

# Stanton Farms Townhomes HOA Newsletter

July/August 2016

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

## Monthly Business Board Meetings

The second Monday of every month  
Lilley Gulch Recreation Center 7:00 pm  
All homeowners are invited and  
encouraged to attend.

Kathy Christensen & Kellie Cole of KC & Associates were present at the July, 2016, Board of Directors Meeting. An introductory packet dated June 9, 2016, was sent to all homeowners with important information regarding the change in the Management Company. If you have not returned the Emergency Information Form, please do so soon. This contact information will not only be essential if an emergency occurs but will also allow a quick and cost effective way to contact homeowners/residents with an e-blast. For those of you who provided that emergency contact information upon receipt of the packet, you should have already received a couple e-blasts.

The office for KC & Associates is less than 4 miles from our community. Kathy Christensen wants all homeowners to know that they have an "open door policy" and the homeowners they service are welcome in the office. However, please call ahead to make sure that the individual you wish to see will be in the office.

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*In conjunction with KC & Associates efforts to go "green", this Newsletter will be sent to more homeowners via email in the months to come. So if you do not find the Newsletter at your door, please check your "Inbox". The current Newsletter as well as past Newsletters can be found on the Stanton Farms Townhomes Website.*

## The Big ? What is the connection between backfilling & raising window wells & central air conditioners?

Since 2010, backfilling has been ongoing along various buildings to correct a negative grade which can cause water to go toward the building rather than away. In some instances, before the backfilling could be done, it was necessary for homeowners to install higher window wells and raise their central air conditioning units. Also, bushes in those areas had to be removed.

Replacement window wells need to comply with Jefferson County's requirement for egress which is a 36" projection from the building. There is no regulation for height because that will be determined by the amount of backfilling that can and needs to be done. There are also other reasons to replace window wells which are 20-30+ years old. Inspections of homes that are being sold in our community have recommended replacement of window wells that are rusting, pulling away from the building, & bowing because the tin is weakening. If the window well fails, the water that fills the well could enter the basement through the window.

In 2014, FEMA (Federal Emergency Management Agency) redid the Flood Plain maps. At that time 4 units in the 10329 building, specifically units A,B,C & D, were placed in the Flood Plain. Per our governing documents, the Association (which is all 189 townhome owners) is required to pay for flood insurance for those 4 units. There is a serious negative grade along the building in the area of those 4 units. In the middle of 2015, the Board requested that the homeowners in those units install higher window wells so that backfilling could be done. FEMA approval is required before proceeding with the backfilling. Therefore, Kiowa Engineering was hired by the Board in April, 2016, to assist in obtaining the required FEMA and Jefferson County permits so that ultimately the need for and the cost of the Flood Insurance can be eliminated once the backfilling has been completed. But more importantly, this work needs to be done for the benefit of the homeowners of these 4 units and those living there.

Stanton Farms Townhomes Website

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

## Quiet, Please

Residents are requested to refrain from creating noise that could be annoying and disturbing to others between



10 pm and 7:30 am. This “Quiet time” is set forth in our Covenants to allow all residents peaceful enjoyment of their homes. During these warm summer months, many people open their windows in the evening to allow the cooler air into their homes while they are sleeping.

*Please be respectful of others* and refrain from loud talking, screaming, shouting, loud playing of music (in homes or in vehicles), raucous behavior, loud & excessive noise created by vehicles, excessive dog barking, etc.....

Also, there should be no construction or similar activities in a unit that could be heard in other units between 9:00 pm and 7:30 am.

## Water Conservation Requests



A few years ago, it became necessary to establish a policy (which is now in our Covenants) which does not allow vehicle washing. There were major abuses by a small number of individuals who would wash multiple vehicles once a week or more. Also, hoses were used without shut off nozzles so even more water would be running down the street. All homeowners were paying for the wastefulness of a few.

Homeowners are being asked to not water grass that is already being irrigated. Occasionally homeowners are asked to water areas where there is an irrigation problem until the irrigation can be repaired. Some areas are beginning to show signs of stress from the heat and lack of rain. When homeowners water those areas, it becomes harder to determine if there is actually a problem with the irrigation. Watering grass too much can cause diseases and weakens the grass so it is less tolerant of drought conditions. And once again, all homeowners pay for the water in the fees.

If you see the irrigation running outside the period from 10 pm – 7 am or water shooting out of an irrigation head because the head has been broken off, please contact the management company.

Also, please check your outside faucets to make sure they are not leaking and do not water grass that is already being irrigated unless requested to do so.

### .... And those darn weeds grow just fine without water!!!!

In mid-July, Elk Creek Lawn Care sprayed the rock beds. They are trying to spray when the chemical will be most effective and not be using it too often. When it appears that a resident (past or present) has done planting in an area, Elk Creek tries to be selective in where and what they treat. If residents have weeds growing near their homes where there are also desirable plants, those residents may need to be taking care of those weeds. Absolute Lawn Care is responsible for pulling the taller weeds.



Both companies are still familiarizing themselves with the community. So if you believe they are missing an area near your home, please contact the Management Company.

It is not only impossible but also irresponsible to try to be weed free.

## Holiday Pick-up Schedule & Special Pick-up Services



The following explains Alpine’s Holiday Pick-up Schedule and is taken directly from the Collection Services section of their website... ***We operate our regularly scheduled collection services ONE DAY LATER during the week of a major holidays (New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day). In other words, for example, if you are scheduled for pick-up the Wednesday after Memorial Day, your collection that week will be Thursday instead. If any of those holidays fall on a Sunday (e.g. Christmas of 2016), there is no change to the schedule.***

Trash bags and cans should only be placed for collection the evening of the day before collection and cans returned to garage or storage area by midnight on the day of collection. At all other times, bags and cans should not be visible from the street. Please secure trash well to keep animals and birds out.

Also, if you have large items or an excessively large amount of trash because of work projects, cleaning out, moving out, etc., please contact Alpine to arrange for a special pick-up. This service is not part of the weekly trash pick-up service and there is an additional charge for this extra pick-up.

## Denver Water – Residential Rebates

Water sense –labeled toilets with an average of 1.1 gallons per flush or less qualify for up to a \$150 rebate. A list of the eligible models, local retailers, and a Rebate Application are available by going to

[DenverWater.org/Conservation/Rebates/Residentialrebates](http://DenverWater.org/Conservation/Rebates/Residentialrebates)