

# Stanton Farms Townhomes HOA Newsletter

May/June 2017

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

## Monthly Business Board Meetings

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

## REMINDER TO ALL HOMEOWNERS

**Town Hall Meeting**  
**Monday, June 5, 2017 7:00 pm – 8:00 pm**  
**Lilley Gulch Recreation Center**  
**Purpose of Meeting – Water Sub-metering for Stanton Farms Townhomes**

**Many of the Newsletter articles since 2010 have tried to provide the “what” and the “why” of the various issues that affect our community and everyone who lives here. Understanding may be difficult if one does not know the history leading up to the present or why something is the way it is. So let’s look at the “what” and the “why”.**

**What are the parking problems ?????**

**What needs to be done & why?**

### Recently the following appeared in the March/April 2017 SFT Newsletter

*February 13, 2017 Board Meeting Update re: PARKING*

*As the number of people and the vehicles that are brought into a community increase, parking problems increase. The community manager provided the Board with some options for dealing with these problems. Two companies’ suggestions were reviewed and included booting improperly parked vehicles, etc. Also, **registration of vehicles would provide information needed by the parking enforcement companies.***

*It also went on to say... In June, 2013, the specific requirements for the amount of clearance necessary for emergency access to all homes were detailed for us by the West Metro Deputy Fire Marshall. **These requirements are outlined for all homeowners and residents on page two of this Newsletter.** (the March/April 2017 SFT Newsletter) *More frequent patrolling will be necessary if homeowners/residents fail to follow these guidelines.**

So why is more frequent patrolling necessary? Because homeowners/residents have and continue to ignore the Parking Regulations from June, 2013, that were put into place **specifically** for our community after the West Metro Deputy Fire Marshall **personally** reviewed the parking situation that exists **here**. Since June, 2013, the Vehicle Parking Notification dated 6/14/2013 has been mailed several times to residents/homeowners, the Vehicle Parking Notification is posted on the Stanton Farms Townhomes Website, and at least 7 issues of the Newsletter (not counting this one) have had articles about the parking issues and the need for the required clearance in drives for emergency access. In the March/April 2014 issue of the Newsletter, Bruce Kral, the newly appointed Fire Marshal for West Metro, was quoted as saying - *“It is important to maintain the minimum fire lane widths so that we may access all of your community’s residents at the time of an emergency. As a private development it is the responsibility of the homeowner’s association to maintain all fire access lanes.”* He also reviewed the June 14, 2013, Vehicle Parking Notification and confirmed that the specified distances for emergency access in our community met the requirements in the International Fire Code.

### Why are residents being asked to register the vehicles they will be parking in the Common Area Designated Parking Spaces?

There have been many times when residents have been asked to not park and/or to move their vehicles from these Common Area designated spots. As work is done throughout the community, the presence of vehicles can hinder the work that needs to be done. When people fail to follow these requests and the owners of the vehicles can’t be identified, it has caused delay in the work or the need to reschedule, which costs all of us. In some cases, it has been necessary to tow the vehicle which was unfortunate for the owner. If the owner could have been identified & notified to move the vehicle, there could have been fewer problems and cost for the owner and the Association. There have also been numerous problems because of unregistered vehicles, some of which were later identified as abandoned. Some of the parking problems could have been remedied with a friendly notice; but since the owner of the vehicle was not known, a less than friendly approach was necessary. Then we go back to the need to do more frequent patrolling and those companies that do that rely on the registration of vehicles to provide the services they are hired to do.

Stanton Farms Townhomes Website

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

**Why should you & how can you protect yourself and your finances from the catastrophic effects of severe spring/summer storms?**



The recent hailstorms in our area have shown us how severe and costly these storms can be.



**The following is taken from the 2017-2018 SFT Insurance Newsletter which is posted on the website. Please read thoroughly and carefully. If you have questions, please ask.**

*As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Stanton Farms Townhomes's amended declarations, and your personal property and liability exposures that are not covered under your association's master insurance policy.*

*If there were a covered property loss at Stanton Farms Townhomes, the master association's policy would rebuild the basic structure. **Page 22, article 9.1 of Stanton Farms Townhomes' declarations state the association shall obtain insurance covering the structure and "the following types of property contained within a residence as originally installed: (a) fixtures originally installed that are part of the building or structure; and (b) appliances, such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping. The Association's policy does not cover betterments and improvements made by Owners and Owners' predecessors-in-title."***

*When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an H06 (Condominium owner's) policy. The H06 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments and any improvements added by the Unit Owner(s) since original construction. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CDs, towels and linens etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for the deductible portion of a claim. **The association has a 2% wind/hail deductible which could result in an individual assessment of \$3,520. Most H06 policies include one thousand dollars of loss assessment coverage. Some insurance companies will limit the amount of coverage to one thousand dollars if the loss assessment is used to meet the association's deductible. Check with your insurance agent to see what is available. To raise your loss assessment to \$5,000 should cost minimal.***

*If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter at 720-212-2065.*

**What are the reasons for cleaning up after your dog each & every time????**



Please note: This is the **15<sup>th</sup>** Newsletter Article since the first issue of the SFT Newsletter (which was April, 2010) that addresses 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?***

## Reminder

Trash pick up will be on Wednesday during the weeks of Memorial Day & July 4th.



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