

Stanton Farms Townhomes HOA Newsletter

July/August 2015

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

The State of Stanton Farms Townhomes

To understand the present state of our community we need to look at where we have been. (Few records are available prior to 2003)

1st Build began in 1983 (122 units)/2nd Build began in 1993 (67 units) Age of Community 20 – 30+ years old

Fees remained at \$100/month for first 14 years (Inflation was 2% -5% per year)

Fees increased only five times in next 10 years (Inflation was 2% - 4% per year)

For 1st 24 years, there was no budgeting for Reserves and as a result no funding of Reserves (Note: The Reserve Specialist reported at the 2012 Homeowner Meeting that it will take 2 years to recover for every year Reserves were not funded.)

Reserve items include those that are long term repairs and replacements. The major items on this list are roofs, concrete, asphalt, outside building repair prior to painting, painting, gutters, drainage & backfill, tree maintenance, irrigation updates and replacements, retaining walls, sewer repairs, water meter repairs, signage, backflow replacement, Maplewood Ave fence, and landscape improvements. (This is not a complete list)

As of the printing of this Newsletter, the amount in Reserves is \$377,000.

Since 2010, there has been significant work done on many of the items included in the above list. Valley pans have been placed in the asphalt to help with the flow of water and to prevent further deterioration of the asphalt in those areas. Backfilling was begun near the buildings to address negative grade, rock beds are being widened to help with drainage and allow for better placement of bushes, all irrigation controllers have been replaced with “smart” controllers as well as many in ground changes to improve the efficiency of the irrigation system, asphalt has been replaced in 2 separate areas and one area was recently sealed, large cottonwoods have been removed that were causing damage to the asphalt and concrete or were dead or dying, concrete sidewalks and garage aprons have been replaced. At the present time 122 units have been repaired and painted since 2011 with 67 units remaining to be repaired and painted during this cycle. More detailed lists of the accomplishments have been mailed yearly to the homeowners.

We have made great strides in the past 5 years and the work needs to continue.

Monthly Business Board Meetings

The Second Tuesday of Every Month
Lilley Gulch Recreation Center 7:00 pm
All homeowners are invited and encouraged to attend.

“Dear residents and owners of Stanton Farms Townhomes, My name is Mel Shoning and I have taken over as manager from Marla LaFore for the community. I have been an Association Manager for 16 years, am a Certified Manager for Community Associations (CMCA) and am licensed in the State of Colorado. I serve your Association as a liaison for the owners to the Board of Directors but temper this in the fact I take directives/directions from the Board. I will do my best to assist owners when I can. Emails are preferred rather than phone calls so that there are paper trails. My contact number is 303-221-1117 extension 105 and my email is mshoning@lcmpm.com. I will inspect the community on a weekly basis and will enforce the rules as written. If any resident sees a rules violation, please report it directly to me in writing and your contact information must be included. Feel free to reach out to me for any HOA related issues.”

Mel Shoning-CMCA

Association Manager

LCM Property Management, Inc.

1776 S. Jackson St. Suite 530

Denver, CO 80210

Phone 303-221-1117 Ext 105 Fax 303-962-9392

MShoning@lcmpm.com

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

Reminder of Change in Weekly Trash Pickup

During the week of Labor Day, 2015, trash pickup will be delayed by one day. Therefore, trash day for that week only will be Wednesday instead of Tuesday.





Quiet Time
10:00 pm – 7:30 am



Please be respectful of your neighbors and keep the noise (i.e. music, talking, vibrations, etc.) in your home or outside to a level that will not interfere with your neighbors' quiet enjoyment of their home during the period from 10:00 pm – 7:30 am.

What Are The Current Documents and Policies for Stanton Farms Townhomes?

In April 2015, all homeowners were sent the 2015 Amended and Restated Declaration of Covenants and Bylaws. These documents were signed and notarized on January 14, 2015. The Covenants were recorded in Jefferson County on April 22, 2015. These two documents have replaced the 1983 Declaration of Covenants and the 1983 Bylaws. Also stated in the cover letter that was sent with the 2015 Amended and Restated Declaration of Covenants and Bylaws was that the only documents to reference regarding our community at this time are the 2015 Amended and Restated Covenants and Bylaws, the 1983 Articles of Incorporation, the 2014 Collection Policy adopted by the Board, the June 2013 Vehicle Parking Notification and the International Fire Code. All of these documents are available on the website given below.

What are some things the Community Manager checks for during the weekly inspections?

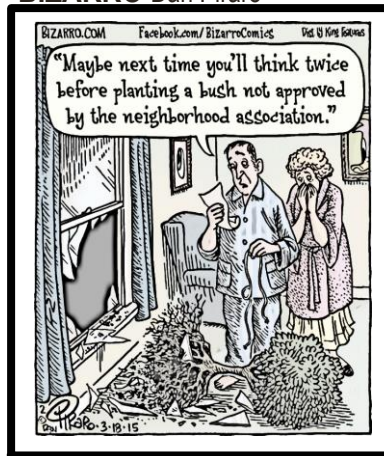
- Trash cans stored on a Lot must be concealed from view of the street except from the evening of the day before collection to midnight on the day of collection." Trash cans should have tops that are secured to keep animals and birds out. Trash may also be disposed of in sealed bags without a trash can.

- Window treatments, unless approved in writing by the Board, are to be standard window treatments that include blinds, shades, draperies, and/or curtains.

- Parking violations that include such things as expired tags, inoperable vehicles, stored vehicles, and parking in fire lanes.

To clarify - A business that was recently contacting homeowners in our community did NOT have the endorsement of the Association.

BIZARRO Dan Piraro



*Let's
Work
Together*

Why is it important to complete an ACC form and receive written approval before making any exterior change, alteration, improvement or construction to the lot or structures on the lot?

Article 7 in the Declaration of Covenants covers the Architectural Review of any exterior changes a homeowner may make as well as interior alterations or additions that would affect the structural engineering of the residence or residence on a neighboring lot. Section 7.3 (b) states that an owner must obtain written approval from the Committee/Board **before** making "any exterior change, alteration, improvement or construction (including fences and landscaping) to the Lot or structures on the Lot." Additionally, Section 7.12 states that, "Any construction, alteration or other work performed in violation of this article, any other provision of this Declaration, the architectural guidelines or any applicable zoning regulation will be deemed to be nonconforming. Upon written request from the Board, a violating Owner must at the Owner's own cost and expense remove such nonconforming construction, alteration or other work and restore the Lot to substantially the same condition as existed prior to such construction, alteration or work." The Association has additional rights if the owner fails to remove the nonconforming construction, alteration or other work.

The Board has worked with many homeowners who have wanted and have requested to make exterior changes/improvements to their homes. New & different ideas are considered and have been approved. However, with any request, the impact on the neighboring units and the entire community needs to be considered as well as potential problems and maintenance issues for the present homeowner and future homeowners.

The approved improvements that homeowners have made throughout the community benefit all of us and are greatly appreciated.