

# TERRACES AT MEADOWS RUN ANNUAL NEWSLETTER SUMMER 2024



## *The Terraces at Meadows Run*

**Located in Mountain Village, Colorado.  
Properties are steps away from the village core  
with ski-in/ski-out access to Telluride Ski and  
Golf Resort.**

P.O. Box 518  
Telluride, Colorado 81435  
Telephone: 970-728-3469  
[www.terraceshoa.com](http://www.terraceshoa.com)

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## SUMMER 2024

### Important HOA Policies to Remember:

#### **Pet Policy:**

- Only **owners** are allowed to have dogs in their residences. Renters are not permitted to keep dogs.

#### **Parking Policy:**

- The Terraces is no longer printing parking passes for each unit to pass on to renters and guests as it is the responsibility of each unit owner to work with their Property managers to print parking passes for specific dates.
- The parking pass should include the dates of the renters' stay and the unit number.
- For example: "Cass 1402, May 1-5."
- Renters should use the garage for parking and must park in front of their garage before using guest spaces.

#### **Trash Disposal Reminder:**

- We are **not using recycle trash bins** due to renters mixing trash in these bins.
- This has caused major issues with bears.
- Please follow proper trash disposal guidelines.

#### **Property Updates:**

- New LED lights have been installed in fixtures on the center median.
- Landscaping and grounds cleaning have been upgraded.
- Look out for the new parking signs.
- We've enhanced the ski slope entrance with the addition of ski racks and cozy Adirondack chairs, perfect for those post-ski relaxation moments.
- Our Aspen trees have been beautifully adorned with twinkling Christmas lights, adding a touch of magic to our winter landscape.
- A professional structural engineer will be brought on board to conduct a thorough evaluation of our decks, ensuring their safety and longevity.
- We've partnered with ASAP Fire to carry out comprehensive inspections of all fireplaces within The Terraces community, prioritizing the safety and comfort of our residents.

#### **Deck Furniture Guidelines:**

- Reminder that owners must choose deck furniture made of **wood or metal** in **dark brown or black** colors. Glass tabletops are **permitted**.
- To maintain a cohesive look, please refrain from using **white or plastic furniture** on your deck.
- Decks are **exclusively** meant for **deck or patio furniture** and **barbecue** setups.
- Hanging of items off the deck is generally prohibited to maintain safety and aesthetics. However, the **American Flag** is permitted to be displayed on certain holidays, including but not limited to Memorial Day, 4th of July, and Veterans Day. When displaying the American Flag, it **must be hung with a rod and holder** to ensure it is secure and displayed respectfully.

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### **Reminder about Limited Common Elements:**

We want to remind owners of certain maintenance and insurance responsibilities of the Owners and the Terraces Home Owners Association.

In general, Owners are responsible for maintenance of everything defined as a Unit, and, if determined by the Board, are responsible, on a shared basis, for paying for maintenance of Limited Common Elements (“LCEs”) serving their Unit.

Where damage is caused by negligence or other misconduct of an Owner (or their family member, guest, tenant or other invitee), it is that Owner’s responsibility to pay for repairs or replacements, to the extent not covered by the Association’s insurance. The Association may also assess insurance premium increases and/or deductibles against such Owner. Deductibles may also be assessed against the Owner(s) benefitted by a repair or replacement paid for by the Association’s insurance.

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## Upcoming Event:

### **The 2<sup>nd</sup> Annual Owners BBQ**

Saturday, July 6<sup>th</sup> 3:00 - 5:30 PM in the common area where the ski slope access is. The HOA will provide food and soft drinks, and please feel free to bring your favorite adult beverage to share with the group. Please mark your calendars to join us and meet and mingle with your fellow Terraces owners!

### **The bears are out and about. Here are some tips to keep safe.**

Remember to:

- Lock exterior doors and lower windows
- Secure trash & recycling and only place out the morning of pickup
- Keep food out of vehicles and lock doors
- Keep pet food indoors
- No birdfeeders (hummingbird feeders attract the bears)

### **What is going on around town?**

<https://townofmountainvillage.com/blog/>

<https://www.telluridenews.com/>

### **Real Estate Update**

[\*\*San Miguel County – Real Estate Market Report – May ‘24  
Terraces HOA Website\*\*](#)

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## **Board Members:**

- Tim Cass – President
- Pete Carson – Vice President
- Michael Orcutt – Secretary/Treasurer

## **Contact:**

- Scott Bengé (Main Contact) – [scott@tellurideconsulting.com](mailto:scott@tellurideconsulting.com)
- Tony Quinlan – Community Association Mgr. – [tony@tellurideconsulting.com](mailto:tony@tellurideconsulting.com)
- Alex Keeton – Staff Accountant – [alex@tellurideconsulting.com](mailto:alex@tellurideconsulting.com)

## **Preferred Vendors:**

- Reid Rutherford Plumbing – Plumber – 970-252-0044
- R&A Enterprises – Electrician – 970-945-6500
- Horn Brothers – Roofing/Gutters/Downspouts – 303-274-1111
- Box Canyon Landscaping – Landscapers – 970-708-0604
- Trifecta Construction – General Contractor – 970-729-0090
- Sawtooth Construction – General Contractor – 970-275-1499
- Frazier's Flooring – Wood Flooring – 970-915-0917