



Franklin Park West Newsletter

Winter, 2025

issue # 009

HOA Services CO (970) 812-3192
Kyle Elhert, On-site Property Manager (970) 261-5748
Shannon Lesnevich, President
Michele Thornton, Vice President/Treasurer
Josie Bolton, Secretary (970) 241 9398, fortbolton@gmail.com



HOA Community Rules

Do you have a copy of FPW Rules, Regulations, and Policies handy? These are available to download from the website, hoaservicesco.com/Franklin Park West. Rules apply to all of us... owners, renters, family members, and guests. The owners are held responsible for all violations caused by residents in their unit, even if it is rented. Ignorance of the rules is not an excuse for breaking them. Violations can cost you money. The rules cover everything from noise, to vandalism, pets, parking, trash and conflicts between neighbors. They address the rules for the laundry rooms, the swimming pool and sauna. All good to know.

*We wish you the
merriest of
Christmas
Holidays and a
Very Happy New
Year.*

*The Franklin Park
Home Owners
Associantion*



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

- Roofs. Roofs. Roofs. Opps... an unexpected leaky roof on the 700 building changed our roofing schedule again. It was determined that we needed to move forward with the 700 building roof repairs instead of our planned B building. This latest reroof completes three of the five FPW buildings. 500, 600, and 700 buildings are now roofed and insured. The two remaining A and B buildings will be completed as quickly as money allows. Good job everyone for making this happen.
- Yeah! We have a new entrance sign. It's legible and not wobbly. Nice work Kyle.
- Now, let's focus on getting all the washers and dryers in working order. On-site laundry rooms are a great convenience but only when the laundry equipment works.

Owners. Fill out and return resident name(s) and contact information form(s) to Kyle, for each unit or units you own. This information is kept confidential, but it is imperative for the safety and daily management of the community. Owners may be fined for non-compliance. Update the forms when there is a change in residence.

The next HOA meetings will be???? 2025-26

Date and Time will be posted on the HOA Website and on the community notice board.

Need Storage?



What to Do with All that Stuff that Just Won't Fit in Your Condo?

Franklin Park West has secure, inhouse Storage Lockers available to rent on a month-by-month basis? They are located on the first floors of A and B Buildings. The size is 4.5' x 4' x 7'. The cost is \$30/mo. (Similar sized storage units in town are \$75/mo.) The Storage Lockers are available to owners and residents alike. First come, first serve. Contact Kyle Elhert, if you are interested.

(970) 261-5748.

What things would you like to see changed or taken care of in 2026? Leave a message at 970 241 9398.

What is an Architectural Review Committee (ARC)?

The Architectural Review Committee is a volunteer group of FPW owners, who review and approve all exterior changes to buildings and all changes to the common areas. The goal of ARC is to protect property values, enhance curb appeal, foster community cohesion, and prevent disputes. Any modifications or additions within the common areas must adhere to a consistent standard, preserving the community's overall look and feel.

Members should include owners with various backgrounds and experiences, such as architects, landscapers, contractors, designers, or homeowners with a keen eye for design.

Call me if you are interested or want more information. Josie Bolton (970) 241 9396 or text me at (970) 712 2608.

The FPW Year-Round Community Swimming Pool can be reserved for your Holiday Party or special event or just for fun times.



Limited Common Elements

A limited common element is a portion of Franklin Park West common area that is set aside for exclusive use by individual owners or their tenants. Balconies and patio areas are examples of limited common elements. Our CC&Rs and Regulations have rules for limited common elements.

- 1. No rubbish or trash stored outside the unit.*
- 2. Patio areas need to be free of wasps, weeds and animal waste.*
- 3. Balconies and patios should not be used for storage.*
- 4. Don't hang things from balconies or fences without approval of Management.*
- 5. Use electric grills only on balconies. No open flames.*
- 6. Use appropriate outdoor furniture only.*