

# NEWSLETTER

*SUNSET WEST HOA*

SPRING 2014

## NEW NEIGHBORS

A warm welcome to the new homeowners at 5970 S. Estes!

Taryn and Dave Iadarola are both Colorado natives. Taryn graduated from Wheat Ridge HS and Dave graduated from Chatfield HS. They met in up at CSU and have been married for coming on 3 years. Taryn currently works in Sports Authority's corporate office and Dave works for SM Energy in Denver. "We have felt very welcomed by the neighbors we've met so far and look forward to meeting everyone else. Feel free to stop on by and say hello."

Hello to Maria Fenwick at 9253 Capri as she becomes part of our community!

Maria is a busy working mom with two great daughters. The girls are in 3<sup>rd</sup> and 5<sup>th</sup> grades at Colorow Elementary.

If you see someone we've missed, please let us know to print in the next newsletter.

## PORCH REPAIR ALERT

As our homes age (we are now about 17 years old) we can expect some sagging. Some porches however, are getting to the point of being truly dangerous (2 or more inches of settling). If this applies to you, please fill out an ARC approval request form BEFORE engaging in any concrete repair work. We want to make sure everyone is keeping their property safe and getting repairs done in a timely manner. Thank you!

## PAPERLESS REMINDER

Hillery Venturini, HOA Secretary, estimates that about half of our residents have opted to go paperless with the HOA. This means notices and newsletters etc. can be done electronically. If you are interested in this option, please contact Hillery. Thank you for helping save printing and postage costs!

## TIPS from JEFFCO SHERIFF'S OFFICE

Our representative in the sheriff's office reminds us that the best deterrent to having items stolen is to lock up. Unlocked cars and open garages make easy targets. He also asks that we be "good witnesses". Call the sheriff's office to report any suspicious people or vehicles, no matter what time of day. Take down information, descriptions, etc. and forward on to them. Thank you for being alert!

## UPDATE on SIDEWALK and STREET REPAIRS

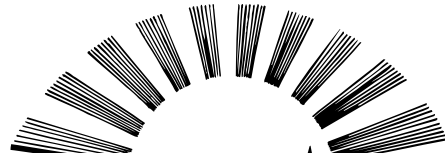
We have been in close contact with Jeffco Road and Bridge Department to do a permanent repair of the "asphalt sidewalks". The asphalt will be removed and the sidewalks properly repaired in spring or early summer. Thank you for your patience as we work through this repair.

## DUMPSTER DAYS (DATE TBD)

As part of our ongoing effort to help keep our neighborhood beautiful, the HOA is providing a roll off dumpster for tree limb and other big item disposal. The dumpster will be parked on the Estes cul-de-sac to try to keep the trash from coming from outside the neighborhood. We will have it for only these 3 days, so plan your spring cleaning now!! We have a few neighbors who need help getting things to the dumpster. If you (and your truck) would like to volunteer to help, please contact Nick Young.

## APRIL 28<sup>th</sup> MEETING ANNOUNCEMENT

The annual resident meeting to discuss dues and other HOA items will be held April 28<sup>th</sup>, 2014. The meeting will be held at Lilley Gulch Recreation Center at 7:00 p.m (Platte Room). Hope to see you there!



**SUNSET WEST**

**HOMEOWNER'S ASSOCIATION**

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

email: [sunsetwestHOA@yahoo.com](mailto:sunsetwestHOA@yahoo.com)

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SUNSET WEST HOA

SPRING 2014

## Sunset West HOA Board

Marshall Jung, President  
8874 W. Capri Ave., 720-315-6713

Nick Young, Vice President  
8904 W. Capri Ave., 303-868-7929

Hillery Venturini, Secretary  
9122 W. Lake Dr., 720-284-2253

Carol Baxter, Treasurer  
8931 W. Lake Dr., 720-291-0149

## ARC Committee

Lyn Young  
8904 W. Capri Ave., 303-868-7929

Alan Baxter  
8931 W. Lake Dr., 720-219-2304

Twana Dryer  
5981 S. Estes, 303-973-6756

Christine Scripture  
5941 S. Estes

Nancy Walrath  
9233 W. Capri Ave

## ARC FORMS

Remember to use the ARC approval form for any changes to be made to the exterior of your home. These include (but are not limited to) paint, siding, roofing, landscaping and structures.

You can get the approval form from any Board or ARC member or on the website at [www.neighborhoodlink.com/littleton/sunsetwest](http://www.neighborhoodlink.com/littleton/sunsetwest)

## FUTURE NEWSLETTER PREVIEW

- Rules for boat and RV parking
- Update from April resident meeting

If there are any issues you would like to see addressed in future newsletters, please contact Karen Lest at [lest@jakrabbt.com](mailto:lest@jakrabbt.com). Thank you!

## SUNSET WEST HOME VALUES

Zillow is a great website to discover your neighborhood and look at homes that have sold or recently refinanced. But just how accurate is the Zestimate? Zillow pulls their information from the assessor's website and information that anyone has inputted to help sell a home. Zillow repeatedly states that their information does not substitute for a professional appraisal and also that the amount of data available to Zillow directly reflects the accuracy of the Zestimate. Have your realtor look into the similar, nearby community of Governor's Ranch for a better idea of the value of your neighborhood.

Excerpts from an article by Justin Phillips of Cherry Creek Properties, LLC.

## ISSUES with BARKING DOGS

We have had reports of several neighbors being involved in barking dog complaints with the sheriff's office. We want to offer the following guidelines from their pamphlet (Nick has more copies of this available).

Jefferson County's Animal Control and Licensing regulation prohibits a dog from disturbing the peace of any person by loud, habitual and persistent barking, howling, yelping or whining, whether the dog is on or off the dog owner's premises. Violation of this provision could result in a penalty assessment ranging from a \$50 to \$1,000 and/or a court appearance.

If you have received a complaint about your dog barking, it is important to correct the problem so that your neighbors do not take legal action, or take their frustration out on your dog.

Excerpts taken from a Jeffco Sheriff and Animal Control pamphlet.

## NORTH DRAINAGE AREA and OPEN SPACE

Our piece of open space has FINALLY been accepted into the Urban Drainage Program. So the North Branch Lilley Gulch team will be mowing and cleaning both drainages. This will alleviate the strain increasing costs of mowing were putting on our budget. Thanks to Hillery and Nick for keeping after the county to reach a great conclusion!

## NEIGHBORHOOD WATCH PROGRAM

As we have had a few break-ins to unlocked vehicles it is time to ask if we want to start a Neighborhood Watch Program. We could tap into a nationwide program that has the full support of the sheriff's office.

The Jeffco Sheriff's office has two requirements (taken from a Jeffco pamphlet).

1. **Participation.** We require 80 percent participation in the coverage area. You decide what area your group will cover.
2. **One social event per year.** The foundation of Neighborhood Watch is neighbors knowing neighbors.

If you are interested see Nick Young about starting a watch program.