

January – April  
2022

# Stanton Farms Townhomes Community Newsletter

## HOA Board of Directors

President - Kathy Hyland  
Vice President - Rudy Avila  
Treasurer/Secretary - Shawn Hoke  
Directors at Large - Anita Haynes and Lynn Duty

## Management

Ladonna Urban is our new Community Association Manager at KC & Associates. Please direct any communication to Ladonna instead of Jeffann. [Ladonna.urban@Kchoa.com](mailto:Ladonna.urban@Kchoa.com) 303-634-2885. Welcome Ladonna! Jeffann Bullock has accepted a new position in Accounting at KC & Associates - Congratulations Jeffann!

## What's New

SFT HOA Board has established multiple committees to help address the concerns of our community and to create a friendly and welcoming neighborhood environment.

**\*\*We are always looking for new ideas and committee volunteers\*\*** Please contact Ladonna Urban at KC & Associates if you are interested in volunteering.

In April, the HOA Board completed a walk-through of the community to assess the condition of the grounds and property. We enjoyed meeting and talking to several homeowners. This will help us determine future maintenance and capital expenditure plans.

## SFT Social Committee

The first Social Event was held at the Root Beer Bar, located in the Old Crow's antique mall. We had a great turnout, and our neighbors were happy to visit and socialize. The Social Committee is currently working to schedule future events. We will notify residents through email, flyer's and the soon-to-come new SFT HOA Website (updates and details coming soon)

### Scheduled Events:

- May 13 - 14, 22: Community Garage Sale, sponsored by Kathy Hansen and Homes By Hansen
- May 19 - 26, 22: Dumpster Days - two dumpsters will be provided for residents to do some spring cleaning!
- August 2, 2022 - National Night Out - sponsored by Jefferson County Sheriff, Mark Bybee .....details soon!
- Other Events, TBD look for flyers and other announcements

Walking Partners: anyone interested in a daily 15 to 20-minute walk around the area, contact Pamela Robinson @ [pamela.robinson.hoa@gmail.com](mailto:pamela.robinson.hoa@gmail.com)



## SFT Welcome Committee



There have been 7 homes sold or are pending since January 2022. The SFT Welcome Committee volunteers have established and delivered Welcome Packets to each of the new homeowners. The Welcome Packets include a welcoming letter from the HOA Board, an Informational brochure about the community, and area information!! Our mission is to Welcome our new neighbors!!

## SFT Community Website

A New and Improved SFT Community Website is in progress. This site will provide easy access for owners, renters, and public access to review our Community Calendars, the HOA Covenants, Policies and Forms, Area Information, Etc. This site will also link to the KC & Associates website.

## Newsletters

Contributions to the newsletters are welcomed. Submit your ideas, photos to share, etc. Entries will be reviewed and approved by the HOA Board. **\*\*Advertise your business here (pet sitting, tutors, other)\*\***

## SFT Painting Schedule

Buildings # 10369, 10379, 10389, 10399, 10409, 10410, 10507, 10517, 10527 are scheduled for painting this year

## Other Community Projects

Asphalt & Concrete Work, Gutters, and Final Roof Repairs

## Landscaping

We have a new Landscaping Company - SaBell's



## Other Community Resources

Foothills Park & Recreation <https://www.ifoohills.org>  
Second Saturdays in Downtown Littleton -Starting June  
Paris Street Market - Aspen Grove - First Saturday Starting May  
Old Crows Antique Mall - Car Show Second Saturday each month  
Southwest Plaza Mall - Spring/Farmer's Market Saturday's 8am  
Alpers Farm Park - Food Trucks - Thursdays 4pm-8pm

**Good Neighbors** **Neighbors Helping Neighbors:** The last few years have been difficult for many for multiple reasons. Take some time to check in on your neighbors. Say Hello, see if they need any assistance with groceries or other tasks. Make new friends and provide some companionship!!

**Reminders** **Architectural Control Committee** - Please send ACC Requests for Approval to Ladonna Urban, KC & Associates. Ladonna will forward your request to all Board members for review, and she will also apprise you of the Board's decision. The Form is available on KC & Associates' Website.

**Parking Policy** - Please Park in your designated/assigned parking spots and ensure you have the correct parking permits (orange for an Assigned Permit and brown for a Resident Permit). Visitor parking is available in limited spots -- no resident or overnight parking allowed. Please contact Ladonna Urban if you have any questions or concerns. The Parking Policy is available on KC & Associates' Website.

**Pet Policy** - Please keep your pets on a leash when outside and clean- up after them. This will keep our community clean and safe! The Pet Policy is also available on the KC & Associates Website.

**Insect/Pest** - Homeowner's are responsible for insect and pest control.

**Insurance** - An insurance newsletter was distributed to the community 4/5/2022 - Please refer to this letter for insurance coverage and questions.

**Meetings** - HOA Board Meetings are held the 2<sup>nd</sup> Monday of each month @ 7:00pm. Please Join Us!

Meetings will continue as zoom meetings as we have discovered greater participation using this method. Meeting notices and agendas are sent out by KC & Associates prior to the meeting!

