

Canyon Club HOA Community News

May/ June 2014

Vol. 9 Issue3

NEWS FOR YOU.

Welcome to the Canyon Club HOA Community News. We are excited to share several new opportunities with you.

Annual HOA Meeting was held March 18. Thank you to those homeowners in attendance. Your 2014 Board of Directors:
Lofton Petty – President
Susan Schubert – VP
Angie Miller – Treasurer
Bea Fittler Totth – Secretary
Jeff Sterkel – Member at Large



Spring Planting Season – is upon us. Please watch for notices for volunteers to help with the spring planting!

OUR COMMUNITY

Are you interested in serving on a community committee? Getting involved in your community helps create positive change. Contact the office to volunteer.

New Residents.

Welcome to the community. We are excited by your arrival. Amenity keys, vehicle permits, and resident paperwork (including Rules & Regulations) can be addressed through the office. Please contact the office with any questions or concerns. – Office hours are 2:00-6:00pm – Monday-Friday.

Additional HOA news can be found on the website: www.canyonclubcondos.org

YOUR COMMUNITY CONNECTION.

Canyon Club is our home. Respect your community.

Pollution isn't limited to outdoor emissions. According to the Environmental Protection Agency (EPA), indoor pollution levels can be 2 to 5 times greater than outdoor levels. **Know the 3 Types of Pollutants**

Gaseous - When pollutants are in the gaseous state, they produce dangerous side effects. Minor ailments can include headaches and eye irritations. But the pollutants also can trigger much more serious consequences such as cancer and even death. The most worrisome gaseous pollutants include: Volatile organic compounds (VOCs)— Common sources are woods, drywall, adhesives, paint, cleaning products, furniture and even home electronics. Additionally, Radon gas, which occurs naturally in soil, is the second-leading cause of lung cancer and is responsible for at least 21,000 deaths a year.

Particulate - Ultra-fine liquid or solid particles in the air can get deep into the lungs. They are associated with an increased risk of allergies and asthma attacks. Common particulates are: Pollen – Dust - Dust mites - Animal dander - Diesel exhaust particles that seep in from outdoors

Biological - Humidity, water line breaks and flooding are frequent sources. They can cause infections and worsen allergies and asthma, and often produce less-toxic VOCs that still are a cause for concern. Biological pollutants include: Mold – Mildew - Bacteria—mostly occupant-related - Viruses—all occupant-related

Preventing Future Problems:

- **Ventilate to increase fresh air.**
- **Change your HVAC filters regularly.**
- **Keep the humidity level between 30 and 50 percent.**
- **Promptly address any leaks: plumbing, roof, or other.**
- **Don't allow smoking in your home.**
- **Wash sheets and blankets weekly in hot water.**
- **Test your home with a DIY radon kit.**
- **Clean up water damage within 48 hours.**
- **Buy low-emitting products.**
- **Invest in a high-efficiency particulate air (HEPA) vacuum.**

Learn more about improving your indoor air quality from the [EPA](http://www.epa.gov) and the [American Lung Association](http://www.americanlung.org)



Canyon Club HOA

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The Pool will soon open for the SEASON! – Watch the mailroom for notification - Pool Hours are 10:00am-10:30pm - (when the pool lights shut off at night the pool is closed, please respectfully leave the pool deck). ***Security cameras are in use for the safety of all residents.***

Please obey all pool rules as posted and remember these important rules we wish to highlight:

- NO LIFEGUARD ON DUTY! Use at own risk.
- Anyone under the age of 12 **MUST** be accompanied at all times by an adult. (18 or older)
- Children wearing diapers **MUST** wear swim-diapers
- Guest limit is 5 on weekdays, and 2 on weekends. Guests must be accompanied at all times by resident.
- Phone is for emergencies only and directly dials 911
- Keep gates closed at all times! Do not prop or hold open for others. Do not let individuals in, they need to use their own key.

Using the pool after-hours is considered trespassing which can result in loss of amenities use and/or criminal charges. Please call DPD non-emergency to report the issue. Please follow the rules so you can enjoy the pool all summer.



Maintain Your Washing Machine

Your clothes washer offers your household loads of support, so periodically take the time to return the favor. Maintaining your washing machine with these tips can help you avoid breakdowns that could put the appliance out of commission—or worse, lead to leaks and costly water damage.

1. **Replace the water hoses.** Check hoses regularly for bulging, cracking, fraying and leaks around hose ends. Replace the hose if a problem is found or every three to five years as part of a proactive maintenance program.
2. **Move the machine.** Check that there are at least 4 inches between your washing machine and the wall. This prevents hoses from kinking.
3. **Keep the machine level.** A washing machine that's off kilter can vibrate, rock or "walk" across the floor during the spin cycle, which can damage the floor or the machine. Balance the washer by turning the legs clockwise to lower it, and counterclockwise to raise it.
4. **Clean the lint filter.** Depending on your machine, the lint collector may be located in the agitator tube, which is the center column of most machines, or near the top of the washtub. Keep it clean to help your washer run efficiently.
5. **Wash the washing machine.** Rinse away soap residue and buildup by running store-bought washing machine cleaner, or a solution of hot water, vinegar and baking soda through an empty load.
6. **Prevent musty odors and mildew.** Leave the washer lid or door open between loads to dry out the unit and keep it smelling fresh. On front-loading washers wipe down the rubber seal around the door after doing your laundry.
7. **Measure your detergent.** Read the appliance instruction manual to make sure you use the correct type and amount of detergent for your machine. Too much soap can leave residue on your clothes and cause excess wear and tear on your washer, and high-efficiency washers require a special, low-sudsing detergent.
8. **Don't overload the machine.** Use the appropriate amount of water for the size of the load. Wash heavy or bulky items in small loads since these are harder on the appliance.
9. **Add a drip pan underneath your washing machine.** This is a smart addition to an upstairs laundry room, since water leaks could damage the floors below it.

A little leak can cause major damage if it goes unnoticed.

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MAINTENANCE NEWS

MAINTENANCE ISSUES - Canyon Club counts on our residents to help keep us informed of issues in our community. You are our eyes and ears. If you have or see a maintenance issue please leave a message or e-mail cchoamaintenance@gmail.com

303.757.8527.

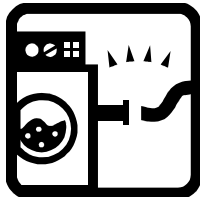
HOME SAFETY REMINDERS – remember to check around your home to maintain a safe environment.

Smoke detectors – every 6 months

Hot Water Heaters – every 6 months check fittings and top and base for signs or early leaks REMEMBER to replace every 8-10 years

Faucets – keep them drip free and save water in the process

Appliance Issues – check washing machine hoses, dryer vents and dishwasher connections to keep them leak free



TRASH – please place trash, cigarette butts, and pet waste in appropriate containers. Keep our community green!

We ask that you remember to use both sides of the trash dumpsters to keep trash inside the dumpsters and not on the ground – this will help keep rodents away!

NEWS YOU CAN USE

SECURITY – the security cameras and off-duty police patrols have proven to be effective. Remember – 911 is a call away in the event of an emergency.

PETS - Clean up after pets and pets MUST BE LEASHED at ALL TIMES when outside of unit. [Did you know? Pet waste is the #3 cause of water pollution.](#) 72.8 million dogs currently live in the USA. When pet waste is not picked up it decomposition begins and toxic bacteria seeps into the soil. Pet feces carries dangerous pathogens and pollutes our freshwater supply. Wastewater treatment systems are NOT designed to filter dog waste! 1 gram of pet feces contains 23 million grams of fecal bacteria.

NEVER FORGET A BAG AGAIN!



PAINTING PROJECT - Yes, it is time to paint the complex. Our contractor has been selected and we are in the process of securing a selection of color combinations. As this project moves forward there will be informational meetings scheduled for all homeowners. Please watch your email and the mailroom for notifications.

PLANTING, SOD and MORE – There will be ongoing sod and seed work to reestablish growth in areas that have been bare in the past. To help these areas we also had several drain and concrete projects that were just completed to permit better drainage around the property. We look forward to a beautiful landscape in our future.

Sprinklers are being tested and placed on their spring run cycles so you will notice these coming on at selected times during the day/ evening.

WARM WEATHER – Now that it is warming up...It is IMPORTANT to obey the posted speed limits. We have many young children in the area so please be careful, obey the rules and help Canyon Club residents have a safe & happy summer.

DISH and DIRECTV – If you are having a satellite dish installed you must submit an Architectural Request form, failure to do so could result in additional expense to you for relocation of your satellite.



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CANYON CLUB SENIOR requests assistance 2-3 hours per week. Hours and days variable according to your schedule. Being able to drive their car would be helpful. *Will be compensated for your time.* Please leave contact information in the HOA office.



ELEGANT
SOLUTIONS

EVENT COORDINATION SERVICES

P.O. Box 370172, Denver, CO 80237

Phone: 303-870-6016

Email: elegant_solutions@yahoo.com

www.facebook.com/ElegantSolutionsEvents

Pet Waste is a Disgrace!



Please obey all rules and keep your pets on a leash at all times and pick-up pet waste.

Fines will be assessed for those who do not follow these rules. Please contact the office when you see an infraction happen.

Homeowners and tenants are responsible for following all rules and regulations.

Looking to buy, sell or rent your unit?

Meet your Canyon Club Specialist

Jennifer Blake, MBA

Broker Associate

The Berkshire Group

303.842.2306 or 303.350.5838

loveitorlistitdenver@gmail.com



Advertise in the Community newsletter. Send your ad to the office and we will place it in the next edition.

Advertising will be accepted in the newsletter based on space availability. Please send your request to canyonclubcondos@gmail.com.

COMMUNITY STARTS WITH YOU!