

# VILLAROSSO

## Residences at DTC West

Newsletter

[www.villarosso.net](http://www.villarosso.net)

June 2016

### **Association at Work: Limiting the Size of Dogs at VillaRosso**

Unlike many Associations with buildings of a similar size, VillaRosso does not have guidelines on the books to regulate the size of dogs that live in the building. Presently there are no limitations on dogs other than a breed restriction by the City of Denver prohibiting Pit Bulls. Although there isn't a problem with dogs presently, there have been some foreboding concerns in the recent past and the general consensus is that large dogs cause some people undue anxiety while living in such close proximity that condo-style living affords. There are some details still to be ironed out but the Board is considering a weight limit of 35 pounds.

### **Guest Parking Enforcement**

The parking lot on the southwest side of the building, the northwest lot, and the north parking deck are designated short-term parking by the Declaration. It is intended for use by visitors to the building and guests of the residents of VillaRosso. The parking limit provided by the Declaration is 72 hours. Because the parking lots tend to fill up faster in the summertime, enforcement of this parking restriction will be monitored more strictly. Cars parked more than 72 hours will receive a notice on the window. After that, if other attempts to locate the owner have failed to produce results, the car will ultimately be towed. It is still possible to park a car for a longer period of time as out-of-town guests often stay longer than three days, simply make arrangements with the manager.

### **Annual Power Washing of Garages and Exterior Window Cleaning**

Exterior window washing is scheduled for **Wednesday, June 29** for all the windows on the building except those accessible from the balconies. The annual power scrubbing of the garage floors will be on **Thursday, June 16 and Friday, June 17**. Crews will start on the upper level (P2) at 9:00am on Thursday and the same time the following day for the lower level (P1). Please have your car removed from the garage by 8:00 that morning. You can put your car back in the garage by the afternoon. If you will be out of town or otherwise not available to move your car, contact Rob to make arrangements and have a key available so he can get this done for you. If there is no room in one of VillaRosso's lots, The Weitz company next door has generously agreed to allow temporary parking in their lots on these days.

### **Water Infiltration**

Do you have water coming in from an exterior window or through an exterior wall into your unit? If so please let the Manager know as I am preparing to have a caulking contractor make repairs to cracked expansion joints and window joints on the outside of the building.

### **Noise Disturbances**

Remember to use your quiet voice when enjoying the summer evenings on your balcony, or if partying with friends, time to take it indoors when the clock strikes 10:00.

#### **Management Office/Contact**

**Rob Williams – Manager**

**Office Hours: 9am to 5pm**

**Phone: 720-529-8261**

**Text Message: 720-339-7863**

**Email: [rob@villarosso.net](mailto:rob@villarosso.net)**