**New Swallow Hill HOA website coming soon!**

You spoke and we listened. Thanks to everyone who participated in our on-line survey. Given your feedback, we have been working behind the scenes to recreate our community website. Our primary goal is to have our website available as communication tool and information portal for our residents. Special thanks to Jon Weers and Arlin Raedeke who have helped lead this charge. Stay tuned for details on the release date anticipated early this fall.

**Michael Rittmann – Thanks for your HOA board service!**

In case you haven’t heard, Michael & Nancy Rittman recently relocated to Tucson, AZ. The Rittmanns were original owners in the Clarkson Building (3rd floor) and active members of the Swallow Hill community. Michael was a HOA board member for eight years and served as our treasurer. We are very appreciative of his oversight of our financial resources during his tenure. Thanks largely to Michael’s leadership and work with Market Street Management, the HOA is in a very strong financial position.

To fill Michael’s shoes, the board has appointed Arlin Raedeke (current board member) as our treasurer. Additionally, Jon Weers has been appointed for 6 months (until December 31) to serve on the board.

**Summer Projects Underway**

Concrete repair and stone work has been underway to exterior ramps and first floor patios. The work is a capital expenditure that falls under ongoing building maintenance. The work includes rebuilding several of the brick columns and replacing old caulking.

A hot water heat exchanger in the Clarkson building is scheduled to be repaired or replaced. No interruption of service will be necessary.

**Fall Projects Scheduled**

New Carpet and Paint for the Upper Interior Hallways – The Design Committee has been working diligently to select new carpet and paint options for our common hall corridors on the upper floors. The committee presented several options to the board and have narrowed the selections to two design concepts. Join the Design Committee on Wednesday, August 10th at 6:00pm in the Emerson Building (2nd floor) or Tuesday, August 16th at 6:00pm in the Clarkson Building (2nd floor) for a presentation about the process to view the options we are considering. The sessions will allow owners and residents to provide input before the final selection is made. Once the meetings have concluded, the board will make their final decision with the input received from residents. The work will take place this fall. Market Street Management will be alerting everyone about the plans and scheduling for each building. Thanks to Nick Essner and the Design Committee members Sandy Pelletier, Sonja Ferdows and Deborah Neff for all your hard work.

Balcony railings – We are scheduled to paint the exterior balcony railings in the Emerson building next month. The project will begin in mid-September and last 3-4 weeks (depending on weather). Minimal disturbance is required for this project as workers will not need to enter the units. All work will be performed from the outside with the use of ladders and lifts. Residents will need to remove property on or near the railings. More details will be coming from Market Street Management. The Clarkson building is scheduled for this project next year.

Cooling Towers – The towers in both buildings are in need of some preventative maintenance. For the Clarkson building new shafts, bearings and a blower are on order and will be repaired. In the Emerson building, a repair to the sump will be made this fall and full repair to the Emerson tower will be done in 2017.

Trees on the property are scheduled to be trimmed and shaped in the fall.

**Sidewalk Sale**

Several residents and neighbors asked about our annual sidewalk sale (usually held in the spring/summer). We do not have this event scheduled in the near future but if there are volunteers interested in organizing an event in September or October, they should contact Dawnette at Market Street Management.

**Parking Spaces available for lease in Emerson Garage**

If you are interested in leasing a parking space, please contact Dawnette at Market Street Management at (303) 595-8710. Emerson Spaces are available at $100 per month (annual lease). Clarkson parking spaces are in high demand and none are currently available for rent. Please feel free to contact Dawnette periodically as new spaces may become available throughout the year. Please note that parking spaces are only available to lease for Swallow Hill residents (not to the outside community.

**Market Street Management**

The Assistant Property Manager is Dawnette Vega.  She is available during regular business hours.  If there is a building emergency during after-hours, please call the office and the phone prompts will direct you to our on-call engineer.

Office Hours:  Monday-Friday, 8a-5p

If you need to schedule an appointment with the Building Engineer.  You can email or call me to coordinate the appointment.

Dawnette Vega

Assistant Property Administrator

Market Street Management

1800 Glenarm Place, Second Floor

Denver, CO 80202

303-595-8710 Phone

303-595-8704 Fax

[dawnette@marketstreetmanagement.com](mailto:cfox@stcharlestown.com)

**New Provider for Building Telephone Services**

We recently changed service providers and now use COMCAST. As a result, there are considerable savings to our budget and the front call box (when visitors call to units) is now capable of dialing long distance numbers (previously only allowed local numbers). Please contact Dawnette at Market Street Management if you have a new phone number you want connected to the call box.

**Fall BBQ for Swallow Hill Residents**

We are in the process of planning the fall BBQ …more details to follow.

**Fall Quarterly HOA Meeting**

Our next board meeting is scheduled for *Tuesday, September 20th at 6:00pm*. Meetings are held at the Emerson House located at 1556 Emerson (home of the Colorado Federation of Garden Clubs) and open to all Owners and Tenants.

