

Spring 2022 Newsletter
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Stonebridge Spring 2022 Newsletter

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STONEBRIDGE UPDATES

The 2022 Spring Walk Through is scheduled for Wednesday, June 1st, beginning at 10AM. This is the on-site meeting where members of the Board and management inspect the common elements and compile the 2022 Projects List. The list is then circulated to all owners for comments and additions.

Capital projects slated for this year include a comprehensive exterior painting project, including stucco and siding, the replacement of damaged siding and trim as needed and any needed stucco repairs.

The Board is also considering an update to your governing documents to provide greater clarity for the maintenance and insurance requirements and to bring your association into compliance with current state laws and standards of practice. 67% of the membership will need to approve any changes prior to adoption.

RISK MANAGEMENT CORNER: Water Damage Prevention

Leaks and water damage are the primary reason for insurance claims for community associations. You can help do your part to prevent damage, claims and insurance rate hikes by doing the following:

If you notice a discoloration or stain on your ceiling or any walls, call management immediately. The cause could be a roof leak!

Toilets and Garbage Disposal. Do not put anything but SOFT toilet paper down your toilet (NEVER any feminine products, Kleenex, Puffs or towelettes); use your garbage disposal sparingly and do not put coffee grounds or fibrous material down your drain in order to keep sewer lines clear.

Place a catch pan under your clothes washer and water heater. **If your water heater is more than 10 years old, you should replace it.** Drain your hot water heater annually to prevent the buildup of sediment and corrosion.

Repair any drip in a sink, bathtub or shower and any running toilets immediately. Dripping faucets and leaky toilets greatly increases water costs.

Regularly replace your **washing machine hose.**

Insulation and Heat Tape. Add insulation or heat tape to any water lines that are in cold or poorly heated areas. These include under kitchen sinks, utility room or vented areas. Make sure all internal plumbing fixtures are sealed and caulked well.

Insurance Considerations:

Homeowners at Stonebridge currently need to insure their home from the "bare walls in," along with its fixtures, contents, personal possessions and upgrades to developer-conveyed finishes. If you have not recently reviewed your HO-6 policy with your with your insurance agent, NOW is a great time to do so. Homeowners should be sure to have adequate coverage, including loss assessment, loss of use, building and property and adequate liability insurance. We have seen both the costs for premiums and replacement values escalate in the past few years. The cost of reconstruction in the event of a complete or partial loss is increasing due to the rising costs for materials and labor. And claims throughout the insurance industry for wildfires, floods, hurricanes, and tornadoes have caused rates in Eagle County to increase as well. If you'd like a referral for a local agent in order compare rates and coverage, please call our office.

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Local Resources for Homeowners

EAGLE RIVER WATERSHED COUNCIL 2022 COMMUNITY PRIDE HIGHWAY CLEANUP April 30 | 9:00 AM

Every year, hundreds of dedicated volunteers participate in the county-wide Community Pride Highway Cleanup.

From its inception in the early 2000's, in which nearly 50 tons of trash had accumulated and was removed, great strides have been made to reduce littering, and now an average of 10-15 tons of debris is removed annually.

Volunteers consist of school groups, corporate teams, residents and visitors alike, and we encourage anyone who is interested to join in the fun! Please email cleanup@erwc.org to confirm your segment, sign up for a new one or join an existing team.



UTILITY PROVIDERS

Holy Cross Energy 970-949-5892 www.holycross.com

Xcel Energy 800-895-4999 www.xcelenergy.com

Eagle River Water & Sanitation District 970-476-7480 www.erwsd.org

Xfinity 800-COMCAST www.xfinity.com

DirecTV 844-573-0580 www.directv.com

Dish Network 844-885-1128 www.dish.com

CenturyLink 888-713-4353 www.centurylink.com

Honeywagon 970-476-3511 www.vailhoneywagon.com

Check to make sure any of the providers listed above service your address by visiting their website!

For a list of recommended local contractors please contact McNeill Property Management at 970-479-6047. Looking for painters, window treatments, flooring options, electricians, plumbers, carpenters, appliances, firewood, roofers, tile installers, window replacement or something else for your home? We have the LIST!!

ENERGY SAVINGS & ENVIRONMENTAL RESOURCES

Energy Smart Colorado – Home Energy Assessments, Home Safety & Efficiency, Rebates
970-328-8777 eagle@energysmartcolorado.com www.energysmartcolorado.com

Town of Vail Environmental Sustainability Department – Wildlife and Water Initiatives, Hard to Recycle Events, Community Symposiums, Roadway Clean Up Events
970-477-3455 kbertuglia@vailgov.com www.vailgov.com/environmental-sustainability

Eagle River Watershed Council—Advocates for the Upper Colorado and Eagle River Basins
970-827-5406 www.erwc.org

Walking Mountains Science Center—Environmental Learning Center in Avon, Vail Nature Center & Vail Mountain 970-827-9725 www.walkingmountains.org

ENTERTAINMENT

Ford Amphitheater in Vail—Hosts musical events throughout the summer months
www.grfavail.com/

Vilar Center for the Performing Arts Center in Beaver Creek www.vilarpac.org

Town of Avon Special Events <https://www.avon.org/993/AvonLIVE>