

# SPENCERS CREST

CONDOMINIUM ASSOCIATION

SUMMER 2017 NEWSLETTER



The neighborhood Garage Sale is scheduled for Saturday, August 12, beginning at 8 AM.

The association will place ads to run the week-of in the Columbia Daily Tribune and on Craigslist to attract shoppers! Sales are to be set up in and directly in front of your own garages. The parking lots must be kept clear for people to easily drive through and park.



The pool will close for the season at the end of pool hours on **Sunday, September 17.**

## WHAT'S NEW



**2017 Board and Management Property Walk Through:** The annual Board/management property walk through took place in May 2017. While several minor maintenance items were noted, we were pleased to find very few resident violations of the Declaration of Condominium! We'd like to thank everyone for their commitment to keeping Spencer's Crest a desirable place to call home!

**Unified Development Code Update:** In February and March, we reached out to homeowners to ask for assistance in putting pressure on City Council to grandfather developments such as Spencer's Crest into the revised UDC from rebuilding requirements that would change the height, screening and setback requirements from the current building layout in the event of a building destruction. We wanted to thank everyone that communicated with our Councilman and let you know that your efforts convinced Councilman Trapp that the code needed to be amended to protect neighborhoods such as Spencer's Crest. We regret to inform you that the Council didn't ultimately enact the changes we wanted.

## WHAT'S HAPPENING

**Fiber:** We are frequently asked about internet providers and the possibility of fiber coming to our area of the community. Socket is currently looking to expand their services throughout the City and surrounding rural areas. Our job is to let Socket know we are interested in their services! If you are interested, please visit their website at [www.Socket.net/Fiber](http://www.Socket.net/Fiber). From there it will ask you to enter your complete address to determine availability. It will tell you that it is not available and prompt you to enter your address if you are interested in having it brought to your area. We contacted CenturyLink as well, however, they are not planning to expand at this time, and they do not have a method to gauge interest.

**Concrete Replacement:** Each year the association evaluates the condition of the concrete throughout Spencer's Crest. While we understand that there are many areas that need attention, we are charged with prioritizing the areas and working within the Reserve budget outlined in our Reserve Study. The 2017 replacement areas have been identified, bids obtained, and C&C Construction has been selected as the contractor. We anticipate replacements to be completed in the late Summer/early Fall.

**Power Washing:** 2017 is the year for our bi-annual breezeway power washing. This is currently underway and will be completed by mid-August!

**Stair Sealing:** Sealing the wood breezeway stairs is part of our ongoing preventative maintenance program. Three years ago we began sealing one section per year, beginning with the 1115 section. We have completed all three sections, so we've made our way back to the 1115 section.

**Brick Sealing:** In the most recent Reserve Study, it was recommended that the brick throughout the property be sealed as another preventative maintenance measure to prolong the life of the brick and mortar. We have contracted to have this project completed in a manner similar to the wood stairs; one section per year, starting with the 1115 section, as it was the first section of Spencers Crest to be constructed.

**Plantings:** Numerous plantings, either dead or overgrown, have been removed throughout the property. Upon removal, areas were evaluated for replacement. Replacements are taking place throughout the summer to keep the property looking fresh and updated.

---

## **The 2017 pool season has been successful! As with every year, we'd like to take the time to lay out a few pool reminders:**

1. **No Glass in the Pool Area:** If glass were to break in the pool area and reach inside the pool, we would be required to shut the pool until such time it can be drained, cleaned, re-filled and re-inspected. Summers never seem quite long enough, so please avoid bringing glass into the pool area so we don't lose precious pool time due to an accident.

2. **Do Not Prop the Gate Open:** City of Columbia Ordinance requires swimming pools to be properly fenced and secured. The gate must be closed and latched when not being used as a point of entrance/exit.

3. **Pool Keys:** Don't throw your pool card away at the end of the season! Key cards work from year-to-year. We simply activate them in the Spring and deactivate them in the Fall. Replacement cards are \$50.



---

**Garage Keys:** As a homeowner, you are responsible for the maintenance and upkeep of your garage and garage door, including openers, locks, etc. Each garage has an "override" key that allows you to override the opening mechanism in the event of a power outage or failure of an opener to work properly. We encourage all residents to locate their key or have one made.

**Prevent Water Damage:** Our #1 source of insurance claims is water damage, typically from an upper level condominium into the condominium directly below. Common causes are air conditioner condensate lines, leaking water heaters, leaking ice maker lines, overflowing/running toilets and improperly installed clothes washers. Please take every possible precaution when dealing with water lines of any kind, and have your air conditioner serviced regularly.

**Dog Duties:** Please be a responsible pet owner and considerate neighbor by disposing of your pet's waste properly. Leaving behind your pet's mess causes undesirable odor and leaves the property looking messy. Please be reminded that City Ordinance requires that all dogs over 3 months of age are required to be kept on a leash at all times they are outside your condo.



Spencers Crest Condominium Association is managed by CAM

**Community Association Management, LLC**

info@camcolumbia.com Email | 573-499-4445 Phone | 573.777.7297 Fax

Mail to P.O. Box 1274, Columbia, MO 65205

Office at 3700 Monterey Drive, Suite E, Columbia, MO 65203