

How water conservation personally benefits you (continued from Page 1)

In early 2017, Cherry Creek 3 received a monthly sewage bill of \$4,860. Because of an increase in water consumption during January-March, the monthly billing rose to \$6,184. Of course, both the water and sewage providers tend to increase rates annually. So, saving water can help minimize the amounts charged to the Association (which you, in turn, pay each month).

How much do water and sewage cost me in my monthly maintenance dues?

Water and sewage costs are the largest single cost to all Cherry Creek 3 owners and residents. This year, the Association has budgeted \$152,100 to cover water and sewage costs. That's approximately one-third of the 2017-18 budget. That means each home pays \$606 annually for water and sewage costs, roughly \$50.50 a monthly.

Separately, the budget also allocates \$25,000 to cover the cost of potential water or sewer line breaks.

Can conserving water save me money today and in the future?

Both "Yes" and "No." No because Cherry Creek 3 cannot prevent Denver Water and Denver Wastewater from raising their rates, so the HOA passes on those costs.

Yes: If you decide to use less water – and your neighbors do, too – the neighborhood can cut its water consumption, thereby lowering its water (and sewage bills). Those savings potentially could help the HOA Board avert an increase in monthly maintenance dues, which means keeping your money in your pocket.

How can I help myself (and the HOA) save water... and money?

Cherry Creek 3 is offering you rebate money if you install selected water-saving appliances in your home. Please see the details on Page 5. You can save water every day by following some of the tips provided on Page 4.

What you do with water each day has an impact on all of us!

--By Don Ireland, Board president, Cherry Creek 3 (cc3president@gmail.com)

UPDATED LIST: Please clip and save this IMPORTANT information!

MAINTENANCE REQUESTS - PLEASE CALL JIM ROBSON, PROPERTY MANAGER

Realty One Property Management. Call 303-834-0311. E-mail: jrobson@realtyonepropmgmt.com

Phone: 303-834-0311 Address: 1745 Shea Center Drive Suite 400, Highlands Ranch, CO 80129

Please use the above phone number for a maintenance request, to report all CCIII Policy violations, buildings and grounds-related matters, including the pool, playground and clubhouse. Call 911 to report life-threatening Emergencies, Fires, acts of vandalism, etc. The police non-emergency number is (720) 913-2000.

HOMEOWNER MAINTENANCE FEE PAYMENTS, Sales and REALTOR INFO – CALL LEIMAY ACCOUNTING

Call Leilani Balogh at LeiMay Accounting Services Phone 303- 779-5123 Fax 303-779-4244

Please call this phone number if you have questions regarding your maintenance fee account or if you need a status letter regarding the sale or refinance of your unit. Monthly HOA maintenance dues are payable by check to: Third Cherry Creek Townhouse Corp. Payments only can be made at Bank of Colorado (formerly AmFirst Bank), 5201 S. Yosemite St., Suite 101, Greenwood Village, CO. 80111. Please note on the check your account number, which is your four-digit house address. Payments are **not** accepted at the Club House and cannot be given to Board members.

HOA Insurance Information

If you need a copy of the HOA's Insurance Certificate for your mortgage company or refinancing, please call Brock Lindsay at Farmers Insurance at (303) 934-4334 or email blindsay@farmersagent.com. All owners are responsible for obtaining HO6 policy coverage for their home.

Want to sign up for DirecTV or Dish Network satellite TV service?

Please call Adamo-Comdish Technologies at 720-281-5352 or 720-641-7206 for information. DO NOT call Dish Network or DirecTV directly because this will result in lengthy delays for you (because they will end up re-routing your information eventually) to Adamo. All buildings in Cherry Creek 3 are wired for satellite TV services, so additional TV viewing service options are now available to all residents in addition to Comcast.

Got a sewer back-up in your basement?

The Association will only consider possible reimbursement for unclogging basement sewer lines if certain conditions exist. The HOA will not pay for any water or sewer damages in your home, per the Declarations. The following company will clean your basement sewer for \$99 if you call and tell them you live in Cherry Creek 3. They are:

* Joe McCloud at Diamondback Drains: 303-650-2903 or 303-601-2714.

* Video sewer inspection: Main-Line Services: 303-596-5803.

It is strongly recommended that all owners have coverage for water and sewage damage in their insurance policy. You should have your sewer line cleaned and video inspected every two or three years to help avoid a potential back-up.