

Stanton Farms Townhomes HOA Newsletter

September/October 2016

Rocky Mountain Chapter of the Community Associates Institute - 2011 Medium Community HOA

At the September 12th Board Meeting, the 2015 Audit and the 2016 Reserve Study were presented to the Board for their review and approval. The Board approved the Audit and it will be posted on the SFT Website after being returned to the Board. The audit consists of financials as well as notes and other information that detail the procedures that were used to perform the audit and the responsibilities of the Board and the Management Company.

The Reserve Study is performed every 3-5 years & the 2016 Reserve Study is now posted on the SFT Website. The Reserve Study is a tool for the Board to use in its preparation of the yearly budgets to fund for future major repairs and replacements. The Reserve Specialist is a 3rd party who reviews the property and recommends what is necessary to achieve adequate reserves.

The most recent Reserve Study will be very important to the Board as they prepare the Budget for 2017. Board Members have a fiduciary responsibility to all homeowners to establish a budget that will provide for adequate funds for the general operations of the Association as well as funding Reserves. Money collected from the homeowners for future major repairs and replacements (Reserve Fund) should not be used for general operating expenses such as snow removal and more water for irrigation. For most of us, our homes are our largest investment. All of us as homeowners should have a vested interest in the financial health and maintenance of our homes and the community to protect our investment.

NOW is the time for homeowners to ask questions & address the expenses that affect our fees, **NOT** in December at the annual Homeowners' meeting **AFTER** the budget has been prepared. Attend the October 10, 2016, Board meeting with your questions & comments.

"The Great Grill Kerfuffle"

Recently, there were "Friendly Reminder" notices sent to residents from the Management Company regarding their grills. West Metro and the rules for Stanton Farms Townhomes were used as the basis for the notice. Some homeowners did their own research and communicated directly with West Metro for clarification regarding the use of grills by those living in a townhome. They presented their findings to the Board at the September, 2016, Board Meeting, which were that townhomes are exempted from the restrictions that apply to the use of grills for those living in apartment buildings or other multifamily dwellings.

Bruce Kral, Deputy Chief of Life Safety and Fire Marshal for West Metro Fire Rescue, was asked to clarify why the 2015 International Fire Code makes no specific reference as to townhomes being exempted but West Metro does indicate an exemption for townhomes. He explained that the exemption for townhomes was added to address the frequent questions regarding the application to townhomes. Townhomes are considered single family dwellings because of the fire separations required between townhome units and fall under the provisions of the International Residential Code along with one- and two-family dwellings.

Our Covenants address grilling under "Section 8.19. "The use of outdoor grills on any portion of the Community shall be governed by applicable state laws and local ordinances having jurisdiction over the Community." Therefore, Stanton Farms Townhomes is under the jurisdiction of West Metro Fire and is exempt from the restrictions for other multi-family units.

However, in recent years, there has been damage to common property because of grills being used too close to the buildings or on balconies. One homeowner present at the September Board Meeting commented on the importance of keeping the grill clean to minimize flaming. The rules clearly state that damage to buildings will result in fines as well as reimbursing the Association for the costs of repair and restoration. What guidelines should homeowners be asked to follow regarding the safe use of grills? West Metro requires those multi-family units that are not exempt to not operate grills within 10 feet of combustible construction and do allow the use of 2 ½ # tanks or electric grills. Please present your comments concerning the use of grills in our community to the Board at the October 10, 2016, Board Meeting.

"Why has that big, beautiful tree been cut down?"

Most of us are not happy when a tree has to be cut down, even when it is necessary. We have lost trees in our community because they were dying or diseased or because of storm damage. Unfortunately, the large cottonwoods and poplars were planted in areas not appropriate for such a large tree. Removing a diseased or dying tree before it causes damage to someone's home or person needs to be a priority.

However, all the problems that trees can cause are not what's above the ground. Recently, a large cottonwood needed to be removed from an area much too small for a tree that size. The tree roots had pinched the irrigation lines in that area for many years and resulted in major leaks. It was impossible to repair the most recent leak this year because the area had become almost totally filled with roots. Also, a sidewalk in that area had been ground down to prevent a trip hazard but the roots continued to raise and damage the sidewalk so it was replaced this year. Those same tree roots have damaged a nearby driveway, which will need to be replaced at some time. To allow the tree to remain would cost all homeowners the expense of repeated repair of concrete, asphalt, and irrigation. The 2016 Reserve Study increased the spending level for tree trimming and the removal of trees because of the root damage to asphalt drives and being too close to buildings.

The trees that have been planted in recent years have been planted farther from the buildings and are appropriate for the size of the area.

Ignoring the problems created by these "big, beautiful trees" will not make the problems go away – the problems will only become worse and often become more expensive.

It's time to unhook those outside hoses as freezing temps approach. If hoses are left connected, damage to inside pipes can occur & homeowners are responsible for replacing their outside faucets, keeping them in good condition & repairing any interior damage, etc.

Looking for Board Meeting minutes, governing documents, audits, reserve studies, Newsletters, etc..... Go to the KC website – www.kchoa.com or the Stanton Farms Townhomes website where clicking on "More" will give you much more.....

Stanton Farms Townhomes Website

www.neighborhoodlink.com/Stanton_Farms_Townhomes/home

~~~The Honor Flight~~~

My name is Carl Renner and I have resided in the Stanton Farms Townhome Community since July, 1994, with my wife Mary.

I have been asked to write a few lines about my recent trip to Washington, DC with the Honor Flight. On our return flight, I was given letters written by our children and grandchildren. Daughter Linda wrote "Dad, I remember you standing in a hospital room in Estes Park, CO, as Mom had just had hip replacement surgery from a fall earlier that day; and when the call came in, you were so excited to have been chosen with 27 other WWII and Korean Veterans to join the Honor Flight and travel to Washington, DC." I served in the United States Air Force from July 1952 to July 1956. My overseas assignment was in Korea, flying on a Douglas B-26 Invader with a crew of four, I as an aerial gunner. Having been selected to The Honor Flight, I felt very humbled and honored.

We assembled on the morning of September 15, 2016, at DIA where we were escorted through security to a special train that went from the terminal directly to concourse C, boarded our Southwest Airline's plane first & were then seated in the first nine rows - 28 vets and 26 guardians. As our aircraft approached the gate at BWI, we received the "Water Canon Salute" from the airport fire department. In the airport concourse, we were greeted with people standing, clapping, handshakes and hugs. (I liked those the best)

September 16th - First stop-the WWII Memorial & rightfully so. It was an awesome sight to see & walk through & have a picture taken in front of the Colorado Pillar. It was a time to remember those who fought the greatest war ever and those that paid the ultimate price. Next stop-the Navy Memorial, also known as "The Lone Sailor." During the special POW/MIA Ceremony, one in our group was recognized, a captain and pilot of a B-17 that was shot down near where the Battle of the Bulge took place and was taken as a POW. Two admirals walked back with us to the bus & saluted as the bus pulled out. Then on to The Korean War Memorial, which in my opinion is the most impressive of all (I don't think I'm being prejudiced.) The memorial depicts fourteen Soldiers, three Marines, one Sailor, & one Airman walking through a field. The seven foot figures are awe-inspiring, and many pictures of us were taken there. It's difficult for me to speak about the following but do want to share it with you. A woman came forward & as she was hugging me & thanking me, said "My son did not make it back." This was a very emotional moment for me. She needed to say it & I was honored that she shared it with me. Next was the Vietnam Veteran's Memorial, "THE WALL", - an imposing structure with so many names & so many to honor. The navigator on the crew that I flew with was killed on an aborted takeoff in Vietnam & I was able to pay my respects to "WOODY" one more time. We also visited the very inspiring Lincoln Memorial & the Washington Navy Yard, a very interesting place to visit where we saw their museum and their history.

I would like to take a moment to say a word about our Guardians, a group of wonderful volunteers that traveled with us. These Guardians paid full fare and as volunteers pushed wheel chairs & assisted in any way they can. One time as we were walking, a volunteer tapped me on the shoulder and said "'Carl, your shoe is coming untied." I started to bend down, she stopped me, bent down on her knee & tied it for me. Folks, that is above the call. They worked endlessly. That is dedication & so appreciated.

September 17th First stop today, Arlington National Cemetery, where I was told four hundred thousand lay in rest & more are added each day. We had a special place to witness the changing of the guard at The Tomb of the Unknowns. As the Guard and the Staff Sergeant approached us, the Sergeant saluted us by putting down his right heel & sliding it. What an honor. The changing of the guard is very impressive & the inspection of the oncoming guard and the ritual is so inspiring - a duty that goes on around the clock, 365 days a year - rain, snow, or sunshine. They are very special, dedicated soldiers. Next stop-The Air Force Memorial. Being an old fly boy, the three spears, which is the missing man formation, was meaningful to me. Next- The Marine Memorial, which is the raising of the flag at Mt. Suribachi, on the island of Iwo Jima. So moving to view this memorial and remember what that meant to the American people at that time in WWII. Again a lot of handshakes and hugs (did I tell you I liked the hugs). Lunch was at the China Garden, my very least liked food but I did eat the fried rice. Wally would have been proud. Wally was the flight engineer on our crew in Korea and at every chance had fried rice. I'm the only member still alive from that crew. Robbie, the pilot, died all too soon. The FDR Memorial was another remarkable place to visit before our return flight.

It is hard to imagine the work and countless hours the Honor Flight Staff puts into making all these arrangements, and it happens without a hitch. A very well-greased wheel.

As the group returned to DIA, we were greeted by a row of people standing with flags that were about ten feet high, a group of bagpipe players, and a crowd of family, friends and bystanders all clapping and cheering. What a great welcome HOME!

*I am a very proud American, a veteran that will stand any day
for our National Anthem and Flag with his hand on his heart
for the Greatest Country in the World. Carl Renner*

Thank you, Carl

