

# Stanton Farms Townhomes HOA

## Newsletter

March, 2011

### A Message from your Board of Directors

*Many thanks to those of you who shoveled for the elderly and others in our community and offered assistance to your neighbors during the periods of snow we have had so far this year.*

The cost of snow removal for the month of February is \$1583 (Total so far this year is \$3734). The contract for snow removal is set at 4 inches. If the snow is removed at the 4 inch level and 2-3 more inches fall during and after removal, Western Maintenance will not return until there is another 4 inches. They have attempted to time the removal and clear as much snow as possible for each snowfall.

At the May 10, 2010, Board Meeting, the Board adopted the Community Associations Institute's (CAI) Rights and Responsibilities to serve as a guide for our community. The second page of this Newsletter reminds all of us what those are.

### Stanton Farms Townhomes Annual Homeowner's Meeting

Monday, March 14, 2011  
7-9 PM

Lilley Gulch Recreation Center  
6147 S Holland Way



*Let's have another quorum this year!*

The agendas for the Board and Homeowner's Meetings are posted on the SFT website usually by the Saturday prior to the meeting. Click on "More" to access the agendas, governing documents, etc.

### Professional Management Associates (PMA)

#### Contact Information

Telephone number: **303-750-0994**

Email: [info@pmaaurora.com](mailto:info@pmaaurora.com)

Website: [pmaaurora.com](http://pmaaurora.com)

Community Manager – Charlene Sprehe

### Stanton Farms Townhomes Website

[www.neighborhoodlink.com/](http://www.neighborhoodlink.com/)

[Stanton\\_Farms\\_Townhomes/home](http://Stanton_Farms_Townhomes/home)

### Meet Your Neighbor... Helen Hilley

Helen's parents met in Europe, came to the U.S. separately, and married in Boston. Helen was born in New York City, where she lived for 5 years. Her father was a gourmet chef and bought and sold restaurants, so that kept the family moving to various locations – Washington, D.C., Newport News, Virginia, back to Washington, D.C. for 10 years, and then to Houston, TX during her Senior year in High School. Greek was spoken in her family of 2 brothers and 1 sister. Helen enjoyed living in Washington, D.C., where they would ride their bikes to the various sites or take the streetcars at the cost of 10 cents/ride.

Helen met her future husband Gary on a blind date. They dated for 1 year and were married during a military service at Ellington Air Force Base. Her marriage to a military man, who decided to become an officer, kept Helen on the move again. While in Shreveport, LA, their 1<sup>st</sup> son, Peter, was born. Then they moved to San Angelo, TX, and 2<sup>nd</sup> son, Glenn, was born. Hawaii was their next home, where 3<sup>rd</sup> son, Steven, was born. More moves took the family to California, Oklahoma, and then to Washington, D.C., where Gary became part of the Presidential Crew and flew during President Johnson's administration. He also served 1 year in Vietnam in 1972. In addition to being a supportive wife and mother during these years, Helen was active in the Officer's Wives Club, participated in a coop of other mothers, and worked at a Thrift Shop and in a Junior High School and an Elementary School. Helen says it was a "good life". Their sons were now in their teens and it was time for Gary to retire. This time Helen was given the choice of where to move and she chose Colorado, where they had honeymooned and a place they both loved. Gary worked for a car dealership and also had a TV repair shop in Breckenridge. Helen worked for various schools in Lakewood for a total of 18 years. Gary could not give up flying so he worked for Ports of Call and freelanced as a pilot with European companies. He was also a strong advocate for extending the required retirement age for pilots. In 1990, Gary's last flight ended tragically when he was one of 2 pilots killed during a 15 minute flight. Helen continued to work and kept their home until 1994. She wanted a simpler life and found a newly built home in a great location here at 10507C. Helen now has 4 grandchildren and 2 great grandchildren. Sons Steven and Glenn live in Steamboat, CO and Peter lives in St Petersburg, FL. She loves ballroom dancing and is hanging on to her rollerblades even though she has had a triple heart bypass and knee replacement. Her most recent travels have taken her to Costa Rica, Tahiti, and Panama. She participates in a widow's group, knitting group, bridge group, and the SFT Landscape Committee. Helen definitely has a "zest for life".



# Rights and Responsibilities for Better Communities

## *Principles for Homeowners and Community Leaders*

### **Homeowners Have the Right To:**

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

### **Homeowners Have the Responsibility To:**

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

### **Community Leaders Have the Right To:**

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.

6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

### **Community Leaders Have the Responsibility To:**

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)