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**PDMTCAI Board Members:**

President: Mark Soloway  
Vice-President: John Greve  
Treasurer: Kim MacLean  
Secretary: Mike Lawday  
Member-at-Large: Bryan Dewhurst

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Onsite Manager:  
    Stephanie Mailhot  
Front Office: Gale More  
  
Maintenance: Luis Medina  
    Chayo Cruz Banos  
Editor of Newsletter: Brittany Pyle

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**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

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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](mailto:receptionist@plazademonaco.biz)  
    303-757-1546  
    Plaza de Monaco Office



## November 2021

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## November is Native American Heritage Month

Many American Indian first nations are from Colorado: the Arapaho, Apache, Comanche, Cheyenne, Ute, Pueblo, and Shoshone. Learn how to honor Native American Heritage Month in Colorado:

<https://www.coloradoparent.com/native-american-heritage-month/>

# Anti-Theft Options for your Car

We all wonder how to combat the recent nationwide increase in car thefts. Here are some of the most popular devices being sold to discourage thieves.

**GPS Trackers:** These are small devices that are attached to your car and work with your smart phone. They can be programmed to alert you when the car is moved, and can even be set to create a boundary around your car so you would know if someone is too close to your vehicle. Some new cars have these already installed. Systems can be bought and added to any vehicle. The cost may be a bit prohibitive but there are many alternatives. Some do not require monthly fees and have a higher initial cost. Others have monthly fees that can cost \$9.99/month or more.

**Dash Cameras:** Usually used for road safety, cameras mounted in your car can be used to record any activity that occurs around your vehicle. They often are able to use your car's battery, so charging is not a problem.

**Faraday Cases:** This small portable case insulates your electronics from any attempts to hijack a keyless ignition system, which can allow thieves to unlock or even start the car remotely. The case is usually large enough to add your credit cards and smartphones, as well.

## **Anti-Theft Locks:**

- **Steering Wheel Locks:** These make it impossible to spin the steering wheel. Please note that there are reports that thieves have learned how to disable this device.
- **Pedal Locks:** These hold your brake, gas, or clutch pedal in place but can be challenging to attach and remove.
- **Tire Locks:** Similar to a car boot, these attach to one of the tires making it difficult to drive the vehicle.

**Kill Switches:** There are several ways to stop the electrical from ignition system, your battery, or through disabling a fuse that works a needed part, like the fuel pump.

- **Battery Disconnect Switch:** A convenient way to disable your car on a regular basis is to install a remote control switch that will disconnect the battery. Using the remote removes the need to manually disconnect the battery.
- **Fuse Box Kill Switch:** You can manually remove a fuse every time you leave the car or have a Fuse Box Bypass installed onto your dashboard.
- **Ignition Wire Kill Switch:** This setup uses a physical switch or toggle button hidden somewhere near the dashboard or under the driver's seat. There are instructions on line if you would like to install this yourself, or you can have it installed professionally.

## COMMITTEE CORNER

### **RULES COMMITTEE UPDATES**

The Board of Directors approved the 2022 Rules Revisions at the November 4, 2021 Board Meeting. The revised rules will go in to effect on **January 1, 2022**. Please see Page 7 for a summary of the changes.

### **RECYCLING COMMITTEE UPDATES**

**The Recycling committee needs more volunteers to continue to provide this service to the community. New members are needed:**

**Wednesday from 4-6  
and**

**Saturday from 10-12.**

**Please contact the office to get on the volunteer list.**

### **SECURITY COMMITTEE UPDATES**

There are ongoing conversations about security investments. Contact the office if you are interested in joining this committee.

### **GYM COMMITTEE UPDATES**

The gym committee has finished their job! The gym has been completed and the committee meetings have ended. Please see Page 6 for pictures of the new gym!



### **Decorating Your Own Unit**

The 2015 Rules and Regulations offer guidance for outside lights and decorations:

- Holiday decorations may not be displayed more than 30 days prior to the calendar date of the holiday and must be removed no later than 10 days after the holiday.
- No one is allowed to display holiday decorations on common area walls or spaces (i.e. between balconies, on Tower or Garden walls, landings, and stairs, handrails, or Tower hallways).
- There may not be any holiday decorations in the Tower hallways except on unit doors. These types of items could be obstructions in the event of an emergency.
- Holiday decorations that make noise or play any type of sound are prohibited in any open or common area (i.e. hallways, outward side of doors, landings, handrails, rails, etc.). “



The office has received a number of complaints regarding the smell of smoke entering non-smoking units and into hallways.

Please be considerate of your neighbors.

Remember smoke smells can travel to other units.

Using air purifiers and fans can help for both the smoking and non-smoking units.

## GET FRESHER AIR FOR FALL!

Filters in stock!



Get your new filters in the office!  
\$7 per filter, cash or check

Did you know these are custom made for Plaza de Monaco?

**YOU CAN RECYCLE THE FRAME!**

Remove the material and dispose of that in a trash bag, bring us the frame!

## 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 phone line may be busy.

## Plaza de Monaco is Hiring!

We are looking for a full time Manager's Assistant to assist in the day to day operations of the HOA.

Please stop by the office for more details if interested.

## What to do with old Paint Containers?



Knowing how to safely dispose of paint containers is a common homeowner problem. How do we get rid of those items without incurring fines or causing environmental, or even explosive, damage?

Don't brush it off! Please take care of your paint responsibly and **do not leave cans in the trash rooms.**

### **Spray Paint Cans:**

These are considered Hazardous Waste and cannot be placed in any trash container with risking explosions, as they are very flammable. Denver has a curbside pickup known as **At Your Door Special Collection**. Call 1-800-449-7587 for more information.

### **Empty or Completely Dried Paint Cans:**

When a paint can is empty and any paint inside is completely dry, you can dispose of the paint in the trash. The lid needs to be removed so the collector can verify that the paint is not spilled. The trash collectors will remove the cans from the trash, if they suspect it has wet paint.

### **How to Dry the Leftover Paint to dispose of it:**

You can dry the paint with kitty litter or scrap paper and leave the lid off to let it dry. There are commercial products that can help with this as well. If there is less than an inch of latex paint, leaving the lid off for a couple of days usually gets the job done.

### **Leftover Paint in Cans:**

When you have too much paint to let it dry, or if it is oil based paint, you can drop it off.

PaintCare ([www.PaintCare.org](http://www.PaintCare.org)) has locations that will take and recycle fewer than 5 gallons of paint per visit. There are two drop off locations near us:

#### **Guirys**

2121 S Colorado Blvd  
Denver, CO 80222  
(303) 758-8244

#### **Sherwin-Williams**

4697 E Evans Ave  
Denver, CO 80222  
(303) 756-9447



## *In Our Memories*

*Kelly Feagler has passed away after a courageous battle with cancer. A North Tower resident for over eight years, he enjoyed catering community events including bringing generous spreads of a variety of foods at Super Bowl gatherings and showing up with holiday mugs and hot chocolate to those decorating the Christmas tree. He often appeared at the office, bringing snacks and conversation. He did his best to contribute to the Plaza de Monaco community.*

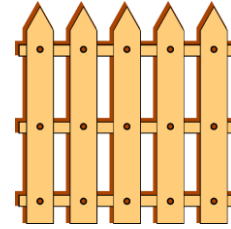
*Kelly's favorite holiday was Halloween, and he would spend hours creating vampire costumes or painting his face to become unrecognizable as a clown. Decorating his car to match his costume, he drove around town waving at the other motorists, alternately scaring them and making them laugh. Recounting these tales would always make him laugh.*

*Kelly will be missed.*

The gym is ready for business! Thank you to the Staff, Board and Committee members for their input!



## Locked Gate Proposal



A proposal was presented at the November 4, 2021 PDM Board of Directors meeting to install a locked gate at the opening of the fence going to Safeway.

This metal structure could be opened using the key that owners and residents of Plaza de Monaco now use for the storage areas and laundry rooms.

This would discourage random traffic through our property and could help reduce the access that now exists for people who have criminal intent.

The Board of Directors will discuss this option again at the December 2, 2021 meeting. Owners are welcome to attend and share their thoughts.

### Gym Hours:

7 am – 10 pm Daily

No children under 16 permitted

Please remember to replace the equipment and sanitize after use

# 2022 Rules Revisions Summary

## SECTION THREE - GENERAL RULES & REGULATIONS

(p.4)(add)3. Items left outside of assigned lockers may be disposed without notice.

(p.5) (edit) 6. Common areas including balconies...

(add)No permanently mounted lights, including string lights.

(add)Electrical outlets shall not be installed in patios or balconies.

(p.6)Specific units are permitted to install washers and driers.

(p.6)(add) Residents are not permitted to leave unwanted items in common areas, on benches, in trash rooms etc.

(p.7) 18-19 (add) added verbiage to comply with HB-21-1310 HOA Regulations of Flags and Signs

(p.7)21. To protect interiors of elevators ...Clarify: moving large items must be scheduled w/the office.

(p.7) Clarify: A non-refundable \$60 elevator fee for moving large items (this just covers setting up/removing elevator for cargo pads). Any damage to elevators will be charged to you.

(p.9) (new) 25. Any owner can request, in writing, a formal meeting w/the board to request clarification or discuss application of any rule.

## SECTION FIVE - RECREATIONAL FACILITIES

(p.9) (new) 1. No glass items shall be brought to the swimming pool, spa (hot tub), public outside deck, locker rooms, exercise room, or steam room.

## SECTION SIX – PETS

(p. 11) (add) 1. Added pit bull verbiage to comply with Denver's Pitt Bull Ordinance Section 8-67.

(p. 11) (remove) 3. "PET FREE ZONE" rule. This is the language about "areas to the left/right of towers front entrance..."

(p.11)(edit)4. There is a two-pet limit. (Original phrasing said "All dogs and cats must be registered...")

(p.12) (Modified): All DOGS must be registered in the office (used to say "all pets").

(p.12) (New): Yearly registration fee of \$35 for each dog to help cover cost of pest poop bags/poop-patrol for cleanup.

## SECTION SEVEN – COMMUNITY PARKING REGULATIONS

(p.12) (new) 1. PDM not responsible for loss/damage to personal property, including vehicles/contents in parking areas. Each owner/resident is responsible for carrying adequate insurance for theft/damage.

(p.13)(Edits)6. IMMEDIATE TOWING VIOLATIONS (\*Some updates on conditions that may lead to towing.\*)

Renters need a current lease to get a parking sticker; Don't park in fire lanes; Vehicles must have current tags; vehicles with missing/expired tags are not allowed on the property; Vehicles with forged/fraudulent license plates will be towed.

(p.13) (clarifies) 7. OTHER VIOLATIONS SUBJECT TO TOWING Unloading/loading for some vehicles only, may be towed if left unattended.

(NEW): adding RV's, Cargo Vans, and Box Trucks to the original list of "trailers, boats" of towable vehicles.

(clarification) Construction equipment vehicles: If not approved by General Manager, construction vehicles & equipment may be towed.

## SECTION EIGHT: SECURITY

(p.14) (deletion) 1. Electronic entry cards: Guest cards will no longer be available.

(p.14)(clarification)2. Tenants: your unit owner needs a current lease on file, or no entry card will be issued.

## SECTION NINE: GUEST ROOM

(p.14)4. Bounced check fees raised from \$20 to \$50.

## SECTION ELEVEN: ARCHITECTURAL GUIDELINES

(p. 18) (clarification) 3. Standards and Guidelines for review of proposed alterations. g.: Skylights in a unit... Unit owners have to secure approval for making changes/repairs to skylight(s) in their unit (see ARCHITECTURAL REQUEST FORM, p. 19).

## Key Rules Changes for 2022

The approved 2022 Rules and Regulations Revisions can be viewed in whole at [www.plazademonaco.com](http://www.plazademonaco.com).

Some key changes and clarifications include, but are not limited to:

- Added verbiage to comply with HB-21-1310 HOA Regulations of Flags and Signs.
- Beginning on January 1, 2022, a **\$35.00** annual registration fee per dog will be assessed.
- Pit bull owners must comply with Denver County's Pit Bull Ordinance Section 8-67.
- Washers and dryers are only permitted in 16 specific units: 1-101, 1-104, 1-105, 1-108, 2-101, 2-104, 2-105, 2-108, 3-101, 3-104, 3-105, 3-108, 4-101, 4-104, 4-105, and 4-108. *This is not a rules change but a clarification of the 16 Gardens units permitted to have washers and dryers in their units.*
- The fee for renting the Common Room is increased to **\$60.00**.
- In the Towers, moving large items requiring the use of the elevators must be scheduled with the office and requires a **\$60.00** fee (increased from \$50.00).

**Please feel free to read the Rules and Regulations in its entirety for more information.**



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VISIT [www.plazademonaco.com](http://www.plazademonaco.com)

To 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](mailto:stephanie.mailhot@plazademonaco.biz)

303-758-9387  
Plaza De Monaco  
2880 S. Locust St.  
Denver, CO 80222

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## 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.

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## 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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2880 S. Locust St.  
Denver, CO 80222

