

# Stanton Farms Townhomes HOA Newsletter

November/December 2015

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

## Annual Homeowner's Meeting &

### Business Board Meeting

**Tuesday, December 8, 2015**

**Lilley Gulch Recreation Center**

**7:00 pm**

*All homeowners are invited and encouraged to attend.*

***Notice of the Annual Homeowner's Meeting and the 2016 Budget have been mailed out to all homeowners. Please read and review carefully.***

As of the completion of this Newsletter prior to printing, one homeowner has indicated she is willing to run for the 3 year term on the Board of Directors. As was announced in the September/October 2015 Newsletter, this is Pat Fenton who was appointed to the Board earlier this year to fill a vacated position when the previous Board member moved from Colorado. Pat moved to the community just over a year ago and says she has learned much not only by living here and serving on the Board for these months but also by attending an all-day leadership training event to help Board members understand what their responsibilities are and to encourage them to seek additional information and continue learning. Pat believes that by attending the monthly Board meetings one can learn about the community we live in and how to help make it a better place for everyone. In addition, she feels the monthly meetings should be seen as a forum for homeowners to listen and learn and to also ask questions. Pat has enjoyed meeting those who attend the monthly meetings and others she has met while out in the community and hopes to meet more of you at the Annual Homeowner's Meeting and in the months to come.

*The Board will answer questions homeowners may have regarding the budget as well as any other questions about the Association and our community. This year, the Auditor and our HOA attorney have been invited to attend.*

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## **UPDATES FROM PAST BOARD MEETINGS**

At the October, 2015, Business Board Meeting the various places water intrusion can occur and the problems that water can cause were presented. Backfilling, extension of downspouts and wider gutters are recommended to help with water pooling and leaking around the foundation and into the basement level. Also, drainage of water on our asphalt is important because water is one major cause of damage to asphalt and asphalt sealing applied periodically will save on major repair costs. It was also recommended that if there is a sump pump in the unit it be checked to make sure it is functioning properly.

During the November, 2015, meeting the Board adopted 5 separate policies as well as the 2015 Rules and Regulations. These policies as well as others that have been in place since 2006 and 2013 are based on our Articles of Incorporation, Bylaws, Covenants, and Colorado Law and include Investment of Reserves Policy (2006), Procedures for Adopting Policies, Procedures, etc., (2006), Procedure for Collection Of Unpaid Assessments (2013), Board Member Conflicts of Interest (2015), Dispute Resolution ((2015), Conduct of Meetings (2015), Records Inspection & Email Communications (2015), and Covenant & Rule Enforcement (2015). All the policies are available for review on the website (see below). The 2015 Rules and Regulations supersede and replace all previously adopted rules and regulations manuals and provide clarification of the Amended and Restated documents recorded and certified earlier this year as well as promoting, protecting and enhancing the character of the Association. They highlight recurrent problem areas in the community. The Rules and Regulations will be mailed to all homeowners in the weeks to come. Please keep these with your copies of the 2015 Amended and Restated Bylaws and Covenants, Conditions, and Restrictions and the 1983 Articles of Incorporation.

**Please note the procedure for contesting an alleged violation as outlined in the Covenant and Rule Enforcement Policy.** The Fine Schedule is as follows:  
First Notice of Violation – Courtesy Letter  
Second Notice of Same Violation - \$50 fine  
Third Notice of Same Violation - \$100 fine  
Fourth Notice of Same Violation - \$200 fine  
Subsequent Notices of Same Violation - \$200 fine

Stanton Farms Townhomes Website

[www.neighborhoodlink.com/Stanton\\_Farms\\_Townhomes/home](http://www.neighborhoodlink.com/Stanton_Farms_Townhomes/home)



## Coyote Alert

Many residents have observed a coyote in our neighborhood – some right outside their homes and in pursuit of a small dog. The Jefferson County Animal Control provides these three important tips for humans to share the landscape with these wild neighbors –

- Don't feed wildlife
- Protect your pets
- Haze a coyote when you see one

More information can be found on the Jefferson County Animal Control website at [www.jeffco.us/sheriff/animal-control/coyotes](http://www.jeffco.us/sheriff/animal-control/coyotes).

## How is some of the maintenance progressing?

As the year comes to an end, the major repairs and other work in our community slow down except for those emergencies that can't wait for better weather. The weather cooperated this fall to allow the remaining two buildings scheduled for this year to be repaired and painted. This completes the 5<sup>th</sup> year and every effort will be made to keep us on schedule with the 7 year plan of repairing and painting the buildings. ***There are 9 buildings remaining – 10229, 10239, 10249, 10259, 10269, 10329, 10339, 10349, and 10359. If you are one of the homeowners in these buildings and are considering replacing windows and doors, now would be a good time to get that scheduled before the repair and painting begins. As a reminder, approval by the Board is needed before making any of these changes.*** In addition to the repair and painting, metal drip edge is being added in preparation for the next roof replacement. Wider gutters are replacing many of the smaller gutters to provide better drainage. Also, there is a continuation of adding second story gutters where there were none before. Backfilling continues followed by widening of the rock beds and extension of the downspouts to help with the flow of water away from the foundations. As homeowners have replaced their window wells to allow for this work, it has become apparent that many of the window wells are rusted and could be a source of water intrusion into basements. Window wells are the homeowner's responsibility; and the backfilling, widening of rock beds, and extension of downspouts can't be done until **all** window wells that are too low have been replaced in a building.

## ***Changes to the Denver Water Toilet Rebate Program***



Denver Water will be discontinuing the \$75 rebate for toilets with 1.28 gallons per flush or less at the end of the year. You can purchase a qualifying toilet until 12/31/2015 and submit the completed rebate application within 90 days of purchase to receive the \$75 rebate. Denver Water will continue to support the purchase of the WaterSense-labeled toilets that average 1.1 gallons per flush or less and will offer a \$150 rebate for those.

## Parking Issues

The parking regulations for our community are necessary to provide a safe and pleasant place for all residents. It is the homeowner's responsibility to inform their tenants and visitors of these regulations. The International Fire Code sets the required clearance that is necessary for access by emergency vehicles. All portions of the roads in our community are designated as emergency vehicle access lanes and parking in such areas is prohibited. There are Fire Lane signs in key places and problem areas and they indicate these areas as tow areas. However, any vehicle that would hinder access to an emergency vehicle could be towed. Please consider the safety of others and park only in designated parking spaces.

*Thank You*

*The cooperation by homeowners during these past 6 years as repairs/painting and other maintenance has been performed throughout the community is greatly appreciated.*

*During these past 6 years many homeowners have not only volunteered their time to help improve our community but have made donations of all kinds and have improved their own areas for the benefit of all. Also, those who are respectful of their neighbors and help others by providing support, friendship and assistance make this a great community!*



*To all.....*

Wood piles and other objects that may be stored outside should not be placed against the siding and may not be more than 42 inches in height. **WHY?** Location of such items has caused significant damage to the siding and is costly to the Association(which is all of us) when the siding needs to be replaced.