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Quarter III 2022

A quarterly insight into your local community

Community Updates

Get Engaged!

Working committees are volunteer groups that strive to make SFT a great place to live! We welcome all ideas and new volunteers. Please contact Ladonna Urban, Community Manager @ KC & Associates if you are interested in volunteering!

Welcome Committee

With the mission of welcoming our new neighbors, the SFT Welcome Committee delivers welcome packets that include information from our SFT Board, an informational brochure about the community and area information. There have been 23 homes in SFT that have sold or are pending since January 2022.

Social Committee

SFT believes we grow community with small sponsored social events. From gatherings at the local Root Beer Bar, to garage sales, dumpsters days, food truck nights and more, the SFT Social Committee is interested in hearing your ideas and suggestions to connect with neighbors in our community!

Giving change a chance



Let's face it. We have all heard stories from folks miserable with their HOAs. Tales having a common thread of invasive, annoying power-hungry leaders on the hunt for the next opportunity to fine for parking and pet waste violations. Or about leaders that refuse to

listen or respond to multiple requests- enforcing covenants selectively based on their relationship with specific owners? SFT was no exception- we had similar misery stories... and we needed change.

Through feedback collected in an annual community survey in 2021, SFT owners demanded trust, transparency, and representation, ensuring that board members were financial stewards representing the interest of the community owners. During this time, we got to know our neighbors and found common ground on multiple issues. The swell of community activism and voting power resulted not only in HOA Board of Directors (BOD) changes, but uncovered opportunities to correct and improve on our administrative processes and service to owners. Some examples of success can be seen in the vendor bidding process, changes in invoice approval processes, redevelopment and funding of committees, and active solicitation for community input resulting in an exchange of mutual respect and courtesy that had been previously missing between the BOD and owners. While significant strides have been made, there is still much work to do and through this change process, we know there are community owners that have skills and expertise to support our new directions.

With the recent resignation of Kathy Hyland, Rudy Avila, SFT Vice President, will serve as acting President and the BOD will appoint a replacement to complete the term of the open position, which ends in December 2023. The BOD will then assign internally the specific roles of President, VP, Treasurer and Secretary. Those interested in serving on the BOD should submit their letter of interest and bio to Ladonna.urban@kchoa.com for BOD review and consideration. Qualifications include a commitment to trust, transparency, and owner representation. Primary duties include ensuring property maintenance, compliance with all governing documents and the ability to conduct the financial business of the HOA.

A 1983 transplant from Texas, with a BA in Business Administration, Rudy Avila and his family made their home in Littleton, Colorado. With over 30 years of experience in the management of accounting and finance activities for the U.S. Bureau of Reclamation, Rudy had a deep desire to serve and contribute. He became engaged in coaching youth sports, serving as the President of the local chapter of the Huntington Disease Society of America, and offering leadership as the COO and broker associate for RSquared Real Estate. Rudy maintains his community commitments in addition to his current full-time role as Project Manager for Konica Minolta Business Solutions.

As an SFT owner directly impacted by the 2020 loss assessment, Rudy began to self-reflect on his passive involvement with SFT. In early 2021, he made the decision to get involved and become an active participant in the SFT BOD. He recognized "...everyone had their own perspective – but loud voices and hurtful words don't make progress...and we weren't making progress".

Using his skill set in building and managing teams, Rudy shared, "I believed that I could contribute in a positive way by taking the time to get to know people first. We must be fair to all people – respect their point of view and listen". Rudy added, "We can all have a more cohesive board that represents the Community interests and make change for the better".

When asked about significant accomplishments and strides made since his acceptance to the BOD, Rudy commented "The best built teams are as a result of valuing people's knowledge and input - recognizing them for a job well done...This board works as a team. The creation of the Audit Task Force was a major accomplishment and the corrective actions we will take because of the Taskforce's detailed work is definitely the right thing for the community".

Future forward, Rudy is eager for corrective actions in the areas of financial controls and processes, as well as the completion of the open items list stating, "With a much better system in place to monitor and track issues and repairs needed in the community, it's our goal to complete that list by the end of 2023".

Board Member Spotlight



Rudy Avila

Vice President, Stanton Farm Townhomes HOA

- Known as "The Bridge Builder"
- Workout fanatic
- Colorado 60 and Over Baseball league player (this is HARDBALL folks!)
- Favorite Food: Steak or Mexican fare
- Favorite Activity: Baseball – but tennis and racquetball are close seconds
- Favorite Quote: "A pessimist sees difficulty in every opportunity; an optimist sees opportunity in every difficulty"

– Winston Churchill

You said...
We did!



Based on SFT owner feedback, the October 2022 monthly HOA meeting will be a hybrid meeting. Meeting time remains @ 7 PM. Those who wish to attend remotely can continue to use the Zoom invite sent by KC & Associates. Those wishing to attend in person will meet at Lilly Gulch Rec Center located at 6147 S. Holland Way, Littleton.

Project Updates

Landscaping

SaBells has been performing our landscaping maintenance including but not limited to sprinkler repairs, teasel mitigation, soil treatments, and other miscellaneous items around the community. Tree pruning will begin soon.

Snow Removal

Colorado's snow season is headed our way and the Board has requested proposals for our snow removal this year. A new contract will be awarded within the coming weeks.

Upcoming

Asphalt and concrete work, gutters, miscellaneous siding, and paint projects are all on the docket over the next few months. Look for scheduling announcements from KC & Associates.



JCSO and NNO >>>

Established in 1984, the National Night Out (NNO) campaign is an annual event designed to enhance police-community partnerships and provide an opportunity to get to know our neighbors. On August 1st, the SFT Social Committee held a small get together at Alpers Farm Park and were joined by several deputies from the Jefferson County Sheriff's Office (JCSO) and furry members of their K-9 unit!

The event gave the opportunity for community members and law enforcement to meet under positive circumstances and chat about a variety of different issues related to public safety and crime prevention including auto and catalytic converter theft, graffiti, response times and staffing. Deputies also shared information about the upcoming [JCSO 2022 Citizens Academy](#), a free 10-week interactive course to learn more about law enforcement's role in the criminal justice system including SWAT and K9 functions, community policing and a variety of public safety practices and tools.



SFT residents and Jefferson County Deputies gather at Alpers Park for cookies and conversation.



"The best way to build a safer community is to know your neighbors and your surroundings. National Night Out triumphs over a culture that isolates us from each other and allows us to rediscover our own communities."

-Kay Bailey Hutchinson
US Senator and NNO Supporter



Brown: Resident Permit
Orange: Assigned Permit

SFT Parking Policy and Permits

Each unit has designated/assigned parking with Visitor parking available in limited areas, Visitor parking may not be used by residents, nor used for overnight parking. Parking permits are available through KC & Associates and are a must-have to avoid additional parking fines for you and your visitors/guests. The SFT Parking Policy can be found on the KC & Associates website.

Audit Taskforce (ATF)

Q: What was identified?

A: Financial processes and procedures and controls need corrective action and additional oversight is recommended.

Special thanks to Doug Stephens, Pam Robinson, Ivan Kelly, Janet Gradkowski, and Bob Maas for volunteering for this important work. At the August HOA meeting, it was announced the ATF was in the final stages of completing their report and recommendations. A summary of findings and recommendations will be released to the community soon!

Tell us what you think

Your community newsletter should contain the information that is important to you. We welcome your suggestions, feedback, and ideas.



SFT Newsletter Feedback

Scan the QR code with your smartphone camera and tell us what you want to see in the next quarterly issue!



In The Next Quarterly Issue

- HOA Annual Meeting
- 2023 Goals and Objectives
- Housing Market Deep Dive
- SFT Website Makeover
- Board Member Spotlight
- SFT Owner Education

Local area events...



Clement Park – Summerfest Festival – September 17TH
<https://summerfest.com/summerfest-event-details/>



Metro Denver Farmers' Market at Southwest Plaza – Saturdays through Oct 29TH

Old Crows Antique Mall – Car Show Second Saturday each month

Morrison Cider fest 2022 – Red Rocks Amphitheater – September 24TH



Littleton Craft Fair at Dakota Ridge High School – October 15TH

Christmas in the Rockies – Aspen Grove Shopping Center – Nov 24TH -Dec 23RD

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with US

Interested in placing
your ad in the SFT
Newsletter?

Selling furniture? Offering house cleaning? Dog walking? Looking to promote your small business?

*Provide your contact info thru the QR code above.
Newsletter staff will contact you with more details!*

Stanton Farms Townhomes Board of Directors

President
Rudy Avila-Acting*

Treasurer/Secretary
Shawn Hoke

Vice President
Rudy Avila

Directors at Large
Anita Haynes
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