

Stanton Farms Townhomes HOA Newsletter

January/February 2016

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.**

Thank you to all homeowners who helped us achieve the quorum necessary for the Annual Homeowner's meeting. Without a quorum, it would be necessary to call another meeting thus increasing the cost for all of us. Pat Fenton was elected to the Board of Directors for a 3 year term by a vote of acclamation. Michele Giometti, CPA, reviewed the steps she performs in our annual audit and addressed several areas of the 2014 audit, which was completed in 2015 and is posted on the website. Candyce Cavanagh of Orten, Cavanagh, and Holmes, LLC, discussed such things as flood insurance and the violation procedure. Both Michele Giometti and Candyce Cavanagh addressed the importance of funding reserves and the importance of the financial picture in an Association. Purchasers and lenders are becoming more sophisticated and are looking at the financial health of a community and how well it is maintained.

During 2016, each Board Meeting will begin with a discussion of some of the many and varied aspects that affect all of us who live in an HOA. The business of the Association is an ongoing process and doesn't just get done at the Homeowner's Meeting or the monthly Board meetings - it occurs throughout the entire year.

Please plan to attend the monthly meetings to hear what is happening and to ask your questions.

See page 2 for the topics to be presented throughout the year.

If you have not received a response to your requests or need further explanation to a correspondence you have received, please do not wait months to resolve the issue or to get your questions answered. Come to the Board meeting.

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What does it mean to live in a Covenant

Protected Townhome Community?

Many of us move into a Townhome Community to free ourselves from mowing lawns, shoveling snow, having to do exterior maintenance, etc. However, all that comes at a cost that is reflected in the fees we pay. When we agree to purchase a home in a Covenant Protected Community, we are agreeing to pay the fees. Two of the largest items in the Operating Budget are insurance for the Association and the cost of water. The costs charged to us for both of these is regulated by entities outside our community. Also, what we pay for services and materials is affected by what is happening in the world around us.

And yet we are very interdependent upon each other –

When someone does not pay their fees, the rest of us are affected.

When someone causes damage to the common area, landscaping, plants, etc., the cost of repairs/replacement are felt by the entire community.

When someone disseminates misinformation, it causes confusion and possibly more serious consequences.

When someone fails to replace their window wells when requested to allow for backfilling, it can have a serious impact on their neighbors because the backfilling can't be done until all window wells that are too low in that area have been replaced.

When pet owners fail to clean up each & every time, there can be serious health issues for other animals, children playing in the grass, & contractors working in the grass, and a messy situation for anyone walking in the grass.

When the 7 year plan for the repair/painting began in 2011& as it has continued through the years, the fees collected from everyone have been used to complete the 150 units to date. Now the remaining 39 units need to be taken to the same level & that will depend on the fees that are now being paid by everyone. And the list could go on.....

Stanton Farms Townhomes Website

www.neighborhoodlink.com/Stanton_Farms_Townhomes/home

Topics to be discussed at the Board Meetings in 2016

- Accomplishments since 2010
- Financial status of the Association
- Board Member Fiduciary Responsibilities
- Conflicts of Interest
- Various parts of our Bylaws, Declaration of Covenants, Rules & Regulations, & other laws that govern HOA's

At the January, 2016, Board Meeting the discussion focused on the changes that began in 2010. The contracts for landscaping, trash hauling, insurance, and management services were put out for bid and came in less than what these services had cost in the past and helped save the Association several thousand dollars per year. This money began to help fund our Reserves from a low of \$4,000 in August of 2009 to the November 2015 level of \$378,000.

In 2010, 4 contractors reviewed our asphalt. All 4 agreed that damage to the asphalt & lack of maintenance over the years was too great to suggest that we continue patching. First, drain pans needed to be installed in places where water had and would continue to erode the asphalt. Then replacement of the asphalt could begin. The plan that was accepted had a 6 phase approach to correct drainage. One major phase remains to be done.

In 2010, 4 contractors also bid to repair and paint the buildings. The contractors were asked to phase the work over a 7 year plan and to prioritize based on need. One contractor understood the request and the Board has followed that recommendation. This work did not begin until 2011 because there was basically no money in reserves to allow for it to begin. The repairs were done with the understanding that if a problem could wait for 7 years then only the more serious repairs should be done during this cycle. There was rotten wood under metal trim that needed to be replaced; siding and trim had to be replaced because of water damage from faulty gutters or other causes; siding had to be replaced because bushes too close to the buildings caused the siding to deteriorate or the bushes made it "too difficult" for the painters during the last painting so the siding behind the bushes was not painted. 150 townhomes have been repaired and painted to date. 2015 completed the 5th year and every effort needs to be made to keep us on schedule with the 7 year plan of repairing and painting the buildings. **Why?** Because then it will be necessary to start the process all over again beginning with the buildings that were the first to be done in this 7 year cycle.

Second Notice for the 9 buildings remaining in this cycle **10229,10239,10249,10259,10269,10329,10339,10349, and 10359.** *If you are one of the homeowners in these buildings and are considering replacing windows and/or doors, now would be a good time to get that completed before the repair and painting begins. As a reminder, approval by the Board is needed before making any of these replacements.*

Why is metal drip edge being placed on the units during this repair/paint cycle?



Pre-angled metal drip edge is manufactured to move the water that is running off the roof away from the fascia board. All the buildings south of Fair Ave that were built during the early 1980's had no drip edge at all. Buildings in other locations and also one building south of Fair Ave had a 1"x 2" wooden strip that was to serve as the drip edge. However, the wooden strip did not perform as intended in all places. Fascia boards had deteriorated and needed to be replaced. So metal drip edge has been installed to replace the wooden strips.



Recycling in our community

The Board would like to hear your comments.....

In the past and once again, homeowners have expressed interest in recycling in our community. This is a service offered by Alpine Waste and their *Altogether Recycling* program is the most comprehensive recycling program in Colorado. However, there would be an additional cost of approximately \$6000/year for this service with pick up occurring every other week. The Board would like to hear your comments – whether you are in favor or not. Please email your comments to sftnewsletter@gmail.com.

Assigned Parking Spaces

- There are a number of parking spaces that are marked for a specific unit. Only those individuals living in that unit or those who have been given permission to park there by those individuals are allowed to park in the assigned spaces. An unauthorized vehicle parking in those assigned parking spaces could be towed without notice.
- Homeowners/residents are responsible for notifying their visitors of the assigned spaces.

PAT WILDEROTTER, our insurance representative, is scheduled to be in attendance at the next Business Board Meeting to do the annual review of the Association's insurance policy.

Tuesday, March 8, 2016, 7:00 pm
Lilley Gulch Recreation Center

Please Plan to Attend