

# Stanton Farms Townhomes HOA Newsletter

May/June 2015

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

By now, all homeowners should have received copies of the Amended and Restated Bylaws and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions that have been approved by the required number of homeowners in Stanton Farms Townhomes. Homeowners were first informed that the Board would begin work on these documents in the January/February 2013 Newsletter. In the March/April 2013 Newsletter, homeowners were encouraged to attend the Board Meetings in the months following to present their comments and views to the Board. This was a huge task but finally the updating of two 30 year old documents has been accomplished. The support of the homeowners in our community has made this possible.

*Thank You*

If you are one of our newest homeowners, we welcome you and encourage you (as well as all other homeowners) to attend the monthly Board Meetings that are held the second Tuesday of every month at the Lilley Gulch Recreation Center, 6147 S Holland Way beginning at 7:00 pm. This is the time to hear what is happening in our community and to ask any questions you may have. If you did not receive a copy of the updated documents (or misplace them in the future), they are available on the Website which can be found at the bottom of the second page of this newsletter. Other items that can be found on the Website – prior Board Meeting minutes, Audits, Budgets, Reserve Studies, Committee Reports, Newsletters, Parking Regulations and an agenda for the next Board Meeting, which is posted the weekend prior to the meeting.

## **Meet our newest Board Member** ..... Pat Fenton

*"I have lived in the Denver metro area since 1980 after moving here from Illinois and was originally a "Yupper" (Upper Peninsula of Michigan resident). For most of my time in Colorado I worked at the Rocky Mountain News and then the Denver Newspaper Agency. Eight years ago I became the bookkeeper/contract manager for a non-profit - Central Colorado Area Health Education Center. Five months ago, I moved "down the hill" from Evergreen to the Stanton Farms Townhome community and had never been part of an HOA before. So I went to the monthly meetings to hear what was going on and that's how my involvement began. I plan on learning more about our community and its inner workings and hope to meet many more Stanton Farms Townhome members!"*

Pat has agreed to fill the Board Member position that was vacated when Sherry McManus-Anderson moved to Illinois.

Thank you, Pat, for your willingness to serve our community!

This bears repeating..... *The association now has a 2% wind/hail deductible. What does that mean? In the event of a wind/hail claim by the Association, the deductible would be 2% of our blanket building coverage (\$29, 060,020), which is \$580,000; and each homeowner could be assessed \$3,075. Homeowners should be aware that they can protect themselves from this assessment for the deductible portion of an insurance claim by including loss assessment coverage in their individual homeowner's (HO6) policy. One thousand dollars of Loss Assessment Coverage that comes with most basic HO6 policies would not be adequate. It could cost less than \$5/year to raise your Loss Assessment Coverage to \$5000. Make sure it doesn't have sub-limits. Check with your insurance agent. Also, Loss Assessment Coverage does **NOT** protect against a special assessment because of deferred maintenance, normal wear & tear, and lack of reserves. (Full article appeared in the Jan/Feb 2015 Newsletter – available on Website)*

Eric Rossi of Wyatts Towing spoke to those in attendance at the Board Meeting on May 12, 2015. Wyatts comes into our community approximately once per week to monitor the parking any time or day. They will do an immediate tow for such violations as parking in a fire lane [as determined by the Fire Marshall and outlined in the June, 2013, Parking Regulations (see Website)], parking on landscaped areas, expired license tag, and vehicles that have not moved for 2 weeks or more. (They mark the tires and take pictures.) Notices are given for such things as flat tires, an inoperable vehicle, and trailers or oversized vehicles. Parking regulations and monitoring are for the benefit and protection of all residents.

**Notice to Homeowners**..... Please send insurance requests from your mortgage company to Cherry Creek Insurance Group at ***Certificate@ThinkCCIG.com***

**Reminder of Changes in Weekly Trash Pickup for 2015**.....During the weeks of Memorial Day & Labor Day, trash pickup will be delayed by one day. Therefore, trash day during those weeks only will be Wednesday instead of Tuesday.

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## BBQ Regulations & Safety



Our community is within the West Metro Fire Protection District, which operates under the 2012 International Fire Code. ***“As such, a new component includes a regulation that prohibits the use and operation of barbecues (propane, natural gas, charcoal, hibachi’s, or any open flame cooking device) on combustible decks and balconies or within ten feet of combustible construction (2012 International Fire Code 308.1.4 Open –flame cooking devices.)”*** One exception would be LP-gas cooking devices having an LP-gas container with a water capacity not greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity]. Another option - an electric grill - for which there are no restrictions. The possible consequences that could be imposed by West Metro for those who violate the fire code – a maximum fine of \$999 and /or six months in jail.



### Denver Water Residential Rebates for WaterSense- Labeled Toilets

Denver Water is offering rebates for WaterSense-labeled toilets. What toilets qualify?

- 1.0 gallon per flush or less qualify for up to \$150 rebate.
- 1.28 gallons per flush or less qualify for up to a \$75 rebate.

Dual flush toilets qualify for rebates if both flush options are at or below the maximum gallons per flush.

There is a limit of 3 toilet rebates per residence per a 10-year period.

A list of qualifying toilets and local retailers is available at [www.denverwater.org/Conversation/Rebates/ResidentialRebates](http://www.denverwater.org/Conversation/Rebates/ResidentialRebates)

***Do you know where your water shut off valve is located?  
Is it functioning properly?***



If you can answer “Yes” to both questions, you can save yourself from more serious and more costly damage to the interior of your home and its contents. Being able to shut off the main water supply is the quickest way to prevent further damage from a burst water line or washer hose, leaking water heater, over flowing toilet, etc., etc.

### ***Here we go again..... another article about DOG POOP***

And why? Because some people are just NOT getting the message.

And what message is that? Your dog can’t clean up after itself, so it is your responsibility. Dog poop, if not picked up, creates many problems for others as well as the dogs themselves.

Dog poop contains harmful bacteria and parasites. These can be passed on to you, your pet, and others possibly causing health problems that could result in costly vet and doctor bills.

Dog poop pollutes groundwater and creeks, rivers, and streams. There could be health hazards for humans who come in contact with this water.

Dog poop attracts flies that can then find their way into our homes, onto our food, etc.

Dog poop does not biodegrade like wild animal waste.

Dog poop damages landscape, the odor can become offensive, and it’s a mess for anyone (and that includes your own dog) stepping in it.

We have also been told that there is no “Poop Fairy”.

Your dog is your responsibility. It is not the responsibility of others to clean up after your dog.

Our pets are often our best friends and give us joy and comfort. Why put them, yourself & others at risk?

***So if you are not cleaning up after your dog each & every time, why are you not getting the message?***