

Vol. 35 • No. 10 • October 2017

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COMMON

INTERESTS

**SECURITY
& SAFETY**
of Your Association



INSIDE:

Security Measures in HOAs
Is Your Home Secure?
Selecting a Security Provider
Workplace Safety Tips
And More!

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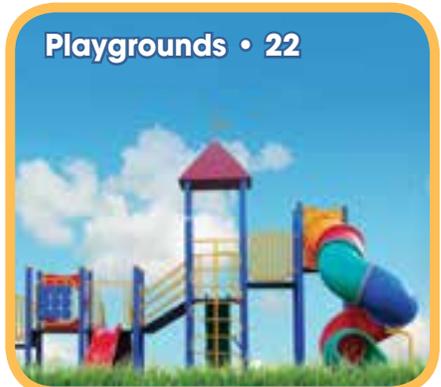
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President's Letter



DENISE HAAS
President
CAI-RMC

I'm saddened by all of the gun shootings, lack of kindness and most individual's "entitlement" attitudes. It makes me wonder what our next generation will look like and how they will conduct themselves when they grow up. We, as individuals that work with and for communities, have a huge opportunity to help bring communities together. Somehow or another we need to bring individuals out of their houses and introduce them to each other on a regular basis. Teach them that

homeowner associations are working toward a common goal and they are a part of that goal. Their goal can be obtained by how they build community together. We need to teach . . . teach safety, teach understanding, teach kindness and teach patience and teach commonality. I ask you, how do you teach and what do you do to bring your communities out of their shells to know each other. It only takes one person to create a change and maybe, you are the person that prevents the next catastrophic event. You may not know that you have done that but maybe it is you.

We all go around stating that we want to change our actions but we only do it as long as the next catastrophic event is in the newspaper, on TV or in social media. As soon as it falls out of the headlines, we go back to being regular people, wrapped up in our next big thing. When do you think we will be tired of the next headline and/or will the next headline include someone you love and you will wish that you stepped out of your comfort zone to TEACH . . . you just never know. Are you the next person?

I encourage you to start with some simple things. This issue will educate you on safety and security. I encourage you to bring the police department, fire department, hospital in to educate your communities on active shooter situations, bombs, and how to help the injured. It is that simple. Reach out to them, you could start a movement and, if anything else, you will have brought individuals together out of their homes and if they meet at least one of their neighbors, you will have succeeded in continuing to build community. ⬆



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CHuntington@
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Amy Ostwinkle
VP, Association Financial Partner
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AOstwinkle@
AllianceAssociationBank.com



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Executive Director's Message



BRIDGET NICHOLS
Executive Director
CAI-RMC

I don't know about you but I always find myself in a nostalgic phase during Fall. Maybe it's the leaves falling or the inclination to cuddle up and wind down. Whatever it is, I am thankful for such a great year. Our Chapter has seen a lot of growth, transition and camaraderie. It's times like these that I'm thankful for such an inspiring industry—an industry that's dedicated to the communities that we call home.

As we close out the year, I'm excited for our **Fall Conference** on November 2. If you haven't registered for the conference, please make sure to do so. We have 60 exhibitors that will be in attendance and they're all excited to see you and meet you. I also look forward to our annual **Holiday / Awards Event**. We'll be meeting for lunch at **Comedy Works in DTC** on December 14. I hope to see you there. We always have a lot of fun celebrating the year and celebrating those who make a difference in our communities. Now is the time to reflect and, as we all know, prepare for another exciting year ahead as it will be here before we know it. ⬆



Our chapter is on the web! "Like" us on Facebook and follow us on Twitter for the latest industry updates, chapter news and photos from CAI-RMC events!

Have an idea for content? Share it with us in a message or tweet and it might be featured on our channels!



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EDITORIAL STAFF

Bridget Nichols
(303) 585-0367
bridget@HOA-Colorado.org

Dan Schwab
Eidolon
Design & Layout
info@eidolondesign.com

EDITORIAL COMMITTEE

Justin Bayer—jbayer@caretakerinc.com
Bryan Farley—bfarley@reservestudy.com
Ryan Gager—rgager@hearnfleener.com
Mark Richardson—mrichardson@4shoa.com
Jeffrey Smith—jsmith@hindmansanchez.com
Lindsay Thompson—lthompson@bensnipc.com

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ROCKY MOUNTAIN CHAPTER OFFICE

CAI Rocky Mountain Chapter
11001 W 120th Ave, Suite 400
Broomfield, CO 80021
(303) 585-0367 • www.CAI-RMC.org

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SOUTHERN COLORADO CHAPTER OFFICE

PO Box 77231
Colorado Springs, CO 80970
(719) 264-0301 • info@caisoco.org

NATIONAL OFFICE

6402 Arlington Blvd, Suite 500
Falls Church, VA 22042
Toll Free (888) 224-4321 • www.caionline.org



The RMC Community Helping Communities



The Rocky Mountain Chapter of CAI was recently tasked with providing names and information about people from our chapter that helped communities in need during the hurricanes that effected the Southern United States last month. I would like to provide you with some information regarding people that I believe made a difference.

Renee Hughes and **Keisha Washington** (two manager members of our chapter) got together and gathered donations for Hurricane Harvey. Both Renee and Keisha took time out of their day to organize this. They set up a Facebook page for time and location to donate and spent an entire Saturday gathering things for me to send to Houston. I have sent 2 large boxes to Houston so far, and the feedback I got was amazing. The people of Houston couldn't express enough how much these donations really helped them. After losing everything, these people wanted to express that it is nice to know that people are thinking about them during this very difficult time. Thank you Renee and Keisha for making a difference!



I also wanted to recognize **Dave Hall** at the UPS store on University and Orchard Road. When I came into Dave's store to ship all of these donations, Dave didn't hesitate before he said, "I want to help!" Dave told me that he is going to ship all of these items and take no profit for the shipping. It was really good to hear that small business owner was also willing to go out of the way and help those in need. You can go see Dave for all your UPS needs at the University and Orchard shopping Center at 5910 S. University Blvd in Greenwood Village. Thank you Renee, Keisha and Dave. You are very much appreciated by our community!!!



I would also like to recognize **Martha Murusic** and her Team at **CMS**. They have also given a generous donation to help the people of Houston. Attached it a photo of one of the residents they helped directly. This man lost everything including his car! Martha didn't hesitate, pulled money out of her wallet and handed it to me and said, "Give this to someone who needs it"! Thank you Martha for your donation and helping out a community that needed it! ⬆️

—Sergei Korneev, Interstate Restoration

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- Access to the members-only section of the CAI website, including free resources like the CAI Board Member Toolkit and *From Good to Great: Principles for Community Association Success*.
- Membership in your local chapter for local education and networking opportunities.
- Exclusive access to the Exchange, CAI's members-only online community where you can connect with community association colleagues from around the world to share knowledge, ask questions, and get answers.
- A subscription to award-winning publications like *Common Ground*™ magazine, where you'll find the latest news and information about community association issues and trends.
- Discounted member pricing for publications, events tailored for community association board member leaders, and four free webinars.
- ...and much more!

*If you have more than 15 association board members, please call our Member Services Center for assistance at (888) 224-4321.



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5

Workplace Safety Tips



by CAI-RMC Editorial Staff

As members of the Community Association Management industry, most of us would probably assert that, all in all, we feel relatively safe at work doing our jobs. Unlike firefighters, police officers, and others who are intentionally put in the way of danger in their line of work, as members of our industry, the fires we put out and the bullets we dodge are (hopefully!) figurative instead of literal.

However, it is still important to take your safety and security and that of your coworkers seriously, and to do what you can to minimize risks within the workplace. Below are some suggestions.

Don't come in to work if you are sick.

1 This sounds like a no-brainer, but in our industry it seems like workaholicism can be a glorified trait at times. Some managers wear their number of hours slept divided by board meetings conducted (and multiplied by networking happy hours attended) like a badge of honor, and it's easy to see why we can get run down. As a community manager or board member, you are put in contact with many different people (and their germs) throughout the course of your day. If you know you're contagious, stay home! Oftentimes business can be conducted just as effectively via email and telephone.

If you see something, say something.

2 This concept can (and should) be applied across the board in any workplace environment. Is something damaged or broken in the office that might cause injury? Say something to the office manager so that it can be repaired. Has a fellow coworker been acting out of the ordinary lately and it's a cause for concern? Contact your supervisor, Human Resources department, or even law enforcement depending on the situation. Familiarizing yourself with your workplace and coworkers is the key, because if you don't know what's normal, it'll be harder to recognize the abnormal when it arises.

Familiarize yourself with emergency exits.

3 If an emergency arises, your initial instinct might be to panic. Try to take as much thinking out of the equation in the moment by familiarizing yourself with emergency exits before you need them, so that your movement is automatic. It's a good idea to practice evacuation drills for this reason, as our brains will likely gravitate to our normal routes of getting into and out of the office.

Keep your workspace neat and organized, and encourage the same from your coworkers.

4 Extra clutter in an office space can be a detriment on many levels. When put in potential walkways, files, boxes, electrical cords, and more all become tripping hazards. In the case of electrical cords, an excess of plugged in office appliances (think space heaters, box fans, coffee makers, mini fridges, etc.) can create a fire hazard. And if that desk is cluttered with papers? That's kindling. Slips and falls are the top workplace injury, so de-clutter to minimize the risk!

Make it a team effort.

5 If you don't have an office safety policy (and you should), consider forming a committee to draft one and continually update it. Consider scheduling workplace safety training sessions; oftentimes local police departments will conduct an audit and session free of charge. Remember to stay engaged with your coworkers and encourage proper safety practices, and don't be afraid to say something if you have a concern. Safety is a group effort!

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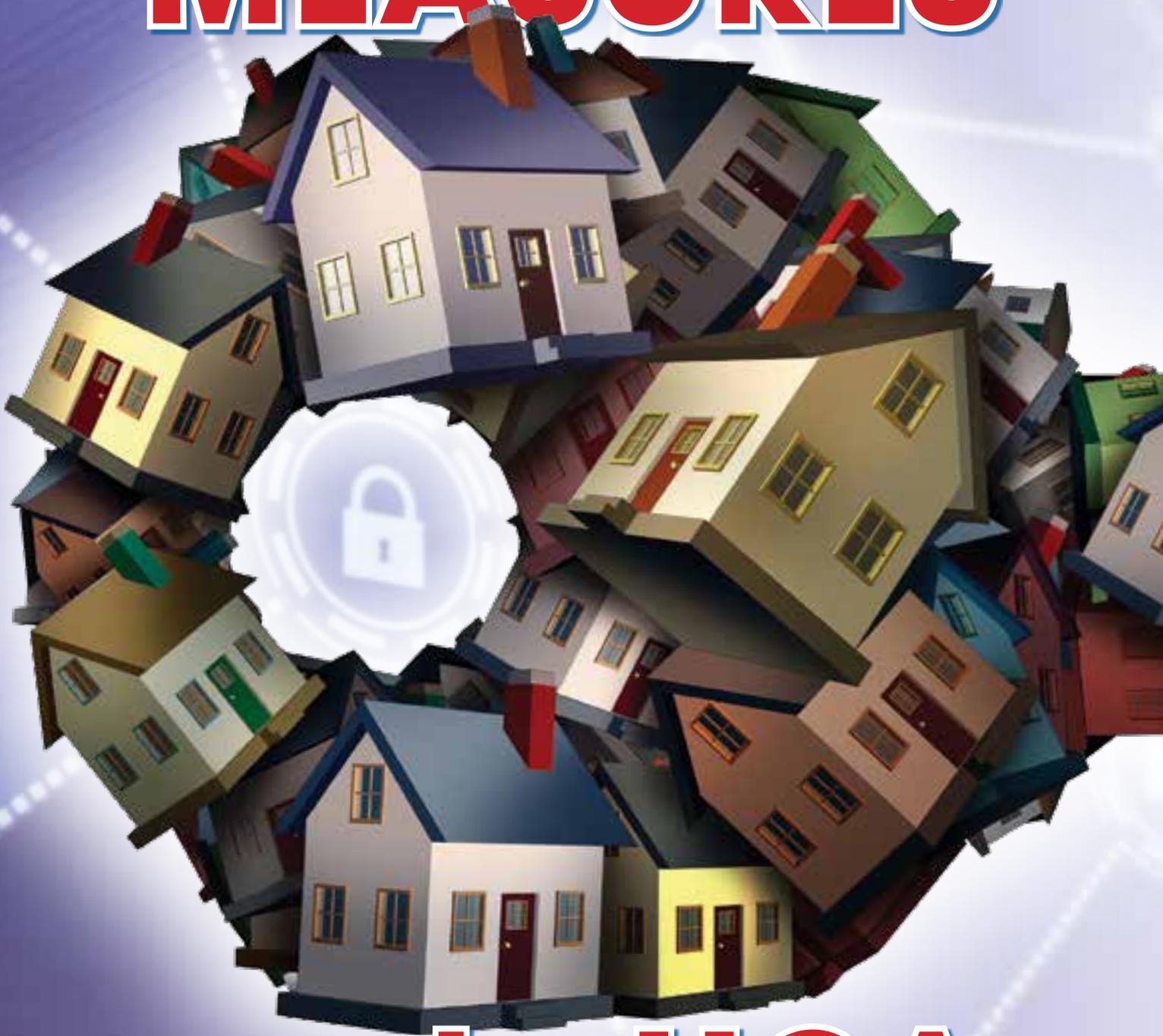
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SECURITY MEASURES



in HOAs



**Elina B. Gilbert,
Esq.**
HindmanSanchez P.C.

Associations are oftentimes confused with the police. After all, it is not atypical for community managers or board members to receive calls from owners complaining about crime in their communities and demanding the associations do something about it. Whether it's alleged drug use, car theft, or domestic violence, associations seem to be the first place owners turn to for help.

Although many boards try to do the right thing and take steps to provide some levels of security in the communities, no good deed goes unpunished. Oftentimes,

such boards end up in court trying to defend themselves against claims alleging a failure to protect. In other words, crime victims in the community allege the security measures were not enough to protect them, and blame the associations for not providing enough security or good security.

So what is an association to do? To minimize an association's exposure to liability pertaining to security measures, consider the following tips:

- Establish and follow procedures for regular inspection of premises (e.g., lighting, locks, fences, cameras, etc.). This will allow the board to immediately repair and provide maintenance to those portions of the community that help keep it a safe place to live.
- Consult with appropriate professionals prior to making modifications to lighting, fencing, cameras, etc. to ensure such modifications would not negatively impact the residents' security.
- Consult with your insurance carrier and legal counsel prior to taking any action with security implications (e.g., hiring armed guards or installing cameras).
- If a community is installing cameras on the premises, it is imperative that signs also be placed with the cameras indicating the cameras are for surveillance purposes only and not for security. This will ensure residents and guests do not rely on such cameras for their protection.
- Promptly investigate and respond in writing to every resident's request for protective measures, inquiry, or complaint about security. Keep track of criminal activity in your community and neighboring communities and report to residents if you see significant increases.



- Review the governing documents to determine if the community has a duty to protect or provide security. If the association does not have such duty, it may not be worth the risk to begin providing security. Remember, once an association starts providing security, it has taken on the obligation to provide such security in a good and reasonable manner. Failure to do so exposes the association to liability.
- Stay well informed of changes in the law. For example, there are court decisions that held associations liable to owners who were crime victims in their communities because, for example, associations refused to add lighting to dark areas in communities or did not allow owners to install their own security measures.
- Offer awareness and educational workshops for association residents (e.g., police department, private security companies, insurance agents, etc.)
- Avoid use of the words "security," "safety," and "protection".
- Avoid making representations or giving assurances to residents and guests concerning security or safety in the community.
- Notify residents in writing if the community reduces security for any reason prior to reducing the security.
- Consult with your insurance representative to ensure you have adequate insurance (general liability and Directors & Officers) to cover claims and legal actions alleging a failure to protect. ⬆

Elina Gilbert is a shareholder at HindmanSanchez P.C. and specializes in representation of Homeowners Associations and Community Association law. Please visit www.hindmansanchez.com for more information.



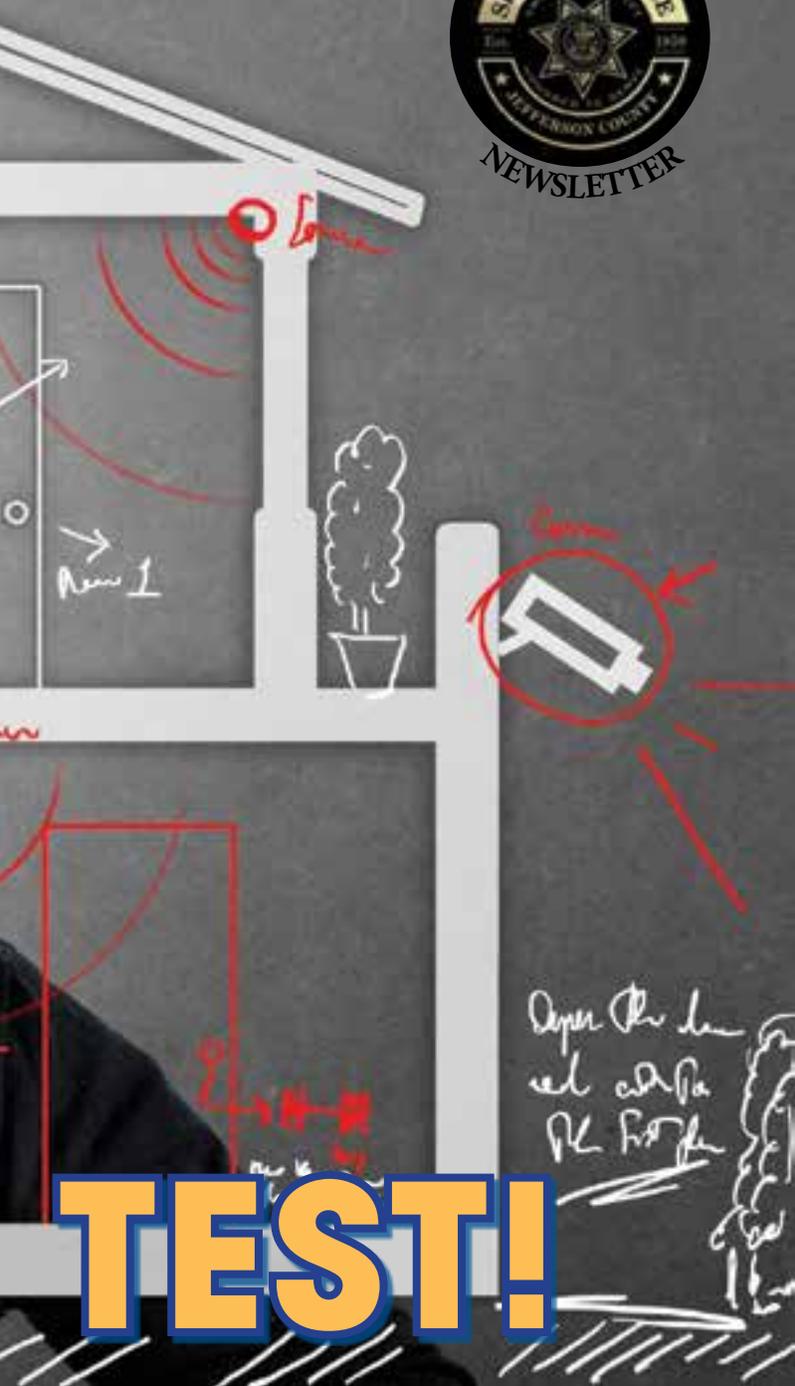
Is Your Home SECURE?

PUT IT TO THE

Is your home ready to resist crime? Our crime prevention deputies are offering a short quiz on home security that can be taken in just a few minutes. A 'no' answer signifies the areas where you can improve upon your home's security. Take the complete 75-question home security survey at <http://jeffco.us/sheriff/crime-prevention-safety/residential-security/>

Home Exterior

The way a house's exterior looks, and even how it sounds, can discourage a would-be thief from approaching. Crime prevention experts recommend a well-lit exterior with a bit of stone or gravel at points around the home. Landscaping plants should not be so thick that they can conceal a person approaching. Tree limbs should not provide access to upper floors.



THE POWER OF CRIME PREVENTION

Did you know about two thirds of car “break-ins” in Jefferson County happen to cars left unlocked? Meaning there’s no “break-in” at all. As of the first of October, 634 car trespasses were reported in JeffCo. Of those, 66 percent were unforced. Clearly, criminals take the path of least resistance.

Unfortunately, minor crimes like car trespasses often involve the theft of identifying materials like credit cards, licenses, or registrations – allowing thieves to commit much bigger identity theft crimes soon after.

Since criminals usually look for the lowest-hanging fruit, prevention methods are effective in keeping crime rates low. Yes, there will always be unpredictable and unpreventable crimes. But we know many of the crimes in our county can be prevented.

The Sheriff’s Office has a dedicated team of certified crime prevention deputies whose sole purpose is to work with citizens to prevent crime. Through on-site visits, phone calls, special events, child safety activities, and other opportunities, these deputies share vital information with the public on how to keep crime at bay.

Jefferson County

Crime Prevention deputies are available to attend community meetings and events to educate on various timely topics and address safety concerns. To learn more about crime prevention contact our crime prevention deputies at 303-271-5807 or email: crimeprevention@jeffco.us.

Douglas County

The DCSO Community Resources Unit offers free surveys of your home or business to help keep you, your family, and/or your employees, customers, or co-workers safe. A DCSO staff member will come to your home or business and walk through the facility and evaluate security. They’ll give you a written assessment of the strengths and weaknesses of the physical security of the facility, along with recommendations to improve it. For a security survey please call 303-660-7544.

Arapahoe County

Two deputies are assigned as Crime Prevention Specialists providing educational programs and safety information to local businesses and homeowner associations. Crime Prevention is a top priority for the Sheriff’s Office, requiring the cooperation of law enforcement and the community, working together toward a common goal. Contact Deputy Brian McKnight 720-874-3750 or bmcknight@arapahoegov.com.

Source and additional resources

<http://jeffco.us/sheriff/crime-prevention-safety/>

- Are your house numbers at least 4 inches tall (preferably 6 inches) and clearly visible from the street both day and night?
- Are trees located so they cannot be used to climb to an upper level of the home?
- Is there decorative stone or rock that makes noise when someone walks on it near the home?
- Do household members routinely secure items of value such as bicycles, lawn mowers, ladders, etc. when not in use?

- If there are detached buildings on the property (garage, shed, barn, etc.), are the doors and windows kept locked?
- Are vehicles locked and garage door opener remotes removed from them?

Doors & Windows

Structurally sound and locked doors and windows are critical components of a secure building. Doors and windows can provide false comfort if they're cheaply made, easily compromised or often kept unlocked.

- Are exterior door strike plates secured to the frame of the house with screws at least three inches in length?
- Have locking "Charlie" bars been installed in the center of sliding glass doors in lieu of wooden dowels in the bottom track?
- Are exterior doors kept locked, even when someone is home?
- Are door locks in good repair?
- Do occupants of the home avoid hiding keys outside the residence (other than in a lockbox secured to the structure)?
- Do basement windows have security bars, grills, or other locking covers?

Garage

The garage is all too often an easy entry point for thieves. Many people do not secure their garage doors as well as other exterior doors.

- Is the overhead garage door kept closed when not in use?
- Is the pedestrian door between the garage and the home kept locked?
- Are windows into the garage covered or frosted to prevent visual inspection of valuables from the exterior?

Miscellaneous

Recording an inventory of valuables and securing important documents today can prevent future headaches if your home is burglarized.

- Have valuable papers (birth certificates, titles, deeds, social security cards, checks, tax records, passports, etc.) been secured in a fire resistant safe or in a safe deposit box?
- Do you have an accurate inventory of your valuables that includes make, model, and serial numbers?
- Does the home have a safe for storage of firearms and other valuables?

Simple steps are often the best crime deterrents, and the Jefferson County Sheriff's Office is dedicated to educating residents about how to prevent themselves from becoming crime victims. We strongly encourage residents to be proactive about crime prevention.

Sources

[http://jeffco.us/sheriff/behind-the-badge-newsletter/2016/is-your-home-secure--\(october-2016\)/](http://jeffco.us/sheriff/behind-the-badge-newsletter/2016/is-your-home-secure--(october-2016)/)

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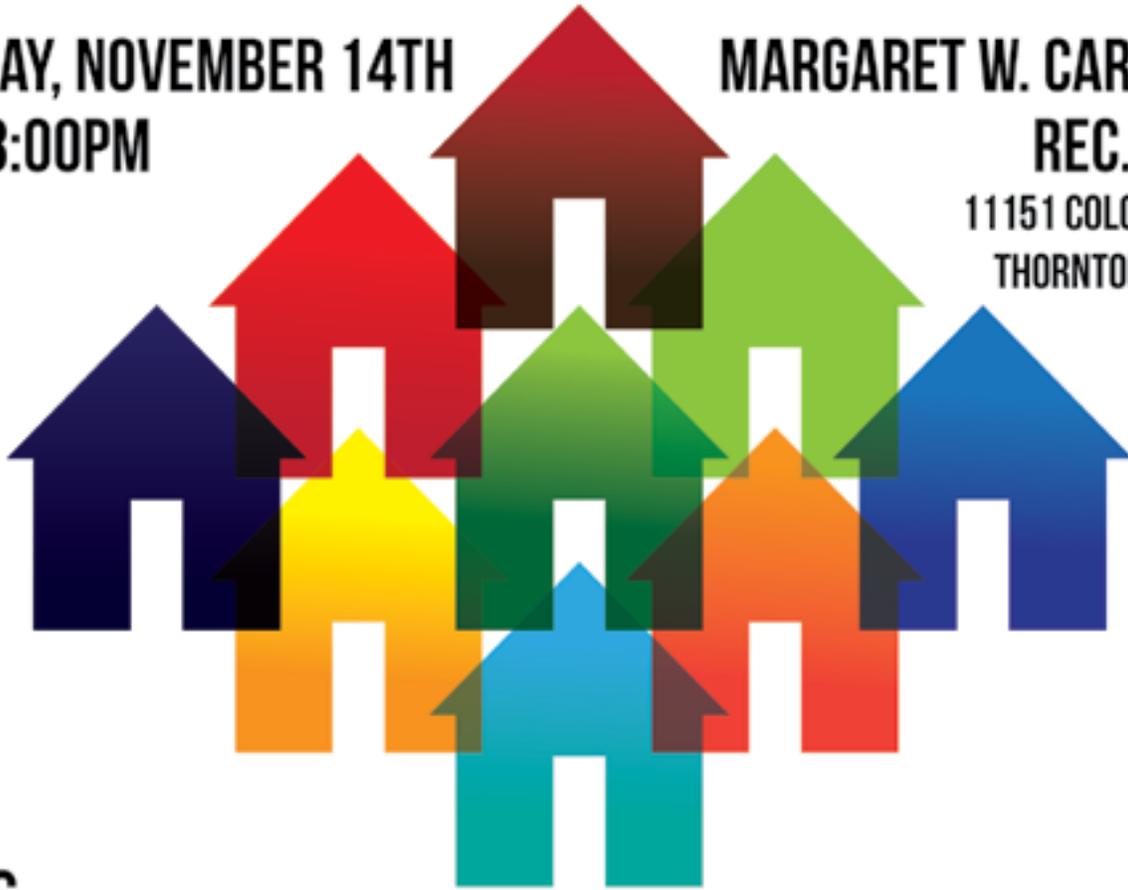
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TOPICS

Legal Insights - A Little Goes A Long Way
Deciphering & Decoding HOA Insurance
Designing Better Boards - Developing Your Director Skills

EVENING SCHEDULE

5:30 - 5:45 pm: Dinner
5:45 - 6:05 pm: Welcome/Opening Remarks
6:05 - 6:25 pm: City Remarks/Update
6:30 - 6:55 pm: Session 1
7:00 - 7:25 pm: Session 2
7:30 - 7:55 pm: Session 3

Register Online
WWW.CAI-RMC.ORG

SELECTING A



SECURITY PROVIDER

*by Chris Vetter, CEO & Co-Founder,
Transcend Security Solutions*

A Community Association Board has many responsibilities including, but not limited to, setting goals and approving budgets, developing and enforcing CC&R's, and hiring quality vendors such as landscapers, security providers, janitorial companies, pool companies, etc. While the Community Manager's responsibilities include many areas of service, providing the board with guidance in making important decisions is certainly one of the most important.

Crime within or against a community not only has an emotional impact on the community; it has a financial impact as well. In-the-end, Community Association Boards have a responsibility to protect the investments of their community members, because a home is typically a person's largest financial investment. Consequently, protecting property values should be a core concern of any Community Association Board.

In that vein, one of the toughest decisions for any Community Association Board is the selection of a contract security provider. Community Association Boards that make this decision based solely on price often find themselves dissatisfied with the services provided and end up moving from security company to security company, which can create a lack of confidence between the Community Association Board, the residents, and ultimately the Community Manager. This is where the expertise of a Community Manager is of vital importance.

The general goal of this article is to provide Community Managers with some guidance, useful tips, and practical tools for themselves and the community they represent before, during, and after a security program is put into place.

Prevention is the most effective action against crime. And the only way to accomplish "prevention" is to put into place an effective security program, targeted specifically for the community it is being put into practice for. Factors to consider before establishing a security program or selecting a new contract security provider:

What potentials for danger and crime exist in your area? Utilizing free online crime statistics reporting outlets such as Community Crime Map (www.communitycrimemap.com) assists greatly in the overall development of a sound security program.

- What security related requirements are in a community's governing documents?
- What exactly and/or who specifically does the community want to protect?
- Who will be responsible for researching, implementing, and evaluating the security program?
- Are there insurance considerations and/or security related liability issues?
- How will a community measure the effectiveness of their security program?

If the determination has been made to implement a security program, it's now time to select a capable security provider. In order to ensure that all efforts are made in selecting a capable security provider, and to make certain that their Community Association Board is obtaining all of the information and experience they require and deserve, here are some relevant questions for Community Managers to ask those security providers who enter the bidding process to provide community security services:

Hiring:

- What does the application process entail? (Phone Interview, face-to-face interview, virtual interview, etc.)
- Are assessments conducted? (How are officer candidate competencies verified)

Training:

- Do they conduct and meet your state, and/or local municipalities training requirements?
- Is additional training provided?
- Is community-specific training available and/or provided?
- How is the training conducted (live, on-site, virtual, etc.)?
- Is the training verifiable?

Reporting & Verification Process:

- Is reporting done with pen and paper or electronically?
- How long are reports stored?
- Can the Community Manager access reporting data?

Equipment & Technology:

- Are there added costs for equipment? (cell phones, tour systems, bikes, etc.)
- Who owns the equipment and technology at the end of the contract?
- Is the technology provided proprietary?
- Will the Community Association Board and/or Community Manager have access to incident, maintenance, and analytic reports?

Insurance:

- Is a waiver of subrogation provided?
- Is a primary and noncontributory endorsement provided?
- Is the policy a "per policy" or "per project" policy?
- Do they have a key loss endorsement?

After a security program has been implemented, it now becomes essential to determine if the security program is actually working. The security provider, together with the Community Association Board, should be able to answer the following on an ongoing basis:

- Has overall crime increased or decreased?
- Has crime affected property values? (this information is typically gathered by the Community Manager)
- What is the security providers response to crime?

The bottom-line is simple, contracting with a competent security provider is not only beneficial to the community, it is essential to provide a safe environment for the community residents. 

Chris Vetter is chief executive officer and co-founder of Transcend Security Solutions. Chris brings more than 20 years of leadership, expertise, and executive management experience to the company. Through Chris' leadership, the company has experienced rapid growth since inception, allowing Transcend Security Solutions to be recognized as one of the premiere contract security providers in Arizona.



TRAFFIC TAMERS

OUR
HOT
TOPIC



**Patricia A. Book,
Ph.D.**

Should we install large, flashing “driver feedback” signs on our neighborhood streets?

The Board called a special community meeting to discuss this issue featuring the City Traffic Technician who had conducted a traffic mitigation study for us. The study involved temporary driver feedback signs that collected traffic volume data and speeds in our community. We have 460 units (single-family, patio homes, and condos). We also have significant community amenities in our neighborhood, including walking paths, a pond, tennis

courts, a playground, and a pool with a Club House so foot traffic is relatively high with residents of all ages walking with or without dogs, biking, scootering, or skateboarding.

The City and I led the wide ranging discussion of stemming the flow of speeders in our neighborhood after reviewing prior data. Based on that study, our Board’s first attempt at traffic taming, was to recommend the City install driver feedback signs. The signs turn off at 11 p.m. and turn back on at 5:00 a.m. and do not require a neighborhood petition approving their installation. However, the City Technician shared his unsuccessful efforts to get homeowner approval to install large driver feedback radar signs on their property. The signs would have to be placed in homeowner’s yards, which are small on street frontage.

Over 30 people attended the meeting and emotions ran high. Perspectives ranged from “there isn’t a problem” and therefore “we should do nothing” to “we need to get City police stake-outs to write speeding tickets”. Some felt the situation was critical and that we weren’t counting the “near misses” and that it was only a matter of time before tragedy strikes. One member present finally said in frustration that he had lost a child (not on our streets) and those who hadn’t were lucky.

Our neighborhood was built in the 1990s and was built out long ago. We are now experiencing turnover with many young families moving into the community. The amenities are wonderful for the children, but parents are concerned about traffic and observations of speeding particularly near the pool and playground.

We are not a through-way so the speeders are our neighbors and our service providers. Among all the options discussed, the Board’s sense was that “speed tables” (not the hard bumps of yore) were the most favored option among those present and concern about speeding was validated at least among the majority of this group of homeowners. But the straw poll was not necessarily representative of the whole community.

What Did the Data Say and is It Compelling?

Our streets are fairly wide and there is little on street parking. There is little street friction, therefore, to cause the driver to feel the need to slow down. The posted speed limit in our community is 25 mph. During the period of this study, the majority of residents were

within the posted speed limit. On two streets, the average speed was 24 mph. At the 85th percentile, used by traffic engineers as a benchmark for “safe, reasonable, prudent” speed, we found the majority were doing 28 mph or less. The other 15% were driving in excess of the norm at greater speeds. Of these, 43.7% were traveling greater than 25 and 8.1% were travelling at speeds greater than 30 mph. Roughly a third were travelling over the speed limit on two streets and on one, 43.7% were travelling in excess of the norm.

This later street connects to an arterial road with a stop light that favors demand on the arterial road. The “green time,” therefore, for egress out of our community is becoming increasingly problematic as growth continues and traffic volume on the arterial road grows with continued development. This causes the increased speeds on this connector street as people try catch the green light.

The bottom line is that the data analysis for our community met the three criteria qualifying us for City traffic mitigation based on volume and speed or distance and visibility.

“It is important to remember that traffic mitigation is designed to mitigate the upper speeds—the top 15th percentile—even though the majority of homeowners are driving safely. Traffic taming is a pressing issuing for our communities as growth around us affects traffic volumes.”

What are our options?

What are all the options open to a community concerned about traffic safety in their neighborhood? We discussed many options and here is what I learned:

1. Installing unwarranted stop signs, such as adding 4-way stops, should not be used as a speed control device according to City and Federal Highway Administration uniform standards. They are effective only in the immediate vicinity of the stop sign but encourage flagrant violation. They can also give a false sense of security in a pedestrian and an attitude of contempt in a motorist with tragic results.
2. Driver feedback signs tend to be effective right where they are located only and typically reduce speed 1 mph. There are no consequences for speeding, so, driver awareness is the main benefit. Behavior change is another matter.
3. Speed tables also reduce speed on average of 1-2 mph but the mitigation is not localized and is spread out along the street. In addition, one speed table can be identified as a raised crosswalk with different signage calling attention to the fact that it is a crosswalk so it would give better precaution at our pool and

playground. We don't meet the volume requirements to install a flashing crosswalk sign. The City traffic engineer decides which households would be included in a required petition for speed tables to be installed (could be frontage units only or whole neighborhood). Each house gets one vote. The City likes to have two-thirds in favor of this mitigation. The traffic engineer would decide whom to include in the petition and would administer the petition.

4. Based on the meeting, our City Traffic Engineer is now working on improving the traffic signal timing for egress into and out of our neighborhood on to the arterial road to give us more green light time in off-peak hours. We suggested a turn light but the bar is high to secure that approval.
5. It may be a good idea to temporarily deploy the driver feedback radar signs in the Fall when school starts up and again in the Spring when kids are back out on their bikes. The City is willing to do that for us. It might be a good idea to install a permanent driver feedback radar sign on the street adjacent to the pool in addition to the speed table/crosswalk signage if we can reach the threshold of two-thirds in favor in the community.
6. The City of Fort Collins also has a host of collateral materials including yard signs and a package of information the City designed for a "Neighborhood Traffic Safety Program" that we can use in a community education campaign to increase awareness of speeding.

7. The City of Fort Collins also created a "Traffic Tamers" program to improve the safety and livability of neighborhood streets. It is a neighborhood speed watch program that allows residents to use a radar gun to monitor speeding levels on residential streets. A letter from the Neighborhood Traffic Safety Committee is sent to registered owners of the vehicle observed speeding, and asks that all drivers of the vehicle obey the posted speed limit in residential areas. No fines or violations are cited on the registered owners driving record.
8. In summary, we plan to conduct a community survey to get a broader sense of our community's sense of safety and support for traffic mitigation.

Conclusion

It is important to remember that traffic mitigation is designed to mitigate the upper speeds—the top 15th percentile—even though the majority of homeowners are driving safely. Traffic taming is a pressing issue for our communities as growth around us affects traffic volumes. We have a perceived problem, with evidence to support the perception but we do not have consensus on either the problem or the potential solutions.

Our future path is not yet clear. Our hot topic is still sizzling! ⬆

Patricia A. Book, Ph.D. is President of Willow Springs Community Association and serves on the CAI-RMC Board of Directors as a Community Association Volunteer Leader. She is a medical anthropologist by training with an academic career leading university professional and continuing education programs.

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Playgrounds & PLAYGROUND SAFETY

by Richard Halberg, CEO
Kidstuff Playstems, Inc.

A large part of my job as CEO of Kidstuff Playstems, Inc. is answering questions about playgrounds, playground safety and playground safety surfacing.

Playground Safety at Your Community Association

First, there are a couple of documents that pertain. ASTM is a quasi-governmental agency that writes standards for a wide range of manufactured products in the US. ASTM F-1487 is the playground standard that we adhere to in order to provide International Plan Equipment Manufacturers Association (IPEMA) certified equipment.

It covers such possible safety hazards as sharp points and edges, protrusions, inadequate use zones around the equipment, heights of barrier walls, sizes of openings where a climber meets a deck, heights of slide side rails, and on and on. So look for an IPEMA-certified playground manufacturer when you are ready to make a playground purchase. A document available for purchase that

is more consumer-oriented is the US Consumer Product Safety Commission publication #325 *Public Playground Safety Handbook*. It is a great resource for the lay person who wants to gain some general knowledge about safe playground design and practices.

The number one cause of accidents on playgrounds is a fall to a hard surface under and around the playground. Adequate safety surfacing is a must to protect your association from a lawsuit. If you use wood chips, the most affordable of the approved options, you must maintain a depth of 9-10" to remain safe. This will require periodic raking and replenishing, and eventual replacement of the wood chips. Other surfaces such as poured in place rubber and artificial turf require less maintenance but are up to 5 times more expensive.

The average life of a playground is about 15 years. After that time parts begin to deteriorate, maintenance becomes more extensive and expensive, and aesthetically the assets appear "old". While not the typical case, a few well maintained playgrounds can last as long as 20 years. Maintenance is important, because as an example surface rust must be treated or it will eventually lead to structural failure.



Playground Safety for Children of All Ages

Another consideration is the ages of the children that will be using the playground. There are a different set of ASTM standards for ages 2-5 and ages 5-12. It is possible to provide a playground set for ages 2-12 but it has to be designed to the 2-5 standard. This results in a playground that is quite boring for the older age group. Ideally, your association should provide a separate playground for ages 2-5 and one for ages 5-12. Each playground should be clearly marked with a sign or a sticker on the equipment as to the appropriate age group of the users.

Playground safety is paramount. Regular routine maintenance is time well spent. See a playground professional to help you plan a playground that is appropriate for your situation and your budget. ⬆

Richard Hagelberg, CPSI, co-founded Kidstuff Playsystems, Inc. with George McGuan in Gary, IN in 1982. Richard has a masters' degree in early childhood education and operated child care centers, leading him into the playground field.

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Electric Vehicles Coming to a Neighborhood Near You

By Suzanne M. Leff,
Winzenburg, Leff, Purvis & Payne

The July 2017 Common Interests magazine featured an unattributed article on electric vehicle charging stations. The article was originally written by Suzanne M. Leff and is included again in this month's issue in the event that readers would like to contact Ms. Leff for more information: Suzanne M. Leff, Attorney at Law. sleff@wlpplaw.com, 303-863-1870.

It is never our intention to publish articles without written or expressed consent. This was an oversight and the CAI-RMC Editorial team sincerely appreciates the time and dedication that our authors provide in providing our membership with quality articles.

Governor Hickenlooper signed SB13-126 into law (2013), requiring community associations to permit owners to install Type 1 and Type 2 electric vehicle charging stations on their lots and on limited common elements designated for an individual owner's use. SB13-126 adds Section 106.8 to the Colorado Common Interest Ownership Act and states the following reason for the legislation: The primary purpose of this section is to ensure that common interest communities provide their residents with at least a meaningful opportunity to take advantage of the availability of plug-in electric vehicles rather than create artificial restrictions on the adoption of this promising technology.

The new law further encourages associations to apply for grants to assist with funding electric vehicle charging stations on common elements. SB13-126 goes on to state requirements for electric vehicle charging stations that associations must permit. With this new legislation, which is effective immediately, associations cannot prohibit installation of electric vehicle charging stations on an owner's unit or limited common element designated for the owner's use and cannot charge owners a fee for the right to install a charging station.

While SB13-126 grants owners permission to pursue the installation of electric vehicle charging stations, the law does not require associations to incur expenses related to the installation or use of these stations. Some properties may require upgrades to electrical wiring and disruption to common areas as part of the installation work for a charging station. Associations can and should address these issues through policies and agreements with

owners who are seeking permission to install charging stations.

As part of their policies concerning electric vehicle charging stations, associations can require the following:

- Adherence to bona fide safety requirements
- Registration of the charging station with the association within thirty days of installation
- Compliance with the association's governing documents, reasonable aesthetic provisions concerning dimensions, placement and external appearance, and design specifications
- That the owner engage the services of a licensed and registered electrical contractor familiar with the installation and code requirements for electric vehicle charging stations
- Proof of insurance or payment of the association's increased insurance premium costs related to the charging station
- Removal of the system if necessary to maintain the common elements

Because the law goes into effect immediately, associations should consider adopting policies now so that procedures are in place before owners submit architectural requests for charging stations. A number of industry professionals testified at committee hearings as SB13-126 moved through the legislative process and are available to assist associations and owners with designing solutions that fit the unique aspects of their properties.

If your association needs help with a policy, or seeks professional assistance on installation options on site, contact one of our attorneys for information and resources. 



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Evelyn Saavedra
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Rich Johnston
rjohnston@tobeyjohnston.com
(303) 799-8600

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Lholmes@ochhoalaw.com
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EDITORIAL

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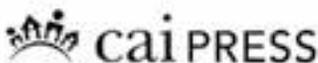
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NOVEMBER

2 Thu	Fall Conference & Trade Show Denver
14 Tue	HOA Roundtable Thornton

DECEMBER

14 Thu	Awards and Gala Denver
14 Thu	Manager's Lunch Denver

For the latest information on all our programs, visit www.cai-rmc.org!

Don't forget to register for events as prices are significantly higher the day of the event.