

# **The Hills Are Alive**

## **FEBRUARY 2024 NEWSLETTER**

### **Official Newsletter of the Hiland Hills TOA**

#### **Upcoming Clubhouse Events**

**Tuesday 03/12: HOA Meeting at 7 pm**

#### **Frozen Pipes and Snow Removal**

**Tips to keep pipes unfrozen are...instead of a drip, run your faucets at a light stream, turn on your dryer or dishwasher to keep water flowing and heat moving, and wrap your pipes with thermal tape.**

**Snow and ice removal is contracted out when there is more than 2 inches of snow.**

**If there is less than 2 inches of snow residents can help out our community (especially elderly residents) by shoveling as needed. For clarification of snow and ice removal contact the property manager.**

#### **Trash Overflow Fines**

**Residents are being asked to please not place trash beside the trash dumpsters or recycle dumpsters. ANY items that are beside the dumpsters and not in the dumpsters cause a fine for Hiland Hills. This monthly fine adds up and takes away money from our reserves that could be utilized elsewhere on our properties.**

#### **Mission Statement**

**Foster a sense of community and keep residents informed of what is going on at Hiland Hills and in the neighborhood, as well as to provide a place for residents to communicate.**

#### **Community Events**

- Space Explorers: THE INFINITE Feb. 3– May 5 at Stanley Marketplace**
- Monster Jam Feb. 9–11 at Ball Arena**
- Civic Center Stargaze Feb. 21 from 5 pm - 10 pm at Civic Center**
- Visit [denvergov.com](https://denvergov.com) to find more events or to register for the Denver.Gov newsletter**

#### **Weekly Updates**

**If you are not receiving updates or monthly newsletters from the Hiland Hills property manager you can contact him at 720-941-6344 or [propertymanager@hilandhillstoa.com](mailto:propertymanager@hilandhillstoa.com)**

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**Insurance Update**

Here is an update from the HOA president, Dmitry Gall. HO-6 insurance recommendation from Hiland Hills insurer.

“In the instance of a total loss from the peril of wind/hail, the deductible would be roughly \$1.3MM (roughly \$26MM total insured value of all property with the 5% w/h per building deductible), we would advise that all condo owners carry the maximum assessment limit available by their carrier. We would advise a minimum loss assessment limit of \$25,000 per policy in order to properly cover the wind/hail assessment.”

**Parking Forms**

Hiland Hills is trying to reinstate the parking permits for the community. Residents are being asked to return the parking information forms and return it to the clubhouse office by March 15th.

**Keep Your Dog on a Leash**

Residents are being asked to always have a leash when walking your dog in the community, and please pick up after your pets.

**Acts of Kindness**

Several neighbors helped to remove snow, and ice buildup along the property. Several neighbors helped each other out when pipes were frozen. These are the actions of community members and neighbors not just residents.

Have a specific person you want to thank? Send us the acts of kindness they completed and we can feature it in an upcoming edition.

**\*Maintenance Request Update\***

Residents are being asked to submit maintenance request by email to [propertymanager@hilandhillstoa.com](mailto:propertymanager@hilandhillstoa.com) or to fill out a paper form in the office. Residents should not be using the website to file a maintenance request.