

FLORIDA PARK NEWS

Welcome to the Neighborhood!

Happy Holidays! Winter is here and so on behalf of the Florida Park Home Owners Association, we would like to update you on a few things going on in our community.

Winter Wonderland

Many of you will be gone over the holidays. Please remember to keep your heat set at 60 degrees prevent damage from frozen pipes. This includes vacant units as well. Owners will be responsible for all damage caused by broken pipes, including all damage to other affected units.

Monthly HOA Meetings

Get involved! The HOA meets on the second Thursday of every month at 7:00 p.m. We meet in the community room next to the pool.

The annual HOA meeting will be held January 12, 2012 at 7:00 P.M. in the community meeting room by the pool and mail boxes. We will be voting on members for the board. Everyone is welcome.

Homeowners – if you cannot attend the meeting, please complete the pre-addressed, stamped proxy postcard that will be sent to you.

Pets! Pets! Pets

Please keep your pets on leashes at all times. Respect your neighbors and bring a bag with you to clean up after them.

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Contact Us

Randy at Western States Property Services is your contact if you have any maintenance needs or concerns. He can be reached at 303-745-2220.

Assessment Increase– Please refer to the notice included.

Be Smart – Be Safe – Snow Shoveling

During heavy snows we will have a service come and clean our sidewalks. Please remember to be careful when parking your vehicle so that your bumper does not cover part of the sidewalk. They need to be able to clean the entire sidewalk and salt it to prevent ice from causing a safety hazard. Walk carefully so that you do not slip or fall during this cold and icy time of year.



Our Neighborhood Police

Officer Brian Paisley is in charge of our particular neighborhood sector. If you have any questions, concerns, or need to report any suspicious behavior, you can reach him at 303-987-7384.

Officer Paisley also provides us with crime statistics for our area. The chart to the right shows the types of calls that came in to the police department and the number of instances that they occurred.

Lakewood Police Department

*Crime Prevention Tip
Preventing Car Break-Ins*

SELECTIVE THEFTS YIELD HIGH RETURNS

Thieves have found it productive to take only select credit cards from wallets often charging thousands of dollars on a card before the owner even realizes it is missing. Within a matter of minutes, large purchases such as electronics, jewelry, etc. have been charged to stolen cards. Often, thieves target vehicles parked at health clubs, soccer fields, and parks or hiking areas.

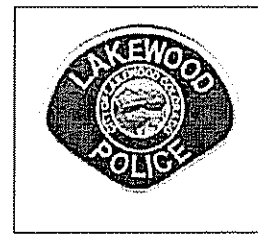
By removing only select cards from a wallet, owners do not realize the card is missing, giving the thief plenty of time to make the purchases. When you receive a new credit card, write "Ask for ID" in the signature block on the back.

Never keep valuables in your car. If you lock a purse in the trunk, do so BEFORE you reach the destination where you will be parking your vehicle. Often thieves scan an area watching for people walking away from a vehicle without a purse or they see them locking the purse or briefcase in the trunk. It takes only a matter of seconds to gain access and your valuables are gone.

Florida Park Crime Statistics *May 3, 2011 - November 15, 2010*

Animal Control - 2
Assault - 1
Burglary/Theft - 3
Criminal Mischief - 3
Criminal Trespass - 1

Found Property - 2
Harassment - 2
Incident - 6
Menacing - 1
**109 calls for service
**27 incident reports



Lakewood Police are creating more opportunities for you to get to know the police agents in your neighborhood.

Online Auction Fraud

Millions of people take part in Internet auctions every day, bidding on items from around the world. Buyers and sellers alike benefit from the great opportunities that on line auctions provide, but these auctions also give criminals the opportunity to perpetrate fraud.

RIPPED OFF™
Online!

According to the National Consumers League, on line auction fraud is the number one fraud committed over the Internet.

Visit the link below for some tips for protecting yourself from the National Crime Prevention Council:

www.ncpc.org/resources/files/pdf/fraud/aucfraud.pdf

Chimney Sweep

It is very important to inspect your chimney every year and have it cleaned regularly. Ignoring the chimney is a fire hazard which can be easily avoided. There are many other chimney sweep companies which can be found in your yellow pages. Call around and get the best rate possible.

Puffers!" Your Car Has Just Been Stolen!

With the onset of cold weather, do not leave your vehicle running unattended! The city has experienced a high number of auto thefts because citizens have started the engine and then left it idling while leaving the vehicle unlocked. Remember that you will be ticketed if a police officer comes by your vehicle and it is running unattended.

Neighborly Courtesy

During the holiday season please be courteous to your neighbors. If your neighbor is too loud, please let them know before calling the authorities or lodging a complaint with the HOA. Let us all have a happy holiday season!!

New Laundry Facility Machines– Please read the attached information to better understand the upgraded system.

Please remember to keep the laundry room clean and to respect your neighbors. Everyone needs to have use of the washers and dryers, so please do not use them all at once...be courteous of others. Also, please keep the laundry room door closed.

*The Florida Park HOA
wishes you a joyous holiday
season and a happy new year!*

Christmas Lights

This is a wonderful time of year for Christmas lights and other decorations. However, please be careful with these lights and your tree. Do not leave them on when you leave the house. Preventing fires will make everyone happier this holiday season. The Florida Park HOA requests that you take down your Christmas decorations by the end of January.



Smoke Detector Ready?

Is your home fully protected? Here are a few tips that you should consider when testing your smoke detector.

Smoke Detector Tips

- Test smoke detectors at least once a month. Nearly all smoke detectors have a test button, simply push the test button and the alarm will sound.
- Clean smoke detectors at least once a year. The best way to clean a smoke detector is with a vacuum hose.
- Replace the entire smoke detector at least once every ten years. Smoke detectors do wear out over time.
- Hard-wired smoke detectors should be tested, cleaned, and replaced just as often as non-wired smoke detectors.
- Every bedroom should have a smoke detector. It's also recommended to put one in living rooms, kitchens and hallways. You can never have too many!

Smoke Detector Facts

- Smoke detectors increase your chance of surviving a fire by 50%.
- An estimated 1/3 of American homes have smoke detectors that do not work.

Your laundry room now features Change Point®!



Use the Change Point® Laundry Center to:

- Pay for your wash or dry with a credit or debit card. 100% secure.
- Get an instant refund if a machine malfunctions.
- Report a service problem on the convenient touch screen



Your credit/debit card transaction is secure. All personal information is encrypted and will not be saved

VISA



Change Point® accepts credit cards
and signature debit cards

You now have access to LaundryView®!

Check Machine Availability

See the status of each machine in the laundry room, including how much time is remaining on each cycle.

View Laundry Room Activity

See the times each day when the laundry room is least busy

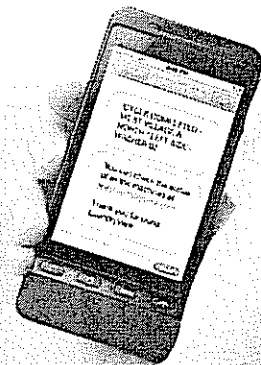
Receive Text Alerts

Ask the machine to text you when your cycle is complete.

LaundryView®

MONITORING SYSTEM

www.laundryview.com



For detailed instructions on Change Point® and LaundryView®, please see the signs in your laundry room.

Questions? Call 877-231-3537

MAC GRAY
THE LAUNDRY ROOM EXPERTS®



NOTICE

Dear Homeowner;

Each year the Board of Directors must anticipate the expenditures for the upcoming year through the budget process. Regretfully, we have identified the need for an assessment increase for the upcoming fiscal year in the amount of \$10.00 per unit per month.

Effective **January 1, 2012**, those who were paying the base assessment of \$137.00 will be paying **\$147.00**. Those who were paying the base assessment of \$146.00 will be paying **\$156.00**.

Please review the 2011/2012 budget comparison included. The major cause of this large increase is the increase of insurance premiums of \$15,216. The premium increase is the result of the two hail claims in a two-year period totaling approximately \$518,000.

You will be receiving your new coupon book and return envelopes for the coming year sometime during the month of December.

For your convenience, the Association does offer electronic funds transfer (EFT) as a method of paying your monthly assessment. This electronic banking service offers you the opportunity to make your payments to the Association without the inconvenience of writing a check and having to mail or hand deliver your payment. If you are interested in the EFT service, please contact Western States Property Services, Inc. (303-745-2220). *For those owners already participating, the change in dues will be handled automatically.*

Thank you.

Board of Directors
Florida Park Condominium Assoc.
November 30, 2011

FLORIDA PARK CONDOMINIUM ASSOC.
Operating Budget Comparison- 2011 & 2012

	2011	2012	INCR/(DECR)
INCOME			
5110 Assessments	259,296	277,056	17,760
5111 Utility Reimbursement	(1,836)	(1,836)	0
5220 Collection Cost Recovery	5,100	9,000	3,900
5235 Laundry Income	11,400	11,760	360
5450 Reserve Transfer	(52,404)	(52,404)	0
TOTAL INCOME	221,556	243,576	22,020
ADMINISTRATIVE EXPENSES			
7010 Payroll- Janitorial	3,120	3,120	0
7020 Payroll taxes	240	262	22
7025 Workers Compensation	280	280	0
7030 Management Fee	19,860	20,460	600
7040 Legal Fees	500	500	0
7045 Legal Fees- Collections	5,100	9,000	3,900
7055 Audit/Tax Preparation	350	450	100
7060 Printing/Copies/Postage	1,880	3,140	1,260
7086 Bad Debts	5,000	2,000	(3,000)
7090 Miscellaneous	720	720	0
Total Administrative Expenses	37,050	39,932	2,882
TAX & INSURANCE EXPENSE			
7120 Income Taxes	0	0	0
7130 Insurance	21,000	36,216	15,216
Total Tax & Insurance Expenses	21,000	36,216	15,216
UTILITY EXPENSE			
7320 Electric	7,200	7,200	0
7370 Water/Sewer	60,000	60,000	0
7380 Trash	12,000	12,000	0
Total Utility Expenses	79,200	79,200	0
BUILDING MAINT. EXPENSE			
7230 Bldg. Repairs- Interior	5,420	5,420	0
7235 Bldg. Repairs- Exterior	6,600	6,600	0
7250 Lighting Maintenance	2,580	2,580	0
7255 Janitorial Supplies	60	60	0
7260 Gutter Cleaning	6,130	6,130	0
7270 Roof Repairs	960	960	0
7280 Plumbing/Sewer Maint.	1,500	3,600	2,100
Total Building Maint.	23,250	25,350	2,100
LANDSCAPE MAINT. EXPENSE			
7415 Landscape Contract	22,320	22,992	672
7420 Landscape Renovation	3,656	3,586	(70)
7435 Pest Control	600	600	0
7440 Irrigation Control	2,800	3,500	700
7535 Fence Repairs	12,000	12,000	0
7550 Snow Removal	10,320	10,320	0
7690 Miscellaneous	280	700	420
Total Common Area Expenses	51,976	53,698	1,722
REC. FACILITIES EXPENSE			
8100 Clubhouse Repairs	480	480	0
8105 Pool Maintenance Contract	4,600	4,700	100
8110 Pool Chemicals	2,000	2,000	0
8115 Pool Repairs	2,000	2,000	0
Total Pool Expenses	9,080	9,180	100
TOTAL EXPENSES	221,556	243,576	22,020
NET OPERATING INCOME (LOSS)	0	0	0