



SPRING 2008

New website: www.londonhousehoa.com

PRESIDENT'S MESSAGE

Dear Residents of London House,

Hello! My name is Michael Cruz and I am your new HOA Board President, taking the place of Sheri Tracey. I have been a Colorado resident for most of my life, growing up in the city of Pueblo where I attended Colorado State University. I then moved to Virginia and attended Old Dominion University; then I served in the United States Air Force as a Crypto Linguist and Network Administrator. I've lived all over and have chosen to come back to live in Denver, Colorado. I moved to this beautiful building (London House) in July of 2007. I can see that most of our residents take pride in having a beautiful home, and I am happy to have been chosen to be your Board President. There have been a few changes since I have been here, and I hope we continue making London house a great place to live. I encourage all residents to take part in our monthly meetings, held the second Wednesday of every month in our clubroom at 6:30 p.m.

LONDON HOUSE ANNUAL YARD SALE! SATURDAY, JUNE 14

Come one, come all to the annual London House yard sale. Any homeowner or tenant at London House is welcome to participate. The sale will be held on the South side of the building and you are welcome to store your stuff in the clubroom the night before. Spaces are first come, first served. Enjoy the summer weather, hang out with your neighbors, and make some money off all the junk that's been cluttering up your closets.

SUMMERTIME FARMERS' MARKETS

Colorado Fresh Markets

City Park Esplanade
Contact: Chris or Michele Burke
(303) 442-1837
OPEN-AIR/SEASONAL
June–October
Sunday, 9:00 a.m.–1:00 p.m.



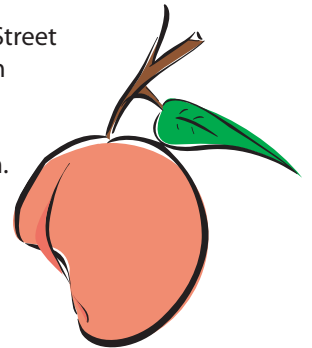
Cherry Creek Farmers Market

Bed, Bath & Beyond parking lot
1st and University
Contact: Chris & Michele Burke
(303) 442-1837
OPEN-AIR/SEASONAL
June–September
Wednesday, 9:00 a.m.–1:00 p.m.
Saturday, 7:00 a.m.–12:30 p.m.



Old South Pearl Street

Farmers Market
1500 block of South Pearl Street
www.southpearlstreet.com
OPEN-AIR/SEASONAL
June–October
Sunday, 9:00 a.m.–1:00 p.m.



Numbers to know:

Emergency: 911

Denver Police Non-emergency: 720-913-2000

Drug Hotline: 720-913-DRUG (3784)

Gang Hotline: 303-331-5912

Graffiti Hotline: 720-865-7867

Abandoned Vehicles: 303-295-4367

Child Abuse Reporting: 720-944-3000

Dead Animal Pickup 720-865-6900

Landlord/Tenant Counseling: 303-831-1935

Neighborhood Inspection Svcs: 720-865-3200
(for reporting trash and garbage overflow)



Safety Regulations for Barbequing

The Denver Fire Department is very specific in their rules for using barbecue grills in high-rise buildings.

The following types of grills are allowed:

- Electric grills
- L.P. gas grill with a container capacity of up to 1 pound

Two extra 1-pound L.P. gas containers may be stored on the balcony. And, of course, hot grills should be attended at all times.

Also, in case you didn't know, the London House has a gas grill for tenants to use. It is in our lovely patio area on the south side. If you would like to use the grill, please follow these instructions:

- Open lid and then turn on the gas on the tank
- Turn on the gas on the burner controls and then press the ignitor button
- If the ignitor fails, use a match through the lighting hole underneath the grill (the bottom of the right side)
- When finished with your cooking, remember to turn off the gas on the tank.

When you are finished, please clean up the patio area and remove all trash. We also ask that you use the wire brush to clean off the grill once it has cooled down so that it will be clean for the next person to use. The grill is first come, first served so please be courteous when using it. If there is a problem with it or the gas is getting low, please notify Richard in 104.



GOOD NEIGHBOR TIPS

This is a good time of year to do some spring cleaning on your balcony. Remove any dead plants, old Christmas decorations and other items that detract from the beauty of the building. Remember that you can't sweep stuff off your balcony when cleaning it.

It's also a good time to clean your windows – especially the outside of them. This is one thing we can all do to make the building look better. You can safely remove your windows from the inside by lifting up on them and sliding them out from the tracks. It's a good idea to have two people when doing this.

HOA REMINDERS

To help keep the building secure for everyone, don't leave propped doors unattended and don't let anyone in the building unless you know them. When having food delivered, do not give out the door code – have them call from the lobby and buzz them up.

Homeowners are now required to carry condo insurance on their unit. The insurance policy for the building only covers the main structure – the insurance you carry covers everything inside your walls as well as damages to another unit resulting from something in your unit (e.g. plumbing leak).

If there is any information you would like see in the newsletter, please contact Kym Bloom in #201 or at kdbloom@mac.com.

So, keep safety in mind, and fire up the barbie!



FYI.

- Please remember that bikes must be taken in through the back door. There have been scuffs on the front door from bike tires and this increases maintenance costs for all homeowners.
- Please do not lock bikes to the gas meters, parking signs or the fence. Bikes need to be stored in your unit or on your balcony.
- The London House Board meets the second Wednesday of each month at 6:30 p.m. in the clubroom. All owners are welcome and encouraged to attend the meetings.
- Unless you are moving or performing certain repairs we ask that you please keep the door to your unit closed at all times.
- Please be considerate of your neighbors and remember that the machines on floor 2–6 are only to be used from 8 a.m. to 10 p.m. Also, please keep track of how much time is left and promptly remove your clothing from the machines when the cycle has finished.
- There's a new soda machine in the pool room, for all your late-night caffeine and sugar cravings.