

# Stanton Farms Townhomes HOA Newsletter

Jan – May 2018

*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.***

The Board needs to address all line items in the budget throughout the entire year – the current needs of the community and the future needs. Homeowners should do that also. Comments regarding the budget (that ultimately affects our fees) can be presented to the Board throughout the year. To wait until the Homeowner meeting at the end of the year and after the budget for the following year has been prepared is too late.

**Please read carefully** - Important information regarding parking within Stanton Farms Townhomes  
**Effective May 1, 2018**

All homeowners were mailed a letter dated March 19, 2018, regarding the parking situation in our community as well as a vehicle registration form. If the On May 1, 2018, Tow Pros will be monitoring our community for improperly or illegally parked vehicles as well as vehicles not allowed to be parked in the community based upon our Covenants. **At that time ALL, and again that means ALL, vehicles parked in the marked parking spaces within the community will require a permit which needs to be hung on the rearview mirror.** At this time, the spaces marked for Visitor Parking are for short term visitors and do not require a permit. These Visitor spaces are not to be used by homeowners/residents or overnight visitors. Tow Pros uses The Barnacle Parking Enforcement System as well as towing.

### **Types of permits required –**

- **Resident Permit** – If you have a garage but park a vehicle outside in the designated parking areas at any time that vehicle needs to be registered at a cost of \$25/vehicle. This is a one-time charge for that vehicle. A Resident Permit does not guarantee a parking spot in the designated parking areas.
- **Assigned Permit** – Any vehicle that belongs to someone living in a unit without a garage will need a permit to park in the assigned space for that unit but there will be no cost for that permit. Any additional vehicles for that unit that will be parked outside in the unassigned spaces will need to be registered at a cost of \$25/vehicle.
- **Visitor Permit** – Any vehicle parked overnight or longer as allowed per the Covenants needs a visitor permit which can be downloaded from KC & Associates portal.

**Please Note:** If you registered your vehicle(s) last year or prior to the March 19, 2018, mailing & paid the \$25/vehicle, you need to complete the form included in the March 19, 2018, mailing to provide current information but do **not** pay again with the updated form. If you registered your vehicles but did not submit the \$25/vehicle, complete the current form & pay \$25/vehicle. The permit is Not Transferable & can be used only in the vehicle for which it is registered; there is a \$50 replacement fee; a change in license plate number will be at a cost of \$25/vehicle; & any tampering with the permit will result in a \$100 fine.

Rules for parking have been in our governing documents since the beginning of the community in 1983. There have also been numerous and repeated notices to residents detailing the parking regulations in the community as well as requests for *voluntary cooperation - some did, some did not*. All of these rules, documents, and notices are always available to anyone by accessing them on the Stanton Farms Townhomes Website. The main drives have always been designated for emergency access. The International Fire Code has set the distance for clearance at 26 feet on straightaways and 28 feet on curves.

Parallel parking up close to the buildings in front of garages has caused serious damage. So do not parallel park up close to the building thinking you are providing the required clearance. Parallel parking in front of garages will no longer be allowed because of the damage that has occurred and in many cases does not provide the required clearance.

All residents who need a permit for parking need to submit their requests by April 19, 2018, to allow for processing and receipt of the permit prior to May 1, 2018. After that date, Tow Pros will have the authority to place a Barnacle on those vehicles parked in the parking spaces without a permit. The cost to remove the Barnacle is \$100.

After April 25, 2018, but before May 1, 2018, watch your email, check the Stanton Farms Townhomes website, or contact KC & Associates if you have not received a copy of the guidelines that will be used to identify the parking offense and the action that will be taken effective May 1, 2018.

**IF in Doubt, DON'T  
IF you need Clarification, ASK**

**RULES ARE FOR REASONS** – *When there is lack of respect for others,  
lack of concern for the safety of others, & lack of common sense*

### *Status of individual billing for water and comments and questions regarding this process*

All homeowners were provided with a Courtesy Water Bill that they were **not** to pay as was stated on the statement dated 3.28.2018. If you have not received that statement, please contact KC & Associates and update the contact information for future billing. **Review your statement for accuracy and check the Meter ID on the statement with the meter number on your meter.**



Comments that have been received ----

*"I don't think my meter is working correctly... There is no way I can use that much water..."*

Response- "The meter can be checked, but if it is determined that meter is working correctly, there will be a \$200 charge"

*"There is no way I have a leak because if I had a leak you would see water puddling around toilet..."*

Response- "The water does not need to be collecting on the floor but would be going straight down the drain."

Questions ----

*"May I make payments in advance for my water usage or pay electronically?"*

Response- Yet to be determined

*"To whom do I remit payment?"*

Response- Make check payable to Stanton Farms Townhomes Association and mail to Stanton Farms Townhomes HOA, c/o KC & Associates, PO Box 270487, Littleton, CO 80127

*"Now that we are paying for our own water, can I wash my car?"*

Response- **NO.** The Revised and Updated Covenants dated January 14, 2015, prohibited car washing. This was necessary because there was serious misuse and abuse by individuals who were washing multiple vehicles multiple times per week. There are also environmental concerns with water from washed cars. Many in our community would favor recycling of our trash. Using the car washes that recycle water is one way to protect our environment and recycle one of our most valuable natural resources.

The cost of the water will be billed at the rate that is set by Denver Water. If the Association were to charge a higher rate, that would be illegal.

If you have questions re: your water meter or the billing, contact KC & Associates.

The water bills should appear in your email box approximately the same time every month and the next bill you receive will be due by the date in the Due Date box.

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

IF you need Clarification, ASK

### ***Dumpster Days – May 9<sup>th</sup> – May 17<sup>th</sup>***

One dumpster will be placed south of Fair Avenue in an area west of the 10510 building and one dumpster will be placed north of Fair Avenue in an area south of the 10329 building during this time. These two dumpsters are provided by Alpine Waste & Recycling at no additional cost to the Association. Last year items were brought in from outside the community by those who live here and resulted in a charge to the homeowners to bring in a third dumpster. These dumpsters are NOT for items from outside the community.

### ***2018***

### ***Holiday Trash Pick-Up Schedule***

Trash collection will be Wednesday, instead of Tuesday, during the weeks of Memorial Day, Labor Day, and Christmas. Bad weather, equipment problems, etc., may delay pick-up also.

Work has already begun in the community for this year. Concrete work and the repair and painting of buildings is again planned for this year. Notices will be provided to those residents affected before concrete work begins. No vehicles will be allowed to drive on the new concrete for 7 days. Anyone doing this will be subject to a \$300 fine. The buildings scheduled for repair and painting this year are 10279, 10289, 10299, 10309, 10530, 10540, & 10550. Anyone interfering with a contractor performing the duties they have been assigned to do for the Association will be fined.

Since 2010, the need for backfilling along the foundations has been identified and has been and is being done as work progresses throughout the community. Homeowners have been asked to install new window wells high enough so proper backfilling can be done. The new wells need to comply with the Jefferson County egress code requirements which are now based on the 2012 International Residential Code that requires a minimum dimension of 36 inches from the foundation. How high the window well needs to be can vary from one location to the next.

**Misconceptions, Misinformation, Misstatements** ----- In our world today, we are subject to these 3 M's. Within our own community it is important to understand the history of this place and, as with anything you read or hear, to know that source is accurate and does not have a personal agenda or conflict of interest. ***Get the facts for yourself***

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

Community Manager - Kellie Cole [kellie@kchoa.com](mailto:kellie@kchoa.com)  
303.933.6279 Ext 108 or 303.605.6924  
KC & Associates 303.933.6279 [www.kchoa.com](http://www.kchoa.com)  
10106 W San Juan Way, Littleton, CO 80127