

Stanton Farms Townhomes HOA Newsletter

May/June 2014

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

A Message from your Board of Directors

As our community goes through the process of updating our 30 year old outdated documents, the best source for correct information will be from your current Board of Directors, who have spent many hours reviewing the updates with our legal counsel, Candyce Cavanagh of Orten, Cavanagh and Holmes, and from our community management company, LCM. Please know the source of any information you may receive so that you know that it is correct. The Homeowner Meeting to address questions concerning the updated documents will be held on June 10, 2014, at Lilley Gulch Rec Center beginning at 7:00 PM. Please send your questions to Marla LaFore so they are received no later than June 6, 2014. (Her contact information is provided on the second page of this Newsletter). Questions received prior to the meeting will be addressed first. This is a multi-step process and homeowners will be advised of that process. No vote will be taken at this meeting. We encourage your participation and appreciate your cooperation as we move forward to help reduce the risk to our community that can occur when documents are outdated.

The Board is also planning to schedule Hal Kyles of Orten, Cavanagh, and Holmes to attend one of the upcoming Board Meetings to discuss such things as the collection of delinquent accounts, foreclosures, and receiverships. Homeowners are invited and encouraged to attend the monthly Board Meetings which are held the 2nd Tuesday of every month at Lilley Gulch Rec Center at 7:00 pm.

Jerry Garfield, Susan Sands, & Sherry McManus

What do I like about living in our community?

Comments from two homeowners were recently heard at the May, 2014, Board Meeting. These are excerpts..."The immediate pleasure we experience is the strong sense of community in our cul-de-sac. Our neighbors do many things for each other. However, the above would be of little consequence was there not a greater reason to appreciate living in this association. That greater reason is born of the knowledge that our association is becoming increasingly economically healthy and more marketable as a desirable place to live, primarily because of the outstanding board that presently oversees maintenance and provides fine scrutiny of bids for projects, thus saving the association thousands of dollars. Most importantly, however, the Board is forward looking in maintaining an ever-increasing reserve fund that provides the homeowners security and protection against catastrophic damages and resulting assessments. As a result, this community is basically attractive, financially strong, and appealing to both realtors and buyers, all of which is to the immediate and long-term advantage of all homeowners."

Summer Events

B.Y.O.P. Bring Your Own Picnic

Saturday June 28 5:30 pm - 7:30 pm

Location - on the lawn east of the 10299 building

(Raindate Saturday July 12 5:30 pm - 7:30 pm)

Special guests for the evening will be Gailard Nelson, with his John Deere tractor, & those who serve & protect us from the West Metro Fire Dept & the Jefferson County Sheriff's Dept. Ice cream & cookies will be provided.

Hope to see you there!



Beautification Contest

"You Be the Judge"

Is this an "Aha Moment"?

Residents are encouraged to recognize their neighbors for how they have beautified their area or any other area in the community. A brief statement that includes why an area is being nominated (i.e., how it makes you feel, maybe it brightens your day, perhaps you appreciate the thoughtfulness and work someone put into making and keeping that area looking beautiful not only for themselves but our community as well) and the address of the unit or a specific location should be sent to sftlandscapecommittee@gmail.com no later than July 20, 2014. Those making nominations are being asked to make only one nomination per unit/area but they may nominate more than one unit/area. The winners will be announced and prizes awarded at the August 12, 2014, Stanton Farms Townhomes Board Meeting.

Please note that any permanent plantings or changes to the landscape need approval.

Contact the Management Company for the ACC form.

Restatement

of Water Restrictions for Outside Water Use

At the May 13, 2014, the Board restated its policy for outside water use. Vehicle washing (including, but not limited to cars, trucks, motorcycles, ATV's, boats and trailers), as well as outside play devices such as Slip-N-Slide or hoses left running will NOT be allowed for 2014. Any one that is reported using water in such ways will be fined as follows – 1st violation - \$50; 2nd violation - \$75; 3rd violation and all subsequent violations - \$150 each

Denver Water's Operating Rules and Water Conservation state that "water shall be used only for beneficial purposes and shall not be wasted. Prohibited water waste includes using water instead of a broom or mop to clean outdoor impervious surfaces such as sidewalks, driveways and patios, except when cleaning with water is necessary for public health or safety reasons or when other cleaning methods are impractical". Residents are being asked to honor Denver Water's Operating Rules. *Thank you for your cooperation.*

**Having your vehicle
towed is not pleasant**



**And it is costly \$\$\$
~ \$300 or more**



The rules for our Association state that "Parking is permitted only in designated areas; all other portions of roadways are designated as emergency vehicle access lanes...Unused, derelict or abandoned automobiles (i.e., vehicles that have not been moved by its owners for a period of two weeks or more) or vehicles in undriveable condition, including those not properly licensed, may not be stored or parked on any portion of the Common Area and will be towed at the Owner's expense...without notification to the resident or vehicle owner." Earlier this year, the newly appointed Fire Marshall for West Metro – Bruce Kral – reviewed the 2013 Guidelines that were sent to homeowners in June, 2013, and again in February, 2014, and confirmed that they meet the requirements stated in the current edition of the International Fire Code (2012). He also stated, "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." All homeowners are part of the Association. When someone fails to follow these guidelines and requirements, all of us are put at risk.



Is this your package?

If not, please do not accept it or get it to the rightful owner

There are problems in our community with getting the mail or packages to the correct individual/address. If you receive someone else's mail or packages, attempt to get it to the correct person or return it to the outgoing mail.

There are many of us who watch out for our neighbors and do the right thing.

However, a resident has not received a number of items that were shipped to her. When she tracked the items, they were reported to have been delivered but they were not delivered to her door.

Do not keep something that is not yours. That is stealing!!

GARAGE DOOR

REPLACEMENT OFFER



Western Maintenance & Construction is offering the homeowners of Stanton Farms Townhomes replacement of 16X7 (2 Car Garage) door or 8X7 (1 Car Garage) door.

Cost - 2 car garage door - \$935.00

1 car garage door - \$710.00

Contact Western Maintenance & Construction at 303.944.9000 if you have questions or wish to place an order.

Backfilling has occurred and will continue to occur when inspections that are performed prior to the sale of a home require that it be done. Window well collars often need to be added to allow for that whether the home is being sold or work is being done to correct drainage problems in an area.

LCM Property Management, Inc
1776 S Jackson St #530
Denver, CO 80210

Community Manager Marla LaFore, CMCA
MLaFore@lcmpm.com

Phone: 303.221.1117 x 109

Fax: 303.468.9404

Stanton Farms Townhomes Website

www.neighborhoodlink.com/Stanton_Farms_Townhomes/home