

VILLAROSSO

Residences at DTC West

Newsletter

www.villarosso.net

August 2016

Phase II: “VillaRosso West”

On Tuesday, July 26, a meeting was held in the lobby to hear from David Friedman of DH Friedman Properties. He has indicated his intention to begin construction of Phase II of the VillaRosso community on the vacant lot to the west. The original concept was to have a 4 story building with 16 units ranging from roughly 2,000 to 2,600 sqft. The new design comprises a 3 story building with 29 units. The building will still share the same blend of brick and stucco materials with similar colors, but less similar in appearance than the main building. The idea is for the new building to have a more modern appearance.

The new building will have its own underground parking accessed from Monaco Street through the driveway south side of the property. It will have a main entrance that opens to the existing circle in the driveway. There will be 12 additional ground-level spaces provided for guest parking. Construction is expected to begin early next year and will take approximately 14 months.

A more detailed synopsis of the meeting along with contact information for DH Friedman is posted in the manager’s section of the VillaRosso.net website. A hardcopy is available in the office.

New Parking Space Labels

This month we will have new, easier to read parking space labels painted in the garages along with freshly painted lines. This will happen Tuesday, August 9th for P2 and Wednesday, August 10th for P1. I will post reminder notices in the building a few days before. Like the power washing of the garages, we will need to have all vehicles removed from the garage for painting to take place. If you will not be able to move your car on your day please contact Rob in the office so we can make arrangements to get it done.

Dog Weight Limits

The Board of Directors is still deliberating a new rule for limiting the weight of dogs in the building. At this time the weight limit is set at 35 pounds. The Board would like to get more feedback from homeowners with their thoughts on this rule before a final vote is taken. See Rob in the office or send an email to rob@villarosso.net with your input.

Limiting the Number of Rental Units at VillaRosso

Another area of consideration that directly impacts property values in a condominium setting is the number of rental units in the community. This can directly affect property values, cost of insurance, and maintenance considerations. It involves a considerable undertaking as it requires a change to the Declarations. More information will be forthcoming in the near future.

Fire Department Inspection

The Denver Fire Department would like to remind residents that items in the storage lockers cannot be stacked closer to 18” from the fire sprinkler head. Please take a moment to check your storage cage and rearrange any stuff so that it is not blocking the flow from the fire sprinklers.

Board of Director’s Meeting

Due to the meeting with DH Friedman last Tuesday, the regular Board of Director’s meeting was postponed to **Tuesday, August 9th at 4:00pm** in the VillaRosso lobby. Association members are always welcome and are encouraged to attend.

Management Office/Contact

Rob Williams – Manager

Office Hours: 9am to 5pm

Phone: 720-529-8261

Text Message: 720-339-7863

Email: rob@villarosso.net

“As long as you’re going to be thinking anyway, think big.” – Donald Trump