

Vol. 35 • No. 3 • March 2017

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SHOWCASE**
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Inside*



COMMON INTERESTS

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LANDSCAPING



INSIDE:

Winter Watering
Irrigation System Replacement
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President's Letter



DENISE HAAS
President
CAI-RMC

Can you believe it? Spring starts on March 20th!!!! In this issue of *Common Interests* we are talking about landscaping, gardening and things that are occurring in the Common Areas of your Association as well as the exterior of buildings. It's exciting to think about rejuvenation and planting seeds. You do all of the hard work in spring so you can receive the benefits of what you have planted throughout the rest of the year. As you go through this next season,

think about the seeds you are planting in our industry and how you touch the individuals within your communities. Are you proud of what you do and how you contribute to raise our industry up? Our industry touches so many and, yet, we see so few of who we touch. It can be hard to comprehend the magnitude of the work we have done or the footprint we leave behind. Know this as you go through this next season—you will make a difference that will last a lifetime on someone or something. 🏡



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Executive Director's Message



BRIDGET NICHOLS
Executive Director
CAI-RMC

I am often asked how people can make better use of their membership through our chapter. I know no better way to get involved than by contributing to a committee or sponsoring an event. If you're interested, please let me know and I'll be happy to assist you in getting started. Our chapter does not operate behind closed doors. Every aspect of our chapter is designed to keep our members involved by being transparent. Committee meeting dates, times and locations are listed on our website.

As you plan your year, make sure to save the date for our exciting **Inaugural Annual Summer Carnival on August 4th**. We are extremely excited about this event as it's the perfect time to welcome families and friends in a fun and relaxed atmosphere. Centennial Center Park is an 11 acre area that was named best playground in 5280's Top of the Town issue. We'll have food trucks and carnival games in a reserved area with easy access to the park and the adjacent acres if you want to set up a picnic. As always, the Board of Directors and I are here for you. Have a happy, healthy and safe March! 🏠

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is a publication of the Community Associations Institute, Rocky Mountain Chapter.

EDITORIAL STAFF

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

Dan Schwab
Eidolon
Design & Layout
info@eidolonworks.com

EDITORIAL COMMITTEE

Joe Jackson—jackson@ehammersmith.com
Bryan Farley—bfarley@reservestudy.com
Ryan Gager—rgager@hearnfleener.com
Jason Gibbons—jgibbons@impactclaimservices.com
Lisa Greenberg—lisagreenberg@feldmann-nagel.com
Mark Richardson—mrichardson@4shoa.com
Jeffrey Smith—jsmith@hindmansanchez.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

Jodi Battle, CED
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

Is Winter Watering



REALLY Necessary?



Jason Holley,
LEED GA
Terracare
Associates, LLC

In much of Colorado winters can have extended warm, dry and windy spells. Warm winters without snow appeal to humans but cause winter drought for plant material. Trees and shrubs at risk from dry winters include recent transplants, evergreens and shallow rooted species such as lindens, birches and Norway and silver maples. It is key to water trees and plants when the leaves start to fall in the autumn to send them into winter with adequate soil moisture. When irrigation systems are first shut down, plant material experience stress due to the sudden change in water supply.

Most ISA Certified Arborists recommend watering underneath the branches within the circle bounded by the drip line. The goal is to water to a depth of 12 inches. Trees should receive 5-10 gallons per diameter inch of trunk measured at breast height (DBH). This amount can be reduced by general lawn watering or if rain or snow is received. Ideally you want to water trees three times per month in September. Cut back to one or two times per month from October through March; two times monthly for young trees and for evergreens (one time per month should be the minimum).

Watering once per month will help with winter desiccation (dehydration). Evergreens lose moisture on sunny, windy winter days (they retain moisture in their needles, making them more susceptible to moisture loss). If the soil doesn't contain enough

moisture to replace the loss, needles (starting from the outside and moving inward) dry out and turn brown. Sometimes however, the soil is moist but the roots can't absorb it. The ground might be frozen or the roots damaged. To avoid winter desiccation, provide adequate moisture to the plants throughout the year, including during winter.

Newly planted trees are especially at risk of the dry winter months in Colorado. The mortality rate for newly planted trees is 19% (or almost 1 in 5)! Of the newly planted trees that died, about 56% of those are due to two key factors; lack of water and nutrient stress. Most of this is usually caused by a lack of a plant healthcare budget to do things like winter water and deep root feeding.

Adding Yucca extract to the water being used can provide additional benefits at a minimal cost. Yucca plants are very good at sequestering and using water. Yucca is high in natural wetting agents called saponins. Saponins are steroidal-based natural chemicals that actually make water wetter, breaking the polarity of the water molecule. We will add yucca extracts to our water so the water can better penetrate the soil surface and effectively spread to all of the roots in the root zone. Since the water is dispersed more evenly in the root zone, your plants will be able to use water more efficiently and should be able to go longer between irrigation cycles without adverse effects on the plant.

With the dry climate of Colorado and the large amount of money tied into your landscape, winter watering is a very cheap insurance policy. Nearly all landscape companies will recommend winter watering especially immediately after irrigation systems have been shut-down for the season. If you have any questions please contact a trusted landscape provider for more details. ⬆

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Time to Replace the Irri



Nicole Stone,
METCO Landscape

Today irrigation systems are becoming a lifeline toward keeping our turf green and healthy. As we shift toward becoming more reliant on irrigation systems, we also increase our dependence on the mechanics of these systems. From controllers, heads, fittings, pipes, and other components of an irrigation system the wear and tear and maintenance become critical toward the lifespan of an irrigation system.

The first step toward understanding the condition of your irrigation system is to have an audit done. Just because an irrigation system is old does not imply the system is in need of being replaced. It just means that general wear and tear along with fatigue have begun to set in. Colorado irrigation systems are also faced with the freeze/thaw cycles, which also weaken fittings, pipes, and heads. This lessens the life cycle of these components.

To replace or maintain a system will depend on many factors. Start by reviewing the repairs, downtime, and cost for the annual repairs, along with looking at the type of repairs. Consistent breakdowns can be signs from an improper original installation, root pinches from aging plant material, and wear and tear on parts. If a system is experiencing leaking pipes more frequently than once a week and mainline breaks more than twice a month this could be time to replace the fittings and piping systems. Next, the efficiency of a system also greatly depends on the ever changing landscape design of the property. Look around your property. Have you moved bed lines, has the original intent of the landscape been shifted to meet the changing landscape? All of these factors play a role in the longevity and efficiency of a system.

Routine maintenance of the irrigation system is also a critical aspect. Just like a tune up or oil change on a car, maintenance is required to keep your irrigation system functioning to the best of its capabilities. Routine maintenance can include checking the spacing of the heads, reviewing the heads and nozzles, raising and lowering heads, and inspecting the valves and solenoids of the system. Incorporating into your maintenance programs weekly/bi-weekly



gation System?

system checks can assist in keeping your irrigation system functioning with the least amount of down time.

Many ask the question on budgeting for irrigation repairs per season. Budget numbers will vary depending on the preventative maintenance care that has been done on your irrigation system. Industry partner DBC Irrigation Supply Company uses base estimate numbers for systems that are 0-15 years a simple calculation can be to estimate 5-10% annual upkeep and repair from the original value of the system. For irrigation systems 15 years and older, a budget upkeep and repair would range from 10-18% of the original installation value of the system.

Within today's landscape irrigation systems have greatly advanced in technology. Products range from netafim, mpr nozzles,

mini-click, ET Water, Two wire systems, and weathermatic clocks. The dynamics of these irrigation systems are designed to help conserve water. However, incorporating these new products into an aging system takes proper planning and proper implementation.

Replacing an irrigation system is never an easy decision, but it is important to consider the entire landscape environment and the importance of keeping your surroundings healthy and beautiful for years to come. Communities who have regular maintenance programs on their irrigation systems can extend the life cycle of the system. Partner with your landscape professionals to better understand the best options for your community. 🏠

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GO WITH THE

FLOW



**Lisa S.
Greenberg, Esq.**
Feldmann
Nagel, LLC

When you turn on the tap, or the shower, or the washing machine, out comes water. For many people, there is no consideration about where the water comes from or how much they can use. Unfortunately, the seeming abundance of water is a major misconception. In the near future, water will likely become a highly sought after—and fought over—resource.

In the barren American Southwest, communities thrive on the water from the Colorado River and its tributaries. The thirteen hundred mile long river winds through Wyoming, Colorado,

New Mexico, Arizona, Utah, Nevada, and California: seven of the driest states in the country. A series of compacts, contracts, and other agreements govern the distribution of water between the states, and a network of dams, aqueducts, reservoirs, and pumping stations tame the river, diverting the water to its intended use.

To give some additional perspective, the Colorado River Basin drains approximately 243,000 square miles, an area roughly the size of France, and more than 33 million people depend on the Colorado River for their water supply. The river itself supports more than a quarter of a million jobs, and produces \$26 billion in economic output from recreational activities alone. Unfortunately, recent high levels of water consumption, population growth, and drought have strained the Colorado River's water supply.

The bad news

Water from the Colorado River is a limited resource, and already demand for water among communities along the River exceeds

the water supply. For the last decade, upstream communities have emptied the Colorado River before it reaches its endpoint in the Sea of Cortez. Authorities expect that by 2030, populations dependent on the River will increase fifty-three percent over their 2000 numbers, needing even more water to survive. Thus, in order to avoid crippling impacts to the shared regional economy, everyone must do their part to help with water conservation.

The good news

Water saving, budgeting, and planning are in full swing. In Colorado, Governor Hickenlooper announced the completion of the Colorado Water Plan in late 2015. The Plan takes into account both the conservation and economic realities associated with water use—protect Colorado's recreation and tourism industries while also defending agricultural needs. The goal essentially equates to a nearly 1% per year reduction in water use for Colorado cities and towns by 2050.

You can do your part as well. The United States Geological Survey has a few water-saving tips and tricks:

- Turn off the faucet when brushing your teeth – a bathroom faucet generally runs at two gallons per minute
- Buy water-saving, Energy Star appliances like dishwashers and clothes washers
- Follow the old bathroom trick “if its yellow let it mellow...” and make sure your toilet isn't constantly running—a normal toilet uses between 4 and 7 gallons per flush, while a toilet that is left running all day can waste over 200 gallons!
- Be aware of your outdoor water use—as much as 50% of the water an individual uses outdoors is wasted from inefficient watering methods and systems. ⬆

Lisa Greenberg is an attorney with Feldmann Nagel, LLC. She specializes in handling complex civil litigation, as well as HOA matters of all shapes and sizes.



Water Law

The doctrine of prior appropriation is the primary method for allocation of water in western states, including Colorado. It is best known by the phrase “first in time, first in right.” The prior appropriation doctrine allows a person to divert a quantity of water from a source so long as he or she applies it to a beneficial use. That person, the “senior diverter,” then has the right to continue to use that quantity of water for the designated use. A second person, at a later date, may also divert water from the source for a beneficial use, but only up to what was left over from the first person. Among multiple diverters, water is apportioned according to the date of diversion with priority given to the earlier diversions. Because water is apportioned based on the date of diversion, in low water-flow years, senior rights holders may receive their water to the exclusion of junior rights holders. Prior appropriation is the basis of western water law because it guarantees water rights to those who invest the energy and capital to access and use the water.

That Cursed Roof Damage Costs SO MUCH to Repair!



What Can Your Association Do to Prevent Annual Roof Damage from Snow and Ice



Terry Anderson,
Co-Chair, ASTM
Committee

You've been watching that beautiful snow come down. You see it piling up around your buildings and watch it gradually melt. If you've been managing the property for a while, you know what's coming. The calls start coming in. "Snow just slid off my roof and I can't get out my front door!" "The gutter is coming off of my building!" "I just heard this horrible sound on my roof. What's going on?"

Or, in some very sad cases, you get a call that someone has been hit by falling snow and/or ice and they're badly hurt or possibly dead.

If you are charged with maintaining the common areas of the dwellings, you might discover that that beautiful, as well as cursed snow, might be the culprit behind damage that you need to get fixed year after year after year after year. That snow could be the cause of great human suffering and liability for building owners, something you need to prevent.

So, then how can you take care of this problem once and for all? How can you prevent the damage and possibly loss of human life?

The answer to all of these questions is to install an engineered roof snow retention system before next winter.

You think, "Okay, I'll get my roofers up there and have them install some snow guards." Problem solved, right?
NO.

Why not just buy some simple snow guards and slap them up there?

While they may work for a season, quick slap-on snow guards are not the long-term, problem-solving answer. This is probably the most common mistake that causes repetitive repairs each spring and the reason is pretty simple. Roofs are not the same. Glued down snow retention falls off. Quick fixes don't take into account the different factors of each roof. There are many roofing products, slopes, attachment methods and snow loads. Without considering each of these factors, it's like expecting every tire to work on every car. To make it even harder, there are no standards for roofers to use. There is no code at all for snow retention (although there is an ASTM committee now working on this standard.)

What factors need to be considered when adding snow retention to a roof? What is the ground snow load?

This is easily determined by calling the local building department. The Eagle's Nest at Park City will require more snow retention devices than communities in Aspen. Knowing snow load is a crucial factor in designing the right system.

What is the slope of the roof?

Obviously a steep sloped roof will shed snow differently and with greater force than a low sloped roof. Installing too few on a steep roof or too many on a low-sloped roof is ineffective and unnecessary. Factoring in the slope is critical to installing the exact right amount of devices.

What is the roof sheathing under the roofing product?

Is it $\frac{3}{4}$ " plywood, $\frac{1}{2}$ " plywood or something else? This information is important because each roof sheathing will create different pull-out strength for mechanical attachments (screws, nails, etc.) You don't want the whole system to fail because this wasn't considered.

What is the roofing material?

Is it metal, shake, asphalt shingles, or something else? The type of roofing material affects the rate at which snow and ice slide off.

Where should snow retention devices be installed?

It is especially important to install roof snow retention devices above:

- entryways
- walkways
- gathering spots
- parking lots
- drive-through areas
- expensive landscaping
- ground mounted mechanical
- roof protrusions such as plumbing vents
- snow falling from higher roofs to lower roofs

Will the roof hold the weight of snow and ice?

Yes, if it was built after the mid-1970's. If it was built before then, you will need the advice of a structural engineer. Building departments and municipalities have paid attention to the importance of the weight of ice roofing and snow and have added additional structural requirements, taking this into consideration. As a result, loads have increased with higher dead loads and much higher live loads, including the weight of the snow on the roof.

What's the cost?

The life-cycle cost of installing a tested, engineered system, taking the specific factors of your roof into consideration, are very reasonable. Some snow retention manufacturers will design a system for free for you!

What's the first step?

Research snow retention manufacturers online. Find the ones that engineer their systems, taking into account the specific factors mentioned above. They should be able to recommend a roofing contractor in your area who isn't just out to make a quick buck year after year, but will install a complete system designed to prevent future damage. ⬆

For more information, call Gary Heslington at 800-606-8980, or visit: www.trasnowandsun.com. (Owner and founder, Terry Anderson, is currently a co-chair of the ASTM Committee creating a standard for roof snow retention.)

Prolong Pond Dredging and Save Your Community Money.



Even with proactive management, all stormwater ponds will eventually become impaired due to accumulated sediment as a result of runoff. Dredging is an option, but is often the largest single expenditure a community will face. So, when the time does come to remove sediment from your lake or pond, consider hydro-raking as an effective, environmentally-friendly and economical alternative.

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**Make Sure Your
Landscape Budgets
Are Prepared for the
Effects of the Drastic
Temperature Change
This Past Year**



Shad Parrish,
BrightView
Landscape
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Similar to what we experienced a few years back with the huge temperature swing that resulted in compromised health and even mortality of trees and shrubs, we have experienced a very similar weather pattern this past November with our first snow event. If you recall, high temps on that Wednesday (November 16, 2016) set a record of nearly 80 degrees as recorded out at DIA. And then the bottom fell out... The evening of Thursday, November 17th, yielded our first snow event of the season. While ground surfaces temperatures were naturally still quite warm due to the previous day's

high temperature, air temperatures were in the teens overnight from Thursday into the morning of Friday the 18th. Along with extremely cold temperatures, we received a few inches of snow which quickly turned to ice.

The significance of this drastic drop in temperature and subsequent snowfall is the stress it will have on our landscape; particularly on trees and shrubs. As most know, trees and shrubs go dormant heading into late fall or early winter as a means of protecting themselves from the cold winter. This naturally occurring process involves the storage of nutrients that are important for the plants' survival. The end of this process involves creating a protective layer or barrier, called the Abscission layer, between the ends of branches and twigs and the stems of leaves on deciduous plants and pine needles on coniferous plants. This is what causes the leaves to fall and creates a protective barrier, which keeps the plants from drying out or halts invading diseases from entering the plant.

Huge temperature swings, like the one we experienced in November, don't allow for this process to occur naturally. What happens instead is that the trees and shrubs become much more vulnerable to drying out and exposes the plant material to a higher likelihood of disease come spring and summer when the plant material comes out of dormancy.

Corresponding to this article on the next page is an article that was written by the horticultural experts at Colorado State University to educate the general public about this exact situation the last time it happened back in the fall of 2014. This article goes into more technical detail on the topic.

Being aware of the potential threat to the health of our trees and shrubs means it would be very prudent to allocate some funds in the budget for this spring and summer to address any such damage to your plant material on your properties. It's impossible to put a price or percentage of plant material that could be affected. However, as you likely know, removing and replacing trees and shrubs can be a very costly endeavor, and being surprised by dead plant material can pull monies away from other budgeted items and previously established landscape goals. By using your trusted, licensed and certified landscape service partner as a resource, you can develop a strategy and budget that ensures you address this potential need. ⬆

Shad Parrish is 16 year landscape industry professional, a 9 year employee of BrightView Landscape Services (formerly ValleyCrest) and a continual trusted resource for Association Managers. Shad can be contacted through his office at 303-841-3003, or by email at shad.parrish@brightview.com.

Landscape Health Update: Cold Snap Lingering Effects

The sudden, dramatic temperature drop in early November 2014 will have lingering impacts on trees along the front range of Colorado. Through early and mid-fall, warm temperatures persisted, in some cases setting record highs for that date such as (81-degrees F on October 24). Wild fluctuations preceded the deep freeze in the days leading up to the event, with daytime highs hovering around 60 and nighttime temps in the lower 30's.

In preparation for winter, plants undergo a two-stage process: dormancy and chilling. This cold hardening enables woody plants to withstand winter weather. As day length shortens, deciduous woody plants undergo a process called resorbing, which converts leaf starch, proteins, and other complex molecules into soluble molecules, such as sugars and amino acids, and moves them into storage cells. These storage cells are in the inner bark of twigs, the outer sapwood of the main stem and in root tissues. In spring, the stored nutrients are remobilized and used for the flush of new leaves and burst of growth in other tissues.

Once resorption is complete, woody plants form an abscission layer between the branch and the leaf petiole. This abscission layer closes off pathways into the leaf, protecting the plant from drying out or invading diseases, and allowing the leaf to fall.

Gradually freezing temperatures ensure the plant is cold hardy for the remainder of winter.

On November 10, the high was 58F at 8 am, by 11 pm that day the temperatures had dropped to 16F. Due to the warm, lengthy fall, trees and shrubs had not completed hardening off for winter. When our freeze hit, many plants such as elms, callery pears, and oaks had not completed the hardening off process. Many conifers and deciduous trees and shrubs showed freeze damage immediately with straw-colored needles or flash-frozen leaves. Buds and shoots suffered freeze injury that in some cases resulted in death of buds or the entire plant, however, long-term impact on these buds won't be seen until spring.

Leaves left on trees from the rapid temperature change are known as a "marcescent" fall, defined as "to wither without fall-ing off". There are two types of marcescence, one type occurs naturally on trees such as English Oak, hazelnuts and beech. The other type, which is what happened to some of the Front Range trees, occurs when temperatures plummet before the abscission layer has formed, killing the leaves but leaving them attached to the tree. Marcescence does not directly harm the tree, but if there is a snowfall while the leaves still cling to the tree, marcescence creates a high risk of limb breakage from snow being held by the leaves. Winds eventually will remove the leaves.

Conifers showed damage immediately. While yellow or brown needles with some green where the needles attach to the branch, are a hallmark of winter damage to pines, symptoms from the intense cold are needle scorching, with tips turning white, gray, silver or straw-colored leaving green fascicles near the branch. Twig dieback can also occur. The freeze burned needles will not green up, but new needles will mask the damaged ones. If you are concerned about the evergreen's health, gently press a bud, found on the tips of the twigs and branches, between your thumb and first couple fingers. If the bud feels soft, it is alive and will produce new growth the following spring. If the bud is dry and brittle, it is dead. Check in several places around the plant as not all buds may have been killed.

Monitor your trees this winter and next spring for sign of damage. Look for black, shriveled shoots or buds. Winter watering may help, but care of the trees in the spring will depend on how much freeze damage the trees have sustained. Additional fertilizer in the spring is not recommended. Conifers may grow out of the damage with new growth masking the frozen needles. Deciduous trees may need judicious pruning to remove the dead twigs and branches. ⬆

Colorado State University Extension, U.S. Department of Agriculture and Colorado counties cooperating. No endorsement of products mentioned is intended, nor is criticism implied of products not mentioned.

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Colorado Enacts Legislation Allowing Rain Barrel Collection: Homeowners Associations Must Comply

By Sean M. Wells, Esq.
Vial Fotheringham, LLC




On May 12, 2016, Colorado's Governor John Hickenlooper signed into law a bill that allows for the collection and storage of rainwater for later use on residential landscaping. House Bill 16-1005 gained rare bi-partisan support in both houses of the legislature, and has allowed Colorado to join the ranks of other drought-prone western states that allow for collection of rain water for use as landscape irrigation.

The bill allows a resident to collect rainwater in no more than two barrels with a combined capacity of 110 gallons. Prior to the enactment of the bill, collection of rainwater from a rooftop was prohibited under Colorado's historic prior-appropriation water law. The prohibition came under fire in recent years as homeowners were faced with ever-increasing water bills for irrigation in summer months. The bill is in furtherance of a trend toward more sustainable communities, as it requires certain Colorado Common Interest Communities to allow the practice to occur while simultaneously conferring the ability for the HOA to regulate certain aspects of the use.

The law allows for the collection of precipitation water from a downspout from a single-family residence, which is defined as "a separate building or a row of residences joined by common sidewalls"; and a multi-family residence with four or fewer units. All water collected must be used on the property from which the precipitation is collected. The bill amends the Colorado Common Interest Ownership Act to preclude an HOA from prohibiting the practice in certain communities, while also conferring the ability of the HOA to regulate the use.

Homeowners Associations will be allowed to impose reasonable aesthetic requirements that govern the placement and external appearance of the barrel. Although the law requires certain communities to accommodate the practice, associations are not required to allow the placement of barrels on common elements or on elements which are maintained by the Association. Moreover, communities are allowed, and will likely desire to regulate certain aspects of the storage of the water to ensure that the collected water does not create a nuisance as a breeding ground for mosquitoes, or become a source of an obnoxious odor.

Given the effect of the law on Community Associations, Directors and Managers for single family, townhome and certain condominium communities are encouraged to understand the law and to enact a policy concerning the use of rain barrels before conflicts arise. 

ROCKY MOUNTAIN CHAPTER

community
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AGENDA

9:00am-10:00am	Registration/Light Breakfast
10:00am-11:00am	Session A (1 State/CMCA Credit)
11:00am-12:00pm	Trade Show
12:00pm-1:30pm	Lunch/CLAC Update
1:30pm-2:30pm	Trade Show
2:30pm-3:30pm	Session B (1 State/CMCA Credit)
3:30pm-5:00pm	Prizes/Happy Hour

PRICING

Member (Early Bird) \$65
Non-Member (Early Bird) \$100

Registration on or after April 1
Member \$85
Non-Member \$120

Registration on or after April 10
Member \$125
Non-Member \$160

SPEAKER/CLASS INFORMATION

Session A

Nuisances (Marijuana, Dogs, Noise, Owner to Owner Complaints)

Presenter: Travis Keenan

Technology and Security

Presenter: Craig Huntington

The Ins and Outs of Funding Mid to High Rise Preventative Maintenance

Presenter: Bryan Farley

Session B

Obtaining Membership Approval: Overcoming Apathy, Anger and Arrogance

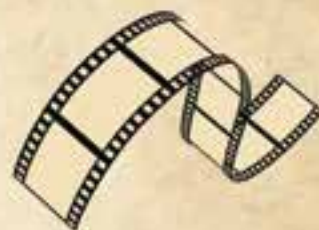
Presenter: David Graf and Steven Weil

From the Trenches: A Discussion of Cases That Create Havoc, and How To Avoid Them

Presenter: Jonah Hunt, Lindsay Smith, Christopher Drake

Loss Preparation and Handling a Claim: How to Reduce the Impact of a Claim on Your Community

Presenter: Peter Obrien



CAI Terms and Policies

Cancellation

Full refunds will be issued if written cancellation is received by March 30, 2017. Cancellations received between March 31 - April 6, 2017, are subject to a 50% administrative fee. Registrations are non-refundable on or after April 7, 2017. All tickets purchased on-site are non-refundable.

CAI Suitcasing Policy

CAI has a no tolerance policy regarding "suitcasing," which describes the practice by non-exhibiting companies or individuals of soliciting sales or sales leads, on the tradeshow floor, in the aisles or lobbies and/or representing their services.

Violators of these policies will be ejected from the show and charged the single-booth rate [\$825], which must be paid prior to registering as an attendee, exhibitor, or sponsor at any future CAI conference or other event.

* Schedule subject to change

REGISTRATION INCLUDES:

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If registering multiple attendees with one payment, please attach list of names
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Legal Insights
Deciphering & Decoding HOA Insurance
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EVENING SCHEDULE

5:30 - Check-In / Dinner
5:45 - 6:05 pm: Welcome/Opening Remarks
6:05 - 6:25 pm: City Topic / Q&A
6:30 - 6:55 pm: 1st Session
7:00 - 7:25 pm: 2nd Session
7:30 - 8:00 pm: 3rd Session



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Editorial Calendar

Issue	Topic	Article Due Date
May	Ground Maintenance	03/27/2017
June	Legal	04/24/2017
July	Mother Nature	05/26/2017
August	Finance	06/26/2017
September	Construction	07/28/2017
October	Security/Safety	08/25/2015
Nov/Dec	Maintenance & Mechanical	09/29/2017

High Rise GARDENING



in the Mile High



Joe Jackson,
Hammersmith
Management

Living in a high rise community is not without its challenges. Neighbors are closer (and oftentimes louder as a result), plumbing problems may start in one unit and end (sometimes dramatically) in another, and chief among complaints (especially in outdoorsy Colorado): green space can be limited. And while noisy neighbors and problems with your pipes will always likely be issues in any high rise, luckily adding a little greenery to the community doesn't have to be. Enter: the community garden.

Mary Lavia, President of the Board of The Residences at Penterra Plaza, a 266-unit high rise community in Denver, understood this need for green space and a gardening outlet firsthand, so she decided to do something about it last year.

"On the second floor off the party room we have a big deck balcony," Lavia says. "And last year, we decided to do a little herb garden." Because the outdoor grounds are controlled by the building's master association, the space on the balcony is some of the only outdoor space owners within the Residences at Penterra Plaza can shape and call their own.

"We did basil, thyme, rosemary, chives, oregano, and cilantro. It was really nice, and a great solution for a high rise community without many grounds to use," Lavia says. In addition to letting residents get their hands dirty and beautifying the balcony space, it also offers a practical source of fresh seasonings for cooking. "A lot of people like it, because they can just go down and cut fresh herbs when they want them," she says.

In years prior, a couple of residents had taken it upon themselves to keep the balcony area stocked with potted flowers, but these

duties became increasingly difficult as they aged, especially when it came to keeping the flowers watered. So when Lavia conceived the Garden and Herb Club last year, she wanted to be sure to address these needs through a sharing of duties.

"We just sent out an email, and since I've been here so long, I kind of knew the people who like to garden and recruited them," Lavia says. "Initially the club was about four or five people, and they were really good with their scheduling and taking care of deadheading everything. It also helped tremendously that the porters agreed to water."

Lavia says that this division of duties and sharing of knowledge has been instrumental in the Garden and Herb club's success, noting that everyone involved has brought their skillset to the table for the betterment of the association.

"We have a resident here in the community that helps me flower shop, because once you've gotten past a geranium, you've lost me!" Lavia says. "She just knows everything about the plants, even the Latin names. So because of her expertise, we were able to say 'Oh, that won't grow here because there's too much wind or too much sun or it's a lot of maintenance.' We try to keep it simple."

"Keeping it simple" is Lavia's biggest piece of advice for other high rise communities looking to start a garden of their own, as well as learning from mistakes as you go.

"Sometimes it's a matter of what grows and doesn't grow, so we tend to change things up when they don't," Lavia says. "One year we did lavender, which smelled so good, but it really attracted bees. So we didn't do it again next year."

Lavia says that people have come to love the garden on the balcony, and that many can see it from the windows of their units.

"It's great for people who've downsized by moving into our community and don't have a garden anymore," she says. "We just had a good group of people and it worked out really well." ▲



Penterra Plaza's second floor balcony plays host to its herb and flower gardens.

Managing Pesky Mosqu



to Help Reduce the



Gavin Ferris,
Ecologist

I was on a genealogy website not long ago when I was reading about an ancestor, and this line stuck out to me: "...the first year after his return from the army he was able to do but little work, as he suffered greatly from fever and ague, which he had contracted in the service." Fever and ague was, at the time, the terminology used to describe what we now call Malaria, and the war in which my ancestor contracted the disease was the American Civil War. He probably was bitten by an infected mosquito somewhere in Virginia.

Zika virus is making a lot of news lately, but mosquito-borne diseases are nothing new in the United States. Malaria was common over most of the country up through the 1800s, and wasn't eradicated here until the early 1950s. Other mosquito-borne diseases such as West Nile Virus, and more recently Chikungunya, are currently carried by mosquitoes in the United States, and can pose a serious threat to public health. Preventing the transmission of mosquito-borne diseases, and the other unpleasant consequences of mosquito infestation, requires a proactive multi-pronged approach. It is important to understand

the biology of the mosquitoes involved, their behavior, and how environmental conditions contribute to mosquito problems.

Different diseases are transmitted by different species of mosquito. These different mosquitoes, in turn, have different ecologies and breeding habitats. For example, the *Aedes aegypti* mosquito, which is known to carry Zika virus, breeds primarily in small containers. Other species of mosquitoes, by contrast, breed in streams, ponds, and lakes with vegetation. This has important management implications. If the mosquitoes plaguing your neighborhood are container breeding, like the Asian Tiger mosquito, management techniques such as treating a pond for mosquito larvae or stocking fish may be ineffective.

Mosquito larvae prefer shallow warmer water, and tend to thrive in stormwater ponds. Cattails and other non-beneficial shoreline vegetation can provide breeding habitat for mosquitoes along the edges of a pond. Maintaining beneficial vegetation such as Pickerelweed and Cardinal Flower, however, can help provide habitat for mosquito predators like dragonflies. With regular maintenance, a buffer of native plants can also be managed to help control erosion without creating breeding pools for mosquitoes. Keeping a pond adequately stocked with an appropriate species of small fish like Fathead minnows or bluegill is the most effective means of controlling any mosquitoes that may be breeding in shallow areas. Circulating the water

itoes in Your Community



Aedes aegypti is a container-breeding species of mosquito known to carry Zika virus. To help limit breeding habitat around homes, items that hold water like tires, flower pots and buckets should be thrown out or emptied regularly.



Maintaining a beneficial vegetative buffer around your pond can help provide habitat for dragonflies, which are natural predators of mosquitoes. Additionally, a fountain or aeration system can help reduce the prevalence of mosquito larvae by keeping water circulating.

Spread of Disease

with a fountain or submersed aeration system also makes the waterbody less hospitable to algae, as does treating the weeds and algae that can create isolated pockets where mosquitoes may be able to reproduce.

With regard to Zika virus, the offending mosquitoes utilize containers for breeding. They are found primarily in a swath of the Southeastern US from South Carolina across to the gulf coast of Texas, but are a growing concern for areas throughout the United States. The best way to prevent their prevalence locally is to limit their breeding habitat. When possible, standing water should be eliminated by clearing up litter, keeping gutters clean, repairing potholes, emptying containers and removing tire piles. Small pools that cannot be reliably kept dry like flower pots, bird baths, and very small stormwater basins can be treated with a bacteria called *Bacillus thurengiensis israelensis*, commonly abbreviated as Bti. This bacteria produces a toxin that is only harmful to some insects, including mosquitoes.

For communities, an Integrated Mosquito Management program can further help to prevent disease and keep pesky mosquitoes at bay. Typically, such a program begins with public education. Depending on the species of mosquito in question, they may only be active during certain times of day. Informing the public about ways to avoid exposure to mosquitos and reduce breeding habitat on their property, and promoting the use of repellents can help to

mitigate against the risks posed by mosquitos even before control efforts are implemented.

An integrated approach to mosquito management also includes surveillance and testing efforts. This typically includes the sampling of breeding habitats for the presence of mosquito larvae, and the use of various types of mosquito traps to determine which species are present and at what densities. Mosquito species capable of transmitting certain diseases can be tested, and areas where the disease is detected can then be made the priority for intensive treatment.

Even if you live in an area with low risk of Zika or West Nile virus, mosquitoes are a royal pain that nobody wants to deal with. While mosquitoes are an annoyance and a hazard that we are unlikely to remove entirely from our lives, they can be mitigated against by limiting and managing their breeding habitats. Implementing a proactive and integrated management approach that addresses all aspects of the problem is essential to helping prevent mosquito bites and the transmission of serious disease. 🏠

Gavin Ferris is an experienced Ecologist with SOLitude Lake Management, a full service lake, pond and fisheries management company. Gavin has a Master's degree in entomology from the University of Delaware and research experience in fisheries biology, entomology, invasive plant ecology, and nutrient management. Gavin can be reached through the website at www.solitudelakemanagement.com.

XERISCAPING:



What We've Learned in 35 Years



John Swayze,
Swingle Lawn, Tree
& Landscape Care

This year we celebrate the 35th anniversary of the first xeriscape demonstration garden in Denver, Colorado. But there still seems to be many misconceptions about what xeriscaping is and how to take advantage of it.

Xeriscaping is a design and maintenance method built on the idea of conserving water. Now that does not mean turning your landscape into a scene from the Mars Rover.

When incorporated well, xeriscaping provides a living, beautiful, useful and inviting landscape—all based on these seven principles:

1. **Planning and Design**—Knowing how you will use each area of your property and designing the landscaping to fit around that use.
2. **Soil Improvement**—Once you know how you will use an area you should ensure the soil is appropriate for that need.
3. **Efficient Irrigation**—Ensure your system is properly maintained and functioning correctly. Remember, sidewalks do not need to be watered. Select the best method and frequency of your irrigation based on the plant material in each area of your design.
4. **Plant Zones**—Planning zones that are populated by plants with similar water requirements will allow you to maintain areas that need more water while reducing irrigation to low water areas.
5. **Mulch**—Utilizing mulch in every planted area, with a low or high water need, should be a common practice. Mulch shades the soil, reducing water loss from evaporation and the growth of weeds. Bark, wood chips and other organic mulches decompose over time, contributing their nutrients to the soil, something rock and gravel mulches do not do.
6. **Turf Alternatives**—Replacing turf with a low water garden is a great step towards conservation. But when turf is required in an area, consider using a low water, low maintenance species of turf.
7. **Maintenance**—Landscapes of any kind require maintenance and xeriscapes are no exception. An added benefit of low water areas is that many common weed species will struggle in the dry conditions, while drought tolerant plants thrive.

Succeeding at Xeriscaping

Many pitfalls, which prevent success with xeriscaping, often begin with a poor or overreaching design.

I usually recommend tackling the areas of a landscape which typically struggle in their current design. Perfect candidates include slopes, narrow strips along hardscapes, areas of turf that have become pathways for misguided pedestrians and any other areas where your current plant material fails to thrive.

Steep slopes covered in turf rarely get the necessary water and are a nightmare for the lawn mowers. By eliminating this area, you can create artful terraces filled with beautiful plants that will thrive with a lack of water.

We can apply the same idea to those pesky strips of turf, which more often than not are filled with weeds and are heavily trampled. Xeriscaping strips add beauty to the space. They will let you change the irrigation to a more efficient method that doesn't send your water down the drain. The right plant selection helps keep pedestrians out of these areas as well. The idea of transforming "ugly" areas of a landscape into focal points requiring less water and maintenance seems like an easy win-win to me.

The last point I would like to address when it comes to design is how important plant selection can be to your success. Our designs often focus on the water needs of the plants and the overall aesthetics. But maintenance requirements are commonly overlooked, as is the mature size of the plant.

Filling a large terraced slope with small plants that need to be sheared down several times a year is a burden. As are large shrubs planted in a small area, which create more pruning work for you and stress for the plants.

Replacing turf in stressed areas with planted beds certainly fulfills the principal of turf alternatives. But we can take this even further in areas that still require turf.

Letting turf go dormant during the heat of summer will reduce the water, fertilizer, pesticide and maintenance requirements, and is actually healthier for the grass during this stressful time. If letting the turf go a little brown is not an option, consider a different species of turf like tall fescue, buffalo grass or even micro clover, which all use less water than blue grass.

Don't be intimidated by xeriscaping. Keep these steps in mind and enjoy your journey to conservation:

- **Start with the easy wins**
- **Design for success**
- **Select plants that fit the area**
- **Keep plants with similar needs together**
- **Mulch your plantings**
- **Evaluate your irrigation system and needs**
- **Replace turf where possible with lower water options**
- **Sit back and admire what you've created** ⬆

John Swayze is an ISA Certified Arborist, lifelong gardener and has worked for Swingle Lawn, Tree & Landscape Care for 10 years. John has a long-standing passion for his own gardens and helping other create and nurture their own. Visit myswingle.com for more information.

m-100

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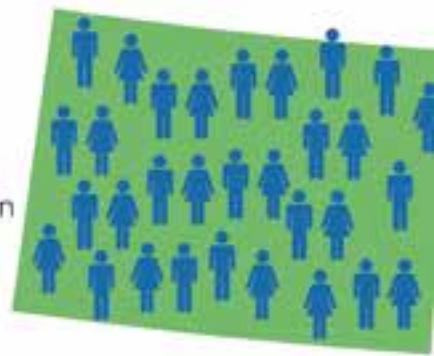
» Approximately **2,000,000** Coloradans live in **675,000** homes in nearly **12,000** community associations.

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70

» percent of residents feel that the rules protect and enhance property values. (4% disagree and the remainder are neutral).

86

» percent of residents oppose additional regulation of community associations.

90

» percent of residents rate their community association experience as positive (64%) or neutral (26%).



Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.



Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.

When state legislatures consider amending the laws governing community associations, CAI recommends consideration is first given to well-drafted model statutes that are the product of non-partisan, thoughtful deliberation. These statutes are developed and promoted by the Uniform Law Commission—the Uniform Condominium Act and Uniform Common Interest Ownership Act, also known as UCIOA.



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SOURCES

Community Associations Fact Book.

Verdict, Americans Grade Their Associations, Board Members and Community Managers.

www.cairf.org

*Agan, A. & Tabarrok, A. (2005). What are private governments worth. *Regulation*, 28 (3), 14-17.





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PROGRAMS & EDUCATION

Natalie Tuccio
Natalie.Tuccio@reconexp.com
(720) 233-7611

MEMBERSHIP

Sherri Pe'a
sherri.pea@myroofworx.com
(720) 550-9818

Carey D
cbryant@ecoroofandsolar.com
(720) 550-2555

MEDIA & MARKETING

Andrea Daigle
adaigle@ochhoalaw.com
(720) 221-9780

Danielle Holley
dholley@hearnfleener.com
(303) 933-6652

EDITORIAL

Joe Jackson
jjackson@ehammersmith.com
(303) 980-7456

SPRING SHOWCASE & TRADESHOW

Mark Richardson
mrichardson@4shoa.com
(303) 952-4004

Kristen Jezek
kjezek@mrcdlaw.com
(720) 217-1375

MOUNTAIN CONFERENCE

Steve DeRaddo
sderaddo@peliton.net
(303) 771-1800

Karli Sharrow
ksharrow@bensonpc.com
(720) 749-3513

FALL CONFERENCE & ANNUAL MEETING

Bryan Farley
bfarley@reservestudy.com
(303) 394-9181

Evelyn Saavedra
esaavedra@ehammersmith.com
(720) 200-2830

ACTIVITIES COMMITTEE

Aaron Goodlock
agoodlock@ochhoalaw.com
(720) 221-9787

Jon Wagener
jw@reconcc.com
(720) 335-4530

HOA COUNCIL

Jim Walters
JimW@myroofreps.com
(303) 242-6952

Melissa Garcia
MGarcia@hindmansanchez.com
(303) 991-2018

MOUNTAIN EDUCATION

Murray Bain
murray@summithoaservices.com
(970) 485-0829

NOMINATING

Carmen Stefu
cstefu@4shoa.com
(303) 952-4004

ATTORNEYS

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

Lauren Holmes
Lholmes@ochhoalaw.com
(720) 221-9780

CLAC

Brandon Helm
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APRIL

5 Wed	M-100 Beaver Creek
13 Thu	Spring Conference & Trade Show Denver
20 Thu	HOA Roundtable Boulder
20 Thu	Manager's Lunch Westminster

JUNE

23 Fri	Annual Golf Tournament Thornton
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AUGUST

4 Fri	Annual Summer Carnival Centennial
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SEPTEMBER

18 Mon	Mountain Conference Vail Marriott Mountain Resort
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Don't forget to register for events as prices are significantly higher the day of the event.