

# Stanton Farms Townhomes HOA Newsletter

September/October 2015

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

## 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.*

## Annual Homeowner's Meeting & Business Board Meeting

**Tuesday, December 8, 2015**  
**Lilley Gulch Recreation Center 7:00 pm**  
*All homeowners are invited and encouraged to attend.*

### *What Occurs at the Monthly Business Board Meetings?*

And what you may be missing.....  
By the weekend prior to the monthly Business Board Meeting, homeowners have access to the agenda for the upcoming meeting on the Stanton Farms Townhomes Website and are given an opportunity to speak to any item on the agenda. There is a period of time during each meeting where current issues/problems are discussed and homeowners are given the opportunity to make suggestions on what they feel does not need to get done & specific line item ideas for the upcoming budget. Board Meeting Minutes and Financial Statements for the previous month are reviewed/approved. Many different topics are covered under Unfinished Business and New Business and this part of the meeting provides homeowners with valuable information about the business of our community. Homeowners can request a hearing if they receive a violation which they do not understand or wish to contest. During the Homeowner Forum, members are given an opportunity to ask questions or make comments but are asked to observe a 3 minute time limit. Requests for Architectural changes are reviewed and approved or denied. Finally, the Board adjourns to Executive Session and homeowners are excused.

### *What Occurs at the Annual Homeowners' Meeting?*

And what you may be missing.....  
One of the purposes of the Annual Homeowners' Meeting is to elect a member to the Board of Directors for a 3 year term. A quorum of 48 members in attendance or by proxy is required to be able to hold the annual meeting. Not less than 15 days prior to the Annual Meeting, you will receive notification of the meeting as well as the budget for the following year. The Board will answer questions homeowners may have regarding the budget as well as any other questions regarding the Association and our community. This year, the Auditor and our HOA attorney have been invited to attend. After adjournment of the Homeowners' Meeting, a brief Business Board Meeting is held and homeowners are invited to remain for that just as they are encouraged to attend all the monthly Business Board Meetings.

Pat Fenton was appointed to the Board earlier this year to fill a vacated position and has indicated that she is willing to run for a 3 year term in December. If anyone else wishes to announce their intent to run, please send notice of that to [SFTNewsletter@gmail.com](mailto:SFTNewsletter@gmail.com) no later than Nov 14<sup>th</sup> so that it can be announced in the Nov/Dec 2015 SFT Newsletter.

Community Manager  
Mel Shoning-CMCA  
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](mailto:MShoning@lcmpm.com)

**Homeowners are responsible for the costs to repair any damages/problems created by homeowners or the contractors they hire when replacements/improvements are performed outside the unit.**

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



## *Are you ready for “Old Man Winter”?*

1. Know the location of the water shut-off valve and test it regularly to make sure it will shut off.
2. Turn off outdoor faucets & disconnect hoses. If hoses are left attached, the faucet can crack and cause serious damage and expense for the homeowner. “Freeze proof” faucets will freeze.
3. If your home will be vacant for a period of time, shut off the main water valve and keep your thermostat set above 65 degrees.
4. Insulate water pipes close to exterior walls.
5. Do not shut off heat to your basement.
6. Keep garage doors shut.
7. During extreme cold, open cabinet doors and other doors that lead to exposed pipes and keep a slow drip going on a faucet farthest from the point where the water enters your home. Place a bucket under the faucet to collect the water for future use.

If your pipes would freeze, thaw the pipe as soon as possible. Shut off the water at the main shut off valve. Thaw the pipe slowly using a hair dryer, not a blow torch. If pipes are warmed too fast when thawing, they may break. You could also call a plumber. If you call the Management Company, Western Maintenance will be contacted and all expenses for any problems inside the unit will be charged to the homeowner.



## *What have been some of the major causes for repairs on our buildings this year?*

The spring rains were great for our turf & plants but not so good for those who had roof leaks. Some of the leaks were minor but others required more extensive repair.

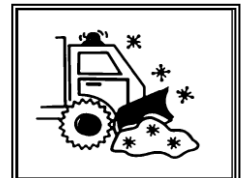
Unfortunately, in the past four years, there have been seven roof replacements to roofs that have had leaks since the roofs were replaced ten years ago. Patching did not fix the problems.

Problems with the roofs have also occurred because satellite dishes and other things have been placed on or attached to roofs. Also, damage to the siding has occurred because of satellite dish placement and has required replacement of that siding.

***Please do not attach holiday decorations to the roofs.***



## **SNOW REMOVAL**



The Board approved the Snow Contract for 2015-16 at the September 8, 2015 Business Board meeting. Western Maintenance will be doing the snow removal for 2015-16.

The following requests are again being made -

- Please keep all drive areas clear of vehicles and do not park in the drive areas or where there are snow zone signs. ***Any vehicles improperly parked may be ticketed and/or towed.***

- Please **do not** call the Management Company, Western Maintenance, or the Board before giving Western Maintenance an opportunity to do their job. Obviously, if the main roads are not getting plowed, the snow removal crew will not be able to get to us. The minimum amount of snow that will determine when the plows come in is 4 inches on the pavement (this is the industry standard). Western Maintenance will use their best judgment as to when to plow and do the best job for us. If the prediction is for about 6 inches, they may wait so that they can remove as much snow as possible. If they come in at 4 inches and we get another 2 inches or so, they will not be back to plow the 2 inches.

- If residents want to push snow from in front of their garages, please do not create a large pile or berm in the main drive which can get packed down when vehicles drive on it thus making it difficult or impossible to remove as melting, refreezing and ice buildup occur.

- Residents are responsible for clearing their sidewalks, porches, and drives. Overuse of ice mitigation products has caused serious damage to old as well as newly placed concrete. Use only what is necessary.

## ***Satellite Dishes***



The following guidelines have been in place in our community and continue to remain so. A homeowner should request approval before having a satellite dish installed. It is important that dishes be installed on the fascia or trim of the requesting homeowner's unit as opposed to the roof or siding. Dishes should be professionally installed as high as possible to keep out of line of sight and cables or cords relative to the dish should be concealed from view insofar as practical. The homeowner is responsible for any damages whatsoever including damage to landscaping and leakage. If the owner wishes to move or abandon the dish, the repair of the damage from the initial installation is the full responsibility of that homeowner.

*Your cooperation in all matters is appreciated; and if in doubt, please ask.*