

HARTSOCK 2022 BUDGET AGENDA

Introduction

Balance Revenue & Expenses

Human Judgement

Present at Annual Meeting

Process Used for Making 2021 Budget

Work on 2022 Budget

Review and Discuss Expenses

Determine Total Expenses

Discuss Any Difference of Revenue (Dues) Versus
and Make Decision of How to Balance

Convert Budget to Z&R Format

Submit to Darren for Review

Make Final Adjustments (if necessary)

HARTSOCK VILLAGE PROJECTS / IMPROVEMENTS FOR 2021

SECURITY CAMERAS

We have a proposal for the community with several options that could reach \$84K plus taxes. Hartsock sent a list questions and concerns to the provider for a response before we can consider for approval. **Status:** No response has been received since November. Continue to pursue original vendor or start over with new provider? *Bob to send info and past quotes to Randy.*

OUTSIDE WINDOW WASHING

A quote has been received to wash our outside windows annually. **Status:** Randy and Barbara are discussing a second quote. *Randy getting three quotes.*

CARPETING FOR COMMON AREAS

Proposal to replace the original carpet installed in 2006 and 2007 has been received. The carpet is showing worn areas and should be considered for replacement in 2021 or 2022. The cost will be \$25-32K depending on several options. **Status:** Board to discuss and decide options at next meeting.

LANDSCAPE CAPITAL IMPROVEMENT - 2021

ORIGINAL FUNDING APPROVED BY THE BOARD		\$ 15,000.00
Grandezza - First visit Inv 4926	10,547.60	4,452.40
Grandezza - Drip Line leaks Inv 4979	110.00	4,342.40
Grandezza - Remove Sprinkler Heads (Not Invoiced)	150.00	4,192.40
Grandezza - Purchase, Plant and Maintain 3 Trees	2,100.00	2,092.40

OTHER POSSIBLE EXPENDITURES:

Clear Brush in Back of 3755 - Discuss Timing with Joe

Native Area - Need Pricing for Consideration

COLORADO SPRINGS FIRE
DEPARTMENT
375 PRINTERS PKWY
DIVISION OF THE FIRE
MARSHAL
COLORADO SPRINGS, CO
80910-3191



Fire Alarm - Contractor of Record:

WESTERN STATES FIRE
PROTECTION
(719) 578-1822
debra.hopper@wsfp.us

September 8, 2021

DARREN BURNS
Z & R MANAGEMENT
6015 LEHMAN
COLORADO SPRINGS, CO 80918

RE: Fire Alarm Deficiencies Found - 3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344

Dear Building Occupant/Owner:

A recent inspection of your **Fire Alarm** at **3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344** on August 31, 2021 by WESTERN STATES FIRE PROTECTION revealed the violations listed below.

This notice is an ORDER TO COMPLY. Your failure to comply with this notice before re-inspection (30 days from date of letter, or specified timeframe as directed by official fire inspection report) may make you liable for the penalties provided for by law for such violation(s).

Deficiencies

Deficiency Found:

1.) 3rd floor power supply batteries located in lounge closet failed load test and are outdated. Need to replace Qty 2, 8ah.

Deficiency Found:

2.) 2nd floor power supply batteries located in lounge closet are outdated. Need to replace Qty 2, 8ah.

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.



IRN 2688705 NID 3743265

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at 630-413-9511 or via email at support@mybrycer.com.

Sincerely Yours in Life & Fire Safety,



Kris Cooper

Deputy Fire Marshal

COLORADO SPRINGS FIRE DEPARTMENT



COLORADO SPRINGS FIRE
DEPARTMENT
375 PRINTERS PKWY
DIVISION OF THE FIRE
MARSHAL
COLORADO SPRINGS, CO
80910-3191



**Sprinkler System - Contractor of
Record:**

WESTERN STATES FIRE
PROTECTION
(719) 578-1822

September 8, 2021

DARREN BURNS
Z & R MANAGEMENT
6015 LEHMAN
COLORADO SPRINGS, CO 80918

RE: Sprinkler System Deficiencies Found - 3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344

Dear Building Occupant/Owner:

A recent inspection of your **Sprinkler System** at **3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344** on August 31, 2021 by WESTERN STATES FIRE PROTECTION revealed the violations listed below.

This notice is an ORDER TO COMPLY. Your failure to comply with this notice before re-inspection (30 days from date of letter, or specified timeframe as directed by official fire inspection report) may make you liable for the penalties provided for by law for such violation(s).

Deficiencies

Deficiency Found:

1) In the parking garage there are standard response heads in the north end, and quick response in the south end. There is not a compartment dividing the two areas. A survey needs to be conducted to determine a solution for the mixed response heads.

Deficiency Found:

2) The antifreeze is out of range, and needs to be recharged to prevent a pipe freeze.

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.



IRN 2692383 NID 3743266

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at [630-413-9511](tel:630-413-9511) or via email at support@mybrycer.com.

Sincerely Yours in Life & Fire Safety,



Kris Cooper

Deputy Fire Marshal

COLORADO SPRINGS FIRE DEPARTMENT



COLORADO SPRINGS FIRE
DEPARTMENT
375 PRINTERS PKWY
DIVISION OF THE FIRE
MARSHAL
COLORADO SPRINGS, CO
80910-3191



**Private Fire Hydrants - Contractor of
Record:**

WESTERN STATES FIRE
PROTECTION
(719) 578-1822

September 8, 2021

DARREN BURNS
Z & R MANAGEMENT
6015 LEHMAN
COLORADO SPRINGS, CO 80918

RE: Private Fire Hydrants Deficiencies Found - 3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344

Dear Building Occupant/Owner:

A recent inspection of your **Private Fire Hydrants** at **3755 HARTSOCK LN, COLORADO SPRINGS, CO 80917-5344** on **August 31, 2021** by WESTERN STATES FIRE PROTECTION revealed the violations listed below.

This notice is an ORDER TO COMPLY. Your failure to comply with this notice before re-inspection (30 days from date of letter, or specified timeframe as directed by official fire inspection report) may make you liable for the penalties provided for by law for such violation(s).

Deficiencies

Deficiency Found:

The stop box on hydrant #2 has shifted and we were unable to operate the underground valve.

Deficiency Found:

The stop box on hydrant #3 has shifted and we were unable to operate the underground valve.

Deficiency Found:

On hydrant #4 the original stop box cover is paved over and a new cover added on top of new pavement.



IRN 2692435 NID 3743268

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at [630-413-9511](tel:6304139511) or via email at support@mybrycer.com.

Sincerely Yours in Life & Fire Safety,



Kris Cooper
Deputy Fire Marshal
COLORADO SPRINGS FIRE DEPARTMENT





WESTERN STATES FIRE PROTECTION

1485-A TUSKEGEE PL
COLORADO SPRINGS CO. 80915
719-578-1822

Proposal: FQ2108310210

PROPOSAL

Job Name: HARTSOCK VILLAGE CONDOS

Invoice To: Z & R MANAGEMENT

Site Address: 3755 HARTSOCK LN
COLORADO SPRINGS, CO 80917-5344

6015 LEHMAN DR
STE 205
COLORADO SPGS, CO 80918-3421

Contact: Darren Burns
719-594-0506
BOOKS@ZANDRMGMT.COM

Sales Rep: JEREMY LIENTZ

Email: jeremy.lientz@wsfp.us

Work Description: Building 3765
1. Replace the batteries in the Fire Alarm Panel that failed the age check. Test charger for proper operation.

2. Replace the batteries in the 3rd floor Power Supply that failed the age check. Test charger for proper operation.

3. Replace the batteries in the 1st floor Power Supply that failed the age check. Test charger for proper operation.

Building 3755

4. Replace the batteries in the 3rd floor Power Supply that failed the age check. Test charger for proper operation.

5. Replace the batteries in the 2nd floor Power Supply that failed the age check. Test charger for proper operation.

TYPE	TOTAL PRICE
LABOR	\$360.00
MATERIAL	\$360.00

TOTAL Not Including Applicable Taxes

\$720.00

APPROVED



WESTERN STATES FIRE PROTECTION

1485-A TUSKEGEE PL
COLORADO SPRINGS CO. 80915
719-578-1822

Proposal: FQ2108310199

PROPOSAL

Job Name: HARTSOCK VILLAGE CONDOS

Invoice To: Z & R MANAGEMENT

Site Address: 3755 HARTSOCK LN
COLORADO SPRINGS, CO 80917-5344

6015 LEHMAN DR
STE 205
COLORADO SPGS, CO 80918-3421

Contact: Daren Burns
(719) 471-1703
darren@zandrmgmt.com

Sales Rep: GABRIEL SCARBROUGH

Email: gabriel.scarbrough@wsfp.us

Work Description: THE LAST INSPECTION NOTED THE FOLLOWING ITEM

Deficiencies:

1) There is a head that is too close to the wall on the 3rd floor in the seating area near the elevator. This head is also missing the escutcheon.
1) Relocate this head. (this is on a system and will need 24 hours cure time from time repair is made before we can fill up the system with water.) (THIS WILL ALSO REQUIRE CUTTING DRYWALL PATCH TO BE DONE BY OTHERS)

2) Wires attached to sprinkler piping by parking for 303, by the elevator mech room, and by the southwest end
2) customer to remove all items hanging

3) The antifreeze is out of range, and needs to be recharged to prevent freezing.
3) Drain and capture antifreeze and pump in new antifreeze solution (estimate 100 gallons, this will take 2 techs)

TOTAL MATERIAL ITEM 1	\$65.00	}	\$545
TOTAL LABOR ITEM 1	\$480.00		
TOTAL MATERIAL ITEM 3	\$2100.00	}	\$2100 \$3,300
TOTAL LABOR ITEM 3	\$1200.00		

Problems found during the testing of the fire hydrants or comments from the inspector

1) The stop box on hydrant #2 has shifted and we were unable to operate the underground valve.
2) The stop box on hydrant #3 has shifted and we were unable to operate the underground valve
THESE ITEMS WILL NEED TO BE ADDRESSED BY UNDERGROUND CONTRACTOR
WSFP RECOMMENDS OLSON PLUMBING

1) On hydrant #4 the original stop box cover is paved over and a new cover added on top of new pavement.
1) CHIP OUT ASPHALT ON BURRIED STOP BOX AND ENSURE NO DEBRIS IN SHAFT
LABOR \$480.00 ?



WESTERN STATES FIRE PROTECTION

1485-A TUSKEGEE PL
COLORADO SPRINGS CO. 80915
719-578-1822

Proposal: FQ2108310199

THE BACKFLOW INSPECTION NOTED THE FOLLOWING BACKFLOW FAILED AND
NEEDS REBUILT AND RECERTIFIED (THIS IS LOCATED IN A RENTAL UNIT 101
BUILDING 1)

TOTAL MATERIAL \$75.00

LABOR \$480.00

> #555

PROPOSED TOTAL:

\$4,880.00



WESTERN STATES FIRE PROTECTION

1485-A TUSKEGEE PL
COLORADO SPRINGS CO. 80915
719-578-1822

Proposal: FQ2108310091

PROPOSAL

Job Name: HARTSOCK VILLAGE CONDOS

Invoice To: Z & R MANAGEMENT

Site Address: 3755 HARTSOCK LN
COLORADO SPRINGS, CO 80917-5344

6015 LEHMAN DR
STE 205
COLORADO SPGS, CO 80918-3421

Contact: Daren Burns
(719) 471-1703
darren@zandrmgmt.com

Sales Rep: DEBRA HOPPER

Email: debra.hopper@wsfp.us

Work Description: According to the recent inspection the follow repairs were noted which need to be addressed.
1) There are 2 light fixtures which need to be replaced.
2) There are 15 other emergency lights which need to have their batteries replaced.

PROPOSED TOTAL:

\$1,455.00

REQUOTE