

Welcome to the Daniels Lofts building and to downtown Colorado Springs. This building has a rich history and character, and we hope you will enjoy your tenure with us.

The Daniels Building is a mixed-use structure, and, since its renovation in 2000, residents and commercial owners/tenants have enjoyed a mutually convenient and friendly relationship.

For the benefit of all who occupy the building, the Daniels Home Owners Association provides the following information and policies:

Smoke-free: The Daniels Building is a smoke-free environment.

Maintenance: Any issues within a loft should be addressed to the loft's owner.

Issues in the common areas should be addressed to Wylene Carol (owner-occupant of Unit F):
wylene.carol@comcast.net (719) 661-1481.

DO NOT ALLOW WATER TO OVERFLOW. Overflows leak directly into the unit(s) below.

Heat in the individual units should be kept at a temperature that prevents pipes from freezing.

Electronics and Internet: No new penetrations into the building are necessary or allowed for cable and/or satellite TV.

Common areas: Fire Department regulations and building esthetics require that hallways, garage, and basement remain free of personal items.

Roof: The roof is off limits to people, pets, and possessions.

Balconies must be free of clutter.

Mail: Mailbox keys are issued by the unit owner. USPS does not issue new locks. Keys should be returned to the unit owner when the tenant vacates the building.

For deliveries from UPS and FedEx, Wylene (Unit F) can give access to the building (if she's home). Otherwise, you can tape a note to the entry door saying "Leave package for _____ at, say, Savory Spice, Metro Brokers, or Bellissima" – or you can make your own arrangements, including online instructions to drivers.

Garage: Remote controls are issued by the unit owners. Remote controls should be returned to the unit owners if/when the tenant vacates the building.

Given the small size of the garage, parking can be difficult. Residents who damage posts or the brick wall are responsible for the cost of repairs. Note that hitting the brick wall can damage the structural integrity of the building.

Dumpsters: For regular trash, use the Bestway dumpster. For recycle items, use the Waste Connections dumpster. Please break down boxes and keep dumpster lids closed. These providers will NOT pick up any items outside the dumpsters. Please break down boxes so the dumpster does not become overloaded.

Security: Please keep all exterior doors securely closed. Vehicles in the garage are easy prey for alley pedestrians if garage doors are not secure, including the “regular” north door by the dumpsters.

For emergencies, call 911. For non-emergency police matters, call 444-7000.

Elevator: Power outages are rare, but if you’re in the elevator when an outage occurs and the ceiling lights in the elevator cab are off, this means the entire building has lost power. This has happened only once in 17 years (as a result of a city outage). If the power does not come on in a few minutes, use the elevator phone to ask the elevator service to call 911 for a Fire Department rescue. If you have your phone, you can call the Fire Department directly.

If the ceiling lights are on, this means the elevator itself is the problem. If the elevator is not operating, it probably has stopped while residents or service technicians move large items in or out. If it does not start operating in a few minutes, use the elevator phone to notify the elevator service or call 911.

When you know the dates and times that a resident is moving in or out of the building, please post notices or let Wylene know so that other residents can avoid using the elevator during that time.

Note that the HOA is charged double or even triple for after-hours elevator service, so we try to avoid unnecessary calls. But neither should anyone have to suffer being stuck in the elevator for an extended time.

Neighbors: For any issues with neighbors, please resolve the matter directly with the neighbor. If the problem persists, notify the loft owner.

Pets: If the owner of a leased loft approves, the tenant may have one small pet, assuming that pet does not cause any problems. Residents must pick up, bag, and properly dispose of pet waste in the Bestway or a city dumpster, but never in the recycle dumpster.

Thank you.

For information about events, shopping, restaurants, street closures, and more, go to www.downtowncs.com.