

# *SHADOW CREEK CONVERSATIONS*

Hello Shadow Creek Residents.

The board decided to put out periodic "conversation pieces" like this as a way to keep residents informed and involved with going on at Shadow Creek.

We anticipate a "Conversations" more or less after each board meeting, or as needed. This is the first issue. We want and welcome your comments.

If this isn't useful to you, it isn't worth doing.

Feel free to submit tidbits for future issues. Get in touch with Mary Nakashian at 303-544-1632 or [marynakashian@msn.com](mailto:marynakashian@msn.com) with comments and suggestions.

## *KEEPER OF KEYS*

This is not a 1970s key swapping initiative! It's much more mundane than that.

One of the things we learned from the water leaks and other events this winter is the importance of access to units when residents are away.

We would like it if Angela Bartlett could be the keeper of the keys.

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Therefore, would everyone be willing to give Angela a key to your unit? Then, be sure to let either a Board member or Angela know if you will be out of town.

## *WETLANDS POSTMORTEM*

Here is a quick summary of the Wetlands vote, provided by Gail Gordon:

- The change passed unanimously.
- No grandfather clause.
- Attached existing structures can be rebuilt with no wetlands permit.
- Detached structures in outer zone require permit to be rebuilt.
- There are certain limitations on construction, patios, landscape changes, etc. in the outer zone.

Please check with "officials" for the "official" story.

## *SPLISH SPLASH*

The Shadow Creek Condo pool is open as of the end of May.

We hope people will use and enjoy the pool, and remember to lock the door when not in use and replace the cover when done.

## *WATER, WATER*

It has been a trying time for a lot of residents, with leaks sprouting in seemingly random places. But, it appears that the leak problem has been fixed. During the very wet Memorial Day weekend, we had only minimal leakage, and that will be fixed too.

## *WINDOWS AND GUTTERS*

The board has been researching fixes or replacements to gutters.

Colorado Seamless Gutters came out to inspect the gutters, and the board will be meeting soon to decide the best next steps to be sure all the gutters and siding are in good shape.

## *LANDSCAPING*

As we discussed at the annual meeting, we are working on long- and short-term plans for landscaping. In the short-term, we are addressing potential problems with pine and ash trees, to make sure they remain healthy.

We are also renegotiating the landscape contract because to save money by avoiding unnecessary visits by the landscapers.

In the long term, we are developing a comprehensive landscape plan

that minimizes burden on the environment and maximizes aesthetics and comfort.

We'll report more on this in the next "Shadow Creek Conversations."

## *NEXT POT LUCK*

The next pot luck will be mid-summer, co-hosted by the Maphis' and the Spaldings. We'll announce the date when it is firm.

After that, we want to have pot lucks every quarter. Co-hosting is encouraged, and volunteers are needed. Please get in touch with Caroline Thompson, [caroline.thompson@comcast.net](mailto:caroline.thompson@comcast.net) if you can co-host or otherwise help.

Shadow Creek Conversations

An occasional and informal  
newsletter from the board of  
Shadow Creek Condo

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