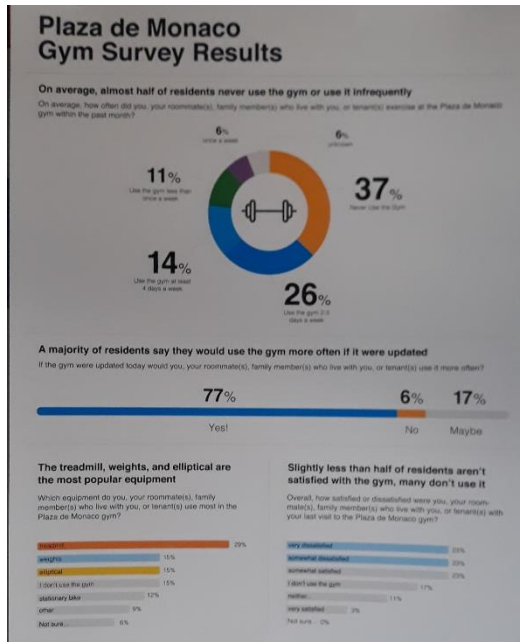


Work as of 7/5

Some of changes approved by the Board are:

- The drop ceiling is being removed and new lighting will be chosen.
- Permanent closure of the steam room and removal of the associated equipment and storage area.
- Gain additional floor space by removing walls between the steam room and turning the womens locker room door 90°.
- Repair and refinish the walls, ceiling, and flooring.
- One previously purchased piece of equipment has been returned. A fully commercial unit will be chosen and purchased.

Here are the results of the survey. These are also posted in the gym and the party room.



**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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Plaza De Monaco
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 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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