



# NorthPark Neighbor



## Rental Property Requirements

If you are an owner of rental property, you are responsible for the maintenance and upkeep of your property. Please inspect your rental property on a regular and frequent basis to make sure that your property is maintained in good condition and your tenant is abiding by all Association rules and regulations.

As an owner of rental property, you may be unaware that you are required to file with the Westminster City Manager, acting by and through the Building Division, an application for a rental property license. The Rental Property License and Registration code Section 5.12.1-9 can be accessed on the City of Westminster web site.

The City can assess penalties for failure to register your property and obtain a license. Please contact the City (303-658-2091) if you have any questions about the code requirements.

## Having a Party? Here's How to Rent the Clubhouse.

Please contact our clubhouse volunteer, Beverly Kelly well in advance of your gathering if you would like to rent the clubhouse for a special event. For clubhouse reservations or questions, Beverly can be reached at 720.480.4542. Rental Application forms are available on the Association's web site at [www.northparkhoa.com](http://www.northparkhoa.com).

The clubhouse is available for renting ONLY by NorthPark residents. A \$100 cleaning deposit and a \$500 damage deposit along with a \$100 per day rental fee will be due at the time of booking. The cleaning and damage deposit will be returned to you if the

clubhouse is left in the same condition you found it. If it's not clean and damage-free, some of your deposit may be withheld.

In addition, make sure to take your trash with you and PLEASE don't put the trash in the park receptacle.



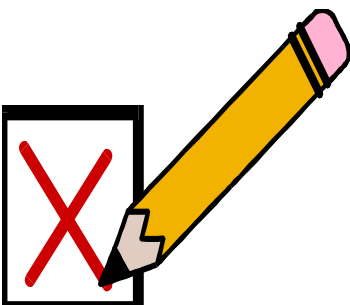
## Pool Safety Reminders

Rules are generally written for a reason. Jumping the fence at the pool after 9 p.m. when the pool is closed is trespassing, which is a criminal offense. More importantly, it is a safety issue. If you jump the fence and are injured, it would be difficult for a rescue to occur. At times, the guards may need to "shock" the pool with additional chemicals when they close the pool at night which makes the water unsafe for swimming for a period of time. Please respect the pool rules.

Effective week-days starting August 12th, lifeguards will only be on duty from 3 p.m. to closing. All children must be accompanied by an adult when lifeguards are not on duty. Your cooperation is appreciated.

## Annual Meeting of the Members

The Annual Meeting of the Members will be held on September 9, 2013 at 7 p.m. at the clubhouse. Ballots will be mailed in advance of the meeting. Please be sure to mail in your ballot so that we can meet our quorum requirements. Two board member positions currently held by Lori Goldstein and Olivia Hill will be open for re-election at this meeting. If you are interested in submitting your name as a candidate for election to the board at this meeting, please send a brief statement of interest to the management company (fax#303-466-7602 or email to: [Prokopiak.management@gmail.com](mailto:Prokopiak.management@gmail.com)) no later than August 16, 2013.



# Help—I Need My Roof Replaced!!

We get numerous calls each month from residents who are in a panic regarding how to get their leaking roof replaced or asking what they need to do because their contractor was unable to get a City permit without an approval letter from the Association.

If you are in a rush, you can usually receive 24-hour approval turn-around time for your request by selecting one of the many “pre-approved” shingle products that are listed in the Association’s Residential Improvement Design Guidelines found on

the Association’s web site: [www.northparkhoa.com](http://www.northparkhoa.com). Shingle products must be a dimensional shingle with a minimum 30-year warranty and must be of a neutral color.

Use the Request for Approval Form also on the web site to submit your shingle requests. If you wish to re-shingle with a product that is not on the pre-approved list, please submit 5 color brochures of the product you wish to choose.

*Be sure to submit your shingle request for approval. The City of Westminster will require an approval letter from the Association before issuing a permit.*

## TEEN SERVICES

<p><b>BABYSITTING</b></p> <p>Rachel Horras 303.469.4028              Leah Horras 303.469.4028              Sonja Gorski 303.404.0809              Solveig Williams 303.465.2313              Monica Germann 303.466.4108              Jolene Kramb 303.859.3883              Suzanne Kramb 303.859.9360              Lianna Caulk 303.439.7892</p>	<p><b>PET WALKING/SITTING</b></p> <p>Stephanie Caulk 303.439.7892              Maria-Teresa DiMascio 303-464-8179              Jolene Kramb 303.859.3883              Suzanne Kramb 303.859.9360</p> <div style="text-align: center; margin: 10px 0;">  </div> <p><b>YARD WORK / SNOW SHOVELING</b></p> <p>Phillip German 303.466.4108              Kristiana Watson 303.469.0303</p> <div style="text-align: center; margin-top: 10px;">  </div>
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**Your Board of Directors**

President	Lori Goldstein	303.404.9570
Vice President	Olivia Hill	303.635.1878
Secretary	Patti Segó	303.439.7858
Treasurer	Marie Struckman	303.438.1169
Member	David Truitt	303.466.3225
Member	Ken Arnold	303.466.2666
Member	Mark Peters	303.410.8407

**Committee Chairpersons**

Audit	Marie Struckman	303.468.1169
Maintenance	Prokopiak Mgmt.	303.466.2432
Tennis	Patti Segó	303.439.7858
Pool	Lori Goldstein	303.404.9570
Clubhouse	Beverly Kelly	720.480.4542
Paint Samples	Millie Truitt	303.466.3225
A.C.C.	Prokopiak Mgmt.	303.266.2432

**NP Clubhouse** 3268 Northpark Ave. 303.466.2676  
**NP Web Site** [www.northparkhoa.com](http://www.northparkhoa.com)

**Prokopiak Mgmt.** 13700 Troon Court 303.466.2432 (o)  
 Broomfield, CO 80023 303.466.7602 (fax)

By the time you receive this letter, the NorthPark greenbelt fence replacement project will be nearing completion. We wish to thank the residents whose properties bordered the greenbelt for their assistance and cooperation in timely removal and/or pruning of their landscape material so that this project could be completed with a minimum of delay. Your compliance with this project greatly contributed to the completion of this project. Please note that this project was completed with reserve funds especially designated for capital improvement projects such as this.