

Stanton Farms Townhomes HOA Newsletter

March/April 2014

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

The State of Stanton Farms Townhomes

Pat Wilderotter attended the Business Board Meeting in February, 2014. The Declaration of Covenants, Conditions, and Restrictions for Stanton Farms Townhomes states that *"All insurance policies carried by the Association shall be reviewed at least annually by the Board of Directors of the Association in order to ascertain that the coverage provided by such policies adequately covers those risks insured by the Association."* Her presence at the meeting provided that required review by the Board and also allowed homeowners that were present at the meeting to ask questions. Pat explained that insurance claims are made because of a sudden and accidental event, not because of poor workmanship or bad contracting.

The following month, Jason VanMeter from Western Maintenance & Construction attended the Business Board Meeting. One topic of discussion for the Board and the homeowners in attendance was snow removal. Jason stated that it is very difficult to know when to plow and how much to do because the weather can be unpredictable. Once vehicles have driven on the snow, even a small amount can be difficult or impossible to remove. Approximately 90% of the properties where Western Maintenance plows have **4" of snow on the pavement** as the minimum for plowing. This standard is set so that the cost of snow removal does not use up funds that are needed for so many other expenses. Western Maintenance understands many of the other expenses that we have in our community because they have been involved in the repair/painting of our buildings, gutters and drainage, concrete work, asphalt work, as well as doing roof repairs or replacements of entire roofs in some cases. When it comes to these maintenance issues here, there are a number of different individuals who look at a project before beginning work to determine what most feel is the best approach and then our community is reviewed yearly to set priorities.

Pat & Jason, as well as others who offer advice and recommendations and perform the work in our community, provide vital information that the Board cannot ignore when performing their fiduciary responsibility and preparing the budget. Homeowners have the opportunity to attend the Board Meetings to hear what these individuals have to say as well as learning more about the state of our community and what goes into preparing the budget. **Plan to attend the monthly Board meetings – the second Tuesday of each month at 7:00 pm at Lilley Gulch Recreation Center.**

Spring & Summer Events

2014

Community Garage Sale



Friday - May 16th 8 am – 4 pm

Saturday - May 17 8 am - 3 pm

We are requesting that your sale items not be left outside Friday night and that you clean up completely after the sale on Saturday.



Dumpsters will be placed in the community for your use from May 15 – May 20. One will be south of the 10329 building and the other will be north of the 10490 building.

B.Y.O.P Bring Your Own Picnic

Saturday June 28

5:30 pm - 7:30 pm

(Raindate Saturday July 12

5:30 pm – 7:30 pm)



Watch for more details about the picnic in the next Newsletter.

Beautification Contest



The Landscape Committee will again sponsor a Beautification Contest. All residents in the community are encouraged to participate.

The theme for this year's contest will be
"You Be the Judge"

More details will be provided in a future Landscape Committee Report and the May/June Newsletter.

Please note that any permanent plantings or changes to the landscape need approval. Contact the Management Company for the ACC form.

Welcome to the new homeowners & residents in our Community.

These events are a great way to get to know our neighbors better. Have a great spring & summer!!

**Trash Hauler's Contract &
the Question of Recycling**



The Board reviewed 3 bids for our trash hauling at the March, 2014 Board Meeting. Alpine Waste & Recycling's cost is less than the other 2 bids and Alpine was credited for doing a good job. The winds on trash day have created extra work when trash is not bagged well or not in trash cans with a good cover. **Please secure your trash.**

There was little interest expressed in recycling and about half of those responding to the survey were not interested if there would be an additional cost. Alpine's bid was the least of the 3 and the charge would have to be for the entire community at an additional \$200/month. The Board could not justify this extra cost.

"Parking" is one of the major problems in HOA's. What you should know about parking in our Community.....



In June, 2013, a notice was sent to all homeowners as a result of a Fire Lane Parking violation being reported to the West Metro Fire District. The guidelines were provided to us by Deputy Fire Marshall Captain Steve Baumgartner and were based on the 2012 International Fire Code. This notice was sent once again in February, 2014, to all homeowners. Earlier this year, the newly appointed Fire Marshall for West Metro – Bruce Kral – reviewed the 2013 Guidelines that were sent to homeowners 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."* Wyatt Towing patrols our community with the authority to tow vehicles that do not allow the required widths for emergency vehicle access and can tow those vehicles without notification. The rules for our Association also state that *"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."* Homeowners who have renters in their townhome or who have visitors parking in the community have the responsibility to notify the renters/visitors of these parking guidelines. If you have not been provided a copy of these guidelines, please request them from Marla LaFore at LCM Property Management.

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

The cost of water continues to be one of the largest budget items for the homeowners in Stanton Farms Townhomes. Therefore, vehicle washing (including, but not limited to cars, trucks, motorcycles, ATV's, boats and trailers), spray washing of patios, driveways, and garage floors, 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

Please do not place your trash cans or trash bags in grassy areas. If you place your trash out the night before trash day and it is in the grass, it could block any irrigation that may occur during the night.

Vehicles that park over grassy areas could also block the irrigation. This results in water being wasted.

Thank you for your cooperation.

Here We Go – Once Again - Talking about Dog Poop

There have been several Newsletter articles addressing the problems that exist when pet owners do not clean up after their dogs - **each & every time**. For those who still haven't gotten the message, harmful organisms that are present in the fecal matter can be transmitted to humans. It is important to remember that other dogs become infected via soil contamination as well. So good poop scooping habits help our dogs, too.

Another thing to consider is that we have many individuals who work in our community. They shouldn't, can't, and won't work in these unsanitary conditions.

Some communities have found it necessary to establish a DNA Collection & Registry Program when poop isn't scooped. One local company's charges for this service is \$39.95/dog for the DNA collection & registration followed by the poop sample collection & match per sample at a maximum cost of \$65.00. These charges would be passed on to the irresponsible pet owners.

Thank you to those who are conscientious pet owners!!

FYI – The treatment for the Emerald Ash Borer will be done near the end of April. This is a systemic treatment so contact for humans & pets is minimal. However, if you have concerns for yourself or your pets, you may want to avoid contact with the Ash trees during this time.



The repair and painting of the next group of buildings will begin as soon as the weather allows. Western Maintenance will be placing notices

on the doors of each unit notifying the residents that the work is scheduled to begin. Please remove grills, bikes, furniture, flower pots, etc. from your porches, patios &/or decks and any items attached to the siding. Also, fences require a gate for access and gates need to be left unlocked.

Your assistance & cooperation will be appreciated.