

# AMERICANA CONDOS

## Elevator Reader

July 2017 Vol I

☎ (303) 832-2971 ext: 303

☎ (303) 215-3323 (emergency)

### Dates to Know

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#### Tues. August 8th

- Board Meeting
  - Amended Budget Vote

**\*Board meetings are usually the second Tuesday of every month at 7pm.**

### Rules Update

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Please check the lobby and website for the rules update. We will be voting on these in August.

### Reminder to Dog Owners

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Please keep your dog on a leash while inside the building. Not all dogs and people do well with dogs, even friendly ones.

Please do not allow dogs to defecate in the south garden. The plants are getting damaged.

### Budget Amendment

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An amended budget with dues increase to \$390 is being sent out to owners. Increasing dues will help us to grow our reserves faster and mitigate special assessments. Until the reserves are built up, immediate repairs/replacement needs of items like the chiller or parking deck repair will require a special assessment.

### Maintenance Updates

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#### Parking Ramp

Work is complete on the south ramp. It will open shortly. The fob reader on the north door has failed and a new one has been ordered.

#### Elevator Work

The pool company's insurance has agreed to pay the claim against the north elevator. The work will begin soon. Once both elevators are operational the door mechanism replacement work will begin. The failing door mechanisms are causing the elevators to get stuck on floors.