

Stanton Farms Townhomes HOA Newsletter

June-Sept 2018

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 have been and
continue to be encouraged to attend.*

**November 12th, 2018, Bruce Kral, Fire Marshal for West
Metro Fire Protection District has been invited to attend
the monthly Board Meeting to discuss the importance of
providing emergency access.**
**December 10th, 2018, Annual Homeowner's Meeting
7:00 pm Lilley Gulch Recreation Center**

Welcome to the new homeowners and residents that have moved into our community in the past few months. If you have questions or concerns, you can contact the Management Company or direct them to the Board at the monthly Business Board Meetings. Also, the Minutes for the Board Meetings, as well as the governing documents, committee reports, Newsletters, etc., are posted on the website given at the bottom of the 2nd page and all are accessible to both homeowners & non-homeowners who may be interested in learning about our community.

Char Newcombe resigned from the Board of Directors of Stanton Farms Townhomes after serving for over 3 ½ years to allow herself the time necessary to pursue her Master's Degree in Counseling. In looking back, she wanted to share some thoughts with the other homeowners. *It is never easy to be the ones who have to enforce the rules and I learned an immeasurable amount about where our money goes and why. Our current Board President stresses the importance of Board member education and that the interests of all 189 units need to be first and foremost in the decisions that the Board makes as well as being ethical and well-informed when implementing preventative measures to protect the integrity of our property and our home values.*

On 9.10.2018 current Board Members Jerry Garfield, President, and Pat Fenton, Vice President, appointed Kathy Hyland to complete Char's term. Kathy will serve as Secretary/Treasurer. A message from Kathy - *My children and I moved into our community in 1989 and my parents moved into their townhome here in 1997. Maybe you have seen my father, Wendell, out riding his trike. I retired as office manager for the U.S. Probation Office after 30 years of service. I look forward to working with Jerry and Pat, representing and protecting the best interests of our community as a whole.*

Thank you, Char, for your service to our community and welcome to the Board, Kathy.

It is important to understand the history of our community. There have been many changes in our community since 2010 – changes both physically and fiscally that needed to be made. Physically some of the areas requiring extensive work and repair have been drainage, negative grade, rotten wood trim that had been covered with metal trim, and rotten siding. Gutter problems had to be corrected and some were contributing to the rotten siding. There was no change in the fees for the first 15 years of our community and only 5 in the next 10 years. The available records show that there was no funding of Reserves (future maintenance) prior to September 2009. Our Reserve Specialist stated at a homeowner meeting in December 2016, that for every year there is no funding of the reserves the Association gets 2 years behind.

We are a covenant protected community of 189 townhomes with a value of \$44 million and a 2018 budget of \$667,000. Board members have a fiduciary duty to the community and must act in the best interest of the community. They have a duty of care to act in a reasonable manner and a duty of loyalty to put the interests of the association first without any personal agenda or conflict of interest. Board members have an obligation to protect the property values of the community. Not setting fees at a level to take care of the needs of the community and failing to set money aside in reserves is doing the community a disservice.

In a community such as ours we are affected by the actions of others. Covenants/rules are established to protect us and to help minimize the actions of others when they fail to respect others, fail to use common sense and are not concerned about the safety of others – (The following represents just some of the areas)

- * Dog poop – See page 2
- * Parking – See page 2
- * Speed bumps were placed for the safety of people walking and driving in our community after a resident was almost hit by a person driving too fast. Residents continue to comment that people are still driving too fast.
- * Noise-Unnecessary noise any time of the day can affect people in their homes - especially those who are trying to rest or sleep
- * Physical and verbal interference with contractors – This has caused contractors to walk off the job, be unable to finish the job they were contracted to do, and has voided warranties which has then increased the cost of that job for all of us.
- * When homeowners do not maintain and keep in good repair what is their responsibility, that can have a negative impact on the property values of the homes in the community and the time spent in our homes and outside.



This is the **16th** Newsletter Article since the first issue of the SFT Newsletter (which was April, 2010) that addresses the problems created by those who don't clean up their dog's poop each and every time

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?

People in our community see who doesn't clean up and they talk. Is it saying to others that you don't care about other people, other dogs, & your own dog when you don't clean up after your dog?

A reminder as freezing temperatures approach- Please unhook your hoses from your outside faucet to prevent possible damage to the faucet and the water line in your home. The outside faucet is the homeowner's responsibility because it is an extension of the water lines inside the house.

Misconceptions, Misinformation, Misstatements ----- In our world today, we are subject to these 3 M's. Within our own community it is important to understand the history of this place and, as with anything you read or hear, to know that source is accurate and does not have a personal agenda or conflict of interest. ***Get the facts for yourself***

Stanton Farms Townhomes Website
www.neighborhoodlink.com/Stanton_Farms_Townhomes/home

Why we have the parking guidelines we have today

Prior to 2013, our documents have clearly stated that parking would be permitted only in designated areas and that all other areas were designated as emergency vehicle access lanes. They have also stated that unused, derelict or abandoned vehicles, vehicles in undriveable condition, including those not properly licensed, could not be stored or parked on any portion of the Common Area and would be towed at the owner's expense.

People chose to ignore these rules & the problems weren't fixing themselves

In 2013, Stanton Farms Townhomes was reported to West Metro for a parking violation. The Fire Marshall at that time personally reviewed the parking situation and was instrumental in developing the June, 2013 Vehicle Parking Notification. Bruce Kral, the present Fire Marshall for West Metro, has reviewed the distances set forth in the notification and confirmed that the specified distances meet the requirements of the International Fire Code. He has also stated that it is responsibility of the homeowner's association to maintain the minimum fire lane widths so they may have access to all residents at the time of an emergency.

People chose to continue to ignore the rules set forth in our documents and the 2013 notification & the problems weren't fixing themselves.

Beginning in 2017, the Board found it necessary to consider companies who would do more frequent patrolling of our community because of lack of cooperation. There were multiple communications with homeowners and residents explaining the process and the requirement that ALL vehicles parking in the Common Area parking need a permit. The past newsletters as well as the present parking guidelines are posted on the Stanton Farms Townhomes website given below.

There were units whose vehicles were using all, if not most, of the parking spots in an area. The requirement of permits has opened up spots in some areas and the addition of visitor spots now provides a place for those who are visiting for a short time or coming in to provide services to the elderly or those with medical needs.

Abandoned, inoperable, stored or illegally licensed vehicles take away the limited common area parking from others.

The cost for these new parking guidelines is being borne by those who need the permits. There is NO cost to the Association for these new parking guidelines.

What would be very costly is someone not receiving the emergency care that he/she needs.

Community Manager - Kellie Cole kellie@kchoa.com
303.933.6279 Ext 108 or 303.605.6924
KC & Associates 303.933.6279 www.kchoa.com
10106 W San Juan Way, Littleton, CO 80127