



Franklin Park West Newsletter

Spring, 2026

issue # 010

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HOA PARKING PERMITS.

To ensure a safe, organized, and fair use of the parking garage facility, as of June 1, 2026, all vehicles must display a parking permit on their rear-view mirror to park in the parking garage.

No parking permit is required for the outside parking lot. Each unit is allotted 2 permits. Parking permits are free. To get your permits, fill out a resident information form and return it to Kyle. Forms are available from Kyle or download it off the hoaservicesco.com website.

Our 2026 HOA goal is \$140,000 for the B Building Roof replacement.

Owners please don't forget to pay your \$850 special assessment before September 1st.

PARKING LOT REPAIR

Our parking lot has been scheduled to have the cracks in the asphalt sealed to prevent further damage to the surface. Kyle will let us know when, how long it will take, and where to find alternative parking. Stay tuned.

\$\$ Our Dollars at Work \$\$

Please bear with us this year as the HOA saves for the B Building roof replacement. This is the number one 2026 priority for FPW. We have not forgotten that there are paint, patch and replacement projects that need attention too. We will get to them as money allows.

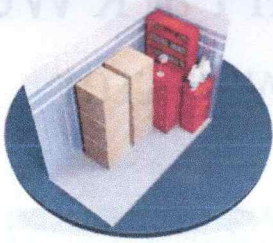
- + Kyle completed the "A" Building laundry room remodel.
- + Kyle completed the 700 Building bathroom remodel (It was damaged by 2025 rainstorm).
- + Taylor Fence replaced the A Building parking garage gate opener (\$5000).
- + Kyle repaired the west wall in the A Building parking garage.
- + All the washers and dryers in the laundry rooms are now in working order. One new washer was purchased for the A building 2nd floor (\$1500).

Many Thanks to Kyle.

The rainstorm of October 2025 was a doozy. The total cost of repairs to individual units and the B Building Roof ran close to \$5000 and this total doesn't include the \$24,277 costs of the emergency replacement of the 700 Building Roof.

The next HOA meeting will be May 15th

1 PM in the A Building
Garage Workshop.
See you there.



Make Room for Things that Matter.
Franklin Park West has inhouse storage lockers (4½' x 4' x 7') available to rent to owners and residents. \$30/mo.

Call HOA Services for more information.

Laundry Rooms

Coin Operated washers and dryers are available for resident's convenience in A & B Buildings. All the machines are currently working. Here are helpful hints to keep our laundry rooms usable.

1. Clean up your spills or messes including those pesky dryer sheets that fall on the floor. Leave the room tidy.
2. Everyone knows you never load up the washers and dryers too full. That's just asking for trouble.
3. Set a timer on your phone so you don't forget to switch your laundry.
4. Always clean the lint traps after every use to prevent a fire hazard.
5. Put a note on any broken machine so Kyle can get it fixed right away.
6. Don't hog the machines. Share the laundry room with your neighbors.
7. Wrangle all socks in a garment bag so that they don't get lost or left behind.
8. Remember to empty the pockets before doing your laundry.
9. Our laundry rooms are for resident's use only. Don't leave the doors propped open for drifters to drift in.
10. Leave the washing machine doors open after use to help air out moisture in the drum.
11. Use off-peak times. Early mornings, weekdays, or late nights are usually less busy.

How can we improve? Leave a message (970) 241 9398.



The six biggest complaints from your neighbors at Franklin Park West.

1. Residents who have dogs that bark incessantly when left alone.
2. Residents who take their dog out to poo in the common areas and leave the smelly mess for others to deal with.
3. Residents who litter (trash, cigarette butts) and/or don't clean up their own spills from dripping trash bags which stains the walkways, stairs, and walls.
4. Residents who don't supervise rowdy children, guests, or pets in the common areas.
5. Residents who are noisy, especially after 10 PM.
6. Residents who encourage weeds or accumulate trash on their patios or balconies.

WHAT CAN NEIGHBORS DO? SEND A WRITTEN COMPLAINT WITH PHOTOS OR VIDEO TO HOA SERVICES. CONTINUE TO FOLLOW UP UNTIL THE PROBLEM HAS BEEN RESOLVED. COMBINE YOUR COMPLAINT WITH COMPLAINTS FROM OTHER NEIGHBORS WHO SHARE THE SAME CONCERN.

TODAY IS THE OPPORTUNITY TO BUILD THE TOMORROW YOU WANT.

-KEN POIROT