

Stanton Farms Townhomes HOA Newsletter

Nov/Dec 2017

Rocky Mountain Chapter of the Community Associates Institute - 2011 Medium Community HOA

Beginning in 2010, all homeowners have been invited and encouraged to attend the monthly Board meetings not just the yearly Homeowner's Meeting.

As was stated in the last Newsletter as well as others in the years since 2010, "**this is one way to find out what is happening in our community**". The Minutes for the Board Meetings, as well as the governing documents, committee reports, Newsletters, etc., are posted on the website given at the bottom of this page and is accessible to both homeowners & non-homeowners who may be interested in learning about our community."

The agendas for each and every meeting are posted on the website the weekend before the meeting.

You may sign in to speak during the Homeowner Forum, which is part of each monthly Board Meeting.

If you can not attend a meeting and wish to speak to an item on the agenda or have a personal issue but can not attend, you may notify the Management Company that you wish to give a proxy to someone to speak for you.

Understanding where we have been is important in helping us to understand what we need to do so we don't make the same mistakes again. This has been and needs to continue to be important for our community. As one homeowner commented during the recent Homeowner Meeting, many projects that have been done since 2010 have been done to "put out fires". Having specific plans for each year, as has been done with the repair & paint cycle, would be ideal for all the different areas of maintenance in the community. Unfortunately, the 7-year repair & paint cycle didn't begin until 2011 after the Reserves could be funded to pay for the work.

Pat Wilderotter of the Cherry Creek Insurance Group will be in attendance at the March 12, 2018, Board Meeting to discuss the Association's Insurance coverage. She is also willing to answer questions that homeowners may have regarding their own HO6 policies.

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.**

The following appeared in the Sept/Oct 2014 Newsletter ***Brrrrrr.....Cold Weather Tips..... Brrrrrr***

1. *Know the location of the water shut-off valve and test it regularly.*
2. *Turn off outdoor faucets & disconnect hoses.*
3. *If your home will be vacant for a period of time, shut off the main water valve and keep your thermostat set above 65 degrees.*
4. *Insulate water pipes close to exterior walls.*
5. *Do not shut off heat to your basement.*
6. *Keep cabinet doors and other doors open that lead to exposed pipes.*
7. *Keep attached garage doors shut.*
8. *Keep a slow drip going on a faucet farthest from the point where the water enters your home. Place a bucket under the faucet to collect the water for future use.*

In addition, **please use extreme caution** when closing & opening the gate valves that were placed in the units when they were built. Forcing a gate valve to close or open could cause that valve to break and cause thousands of dollars in water damage inside your home. Replacing a bad gate valve costs a few hundred dollars.

Stanton Farms Townhomes Website
www.neighborhoodlink.com/Stanton_Farms_Townhomes/home

Transparency.....Homeowner Opportunities.....Fiduciary Responsibility

- The original Covenants for our community stated that each unit would be billed for water based on the square footage of each unit.
- The March/April 2013 Newsletter stated that *The Board will be reviewing our documents and working on changes and updates. If there is something you feel should be updated in our original documents or more clearly stated in the most recent rules and regulations, please present your comments to the Board and make your thoughts known.... Please plan to attend these meetings [the monthly Business Board Meetings] in the months to come to present your comments and views as the Board begins and continues to bring our documents up to date. This is a huge task and this is your community.*
- From June, 2013-May, 2014 Updating of the Covenants (Documents) was on the agenda and/or included in the minutes for each monthly Board meeting as well as our HOA attorney, Candyce Cavanagh, in attendance at the December, 2013, Homeowner Meeting where she discussed the updating of the Covenants.
- April 14, 2014 First draft of updated documents were finalized for mailing to all homeowners
- Prior to Homeowner meeting, homeowners could send questions & comments to Management Company that were then forwarded to Candyce Cavanagh prior to Homeowner Meeting
- June 10, 2014 Homeowner meeting was held for questions & comments re: the updated documents
- July 8, 2014 2nd Homeowner meeting was held for questions & comments re: the updated documents
- During the total of 4+ hours for questions & comments at the June & July, 2014, Homeowner Meetings re: the updated documents (and in all the months from June, 2013-April, 2014) NO ONE offered alternative suggestions to those that were detailed in the updated documents for assessing individual units for water to address the misuse/abuse and inequitable use of water that had occurred and continued to exist in our community.
- The following appeared in the Jan/Feb 2017 Newsletter, which was emailed &/or hand-delivered to homeowners & residents on or about January 25, 2017 – Under Looking Ahead - ***April 10, 2017 The Board is beginning to look at the feasibility of water sub-metering in our community. Representatives from Denver Water and a company that does sub-metering are scheduled to be present.*** Also, in that same Newsletter the following request of homeowners was made - ***You will have the opportunity to make comments or ask questions re: the topics given for the February, March, & April, 2017 meetings. Please plan to attend.***
- The following appeared in the March/April 2017 Newsletter which was emailed, hand-delivered, &/or mailed via USPS to all homeowners on or about March 28, 2017 - ***NOTICE TO ALL HOMEOWNERS Representatives from Denver Water and a company that does sub-metering are scheduled to be present at the April 10, 2017, Board Meeting. The Board is beginning to look at the feasibility of water sub-metering in our community. If each unit were sub-metered, the homeowner would pay for the water that is used by those living in that unit.*** Later in that same Newsletter, the following was stated - *This issue is being hand delivered and emailed to all resident homeowners & non-owner residents to provide you with important information*
- May 9, 2017 Date of letter sent to all Homeowners announcing Town Hall Meeting re: water sub-metering
- June 5, 2017 Town Hall Meeting held re: water sub-metering
- January, 2017 – November, 2017 Topic of water sub-metering was on each month's Board Meeting agenda
- From February, 2017 – June 5, 2017 and again NO ONE offered alternative options to water sub-metering to address the misuse/abuse and inequitable use of water that had occurred and continued to exist in our community.
- April 10, 2017 – June 5, 2017 Homeowners did offer suggestions & comments to the original proposal from Metron & the Board took those suggestions & comments under consideration
- June 12, 2017 (as recorded in the minutes) The Board unanimously passed, without objection, a motion "that once an updated contract is received from Metron to send the contract to legal counsel for review only."
- July 10, 2017 (as recorded in the minutes) The Board unanimously passed, without objection, a motion to approve the updated contract with Metron

Notice to all Homeowners - If you have not provided the Management Company, with a good, current email address to which your monthly water bill can be sent, please do so now. If you do not, there may be an additional charge to you to receive a paper bill.

If you need help installing an access panel over your submeter, please contact Western Maintenance at 303.744.9000