

# Stanton Farms Townhomes HOA Newsletter

January/February 2014

*Rocky Mountain Chapter of the Community Associates Institute*

*2011 Medium Community HOA*

## ***Notice of Change in Dates for Business Board Meetings***

Effective 1.1.2014

The meetings will now be held the second Tuesday of each month at the same location - Lilley Gulch Recreation Center beginning at 7:00pm.

## **Meet our new Community Manager Marla LaFore**

*"Greetings to all of the owners and residents of Stanton Farms Townhomes -*

*I have been in the property management business for eight years. I am a Certified Manager of Community Associations (CMCA) and have been working for LCM Property Management for 3 years. I am very happy to work for a company that is family owned and operated, and who strive to provide the best service for our clients.*

*With an extensive background in customer service, providing excellent service to all residents in the communities I manage is my #1 goal.*

*I have two grown children and one beautiful granddaughter who I love spending quality time with. I am convinced she is a musical prodigy in the making.*

*I am also a die-hard Bronco fan and season ticket holder; so as you can imagine, I love this amazing season we are having! I hope to be attending the Super Bowl in February along with our team!*

*I would like to thank the Board of Directors for allowing me the opportunity to work for all of you. I look forward to meeting you and to becoming an integral part of the Stanton Farms Townhome community as your Community Manager."*

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

Community Manager Marla LaFore, CMCA

[MLaFore@lcmpm.com](mailto:MLaFore@lcmpm.com)

Phone: 303.221.1117 x 109

Fax: 303.468.9404

## **A Message from your Board of Directors**

We would like to extend a welcome to Marla and hope many of you will find an opportunity to meet her. All homeowners should have received an introduction letter near the end of December, 2013, from LCM property management. If you did not receive one or have questions regarding your account or other issues during this transition period, do not hesitate to contact LCM.

Also, thank you to those homeowners who helped us once again achieve a quorum at our annual Homeowner's Meeting in December, 2013. Our attorney, Candyce Cavanagh, of Orten, Cavanagh & Holmes was present to discuss the process involved in the updating of our governing documents which were originally adopted in 1983. There have been many changes in statutory and case law since that time that will be reflected in the update. She has been working with us, the Board, to prepare a draft document that will be provided to all homeowners for their review. After a period of 30 days or more, there will be a homeowner meeting to review the update as a group. More information will be provided as things progress.

Each month during our Business Board meetings in 2014, there will be time set aside to review our budget, what goes into preparing the budget and all the things that need to be taken into consideration when preparing that budget. The most recent fee increase was a difficult thing to ask of our homeowners and we are homeowners as well. It was not done just because we could do it. It was done because we are bound by our governing documents and many Federal, State & Local laws; we are also guided by the Reserve Study for our community, inspection reports, and the recommendations and advice of professionals; and we must address the needs of our homes and the condition of our community both physically and financially.

Please plan to attend as many meetings as possible and we will try to do our best to answer your questions & concerns.

*Jerry Garfield, Susan Sands, & Sherry McManus*



## Looking Ahead into 2014

O'Brien Tree Care will begin (or may have already begun) trimming or removing trees that are causing problems or have died.

Repair and Painting of our buildings will continue again this year. As of the end of 2013, 20 buildings (84 townhomes) have had extensive repairs, replacement of rotten trim and siding, and new paint as well as placement of metal drip edge. All the buildings south of Fair Avenue in addition to 4 buildings north of Fair Avenue are in this group. It has taken 3 years to accomplish this goal. There are 22 buildings remaining (105 townhomes). Hopefully, we can stay on course with the 7 year plan and bring all 189 townhomes to basically the same level. What then? The process should begin all over again. This is one of those things that is part of the budget process – we always need to be planning and trying to keep our funds at a level to take care of our community.

Concrete and asphalt work will continue.

Drainage issues continue to exist around buildings along with the need for backfill. Independent inspection reports that are done when units are being sold indicate the need for backfill. There are also cases where the reports state that the central air conditioners must be raised and/or window well collars need to be added. The Association will do the backfilling. However, the air conditioners and window well collars are the homeowner's responsibility; and when those problems are not corrected, the Association is unable to do proper backfilling.

### More about recycling .....

The Board of Directors is again requesting that residents let them know if they would use a recycling service if it were offered as part of our waste hauler's contract. A small number of homeowners have expressed an interest and some of those would only be interested if recycling could be provided at no extra cost.

If you have any interest or comments regarding recycling in our community, please notify one of the Board members or send a note to

[sftnewsletter@gmail.com](mailto:sftnewsletter@gmail.com).



## OLD NEWS & NEW NEWS ABOUT SATELLITE DISHES

**The Old News** - There are guidelines for the placement of satellite dishes in our community. The homeowner needs to request approval for the installation of a satellite dish before it is installed. They are not to be installed on the siding or the roof. They are to be installed on the fascia or trim of the requesting homeowner's unit and installed as high as possible to keep it out of line of sight.

**The New News** – This is recent correspondence from the Office of the President for DirectTV regarding what is required of their technicians & their policy.

*The technician's don't refuse to honor Home Owners Association (HOA) requests. This falls on the tenant or home owner as it is their responsibility to let the technician know where the dish can or cannot be placed to be in accordance to their HOA guidelines. Our technicians have paperwork the customer must sign off on stating they received permission from their HOA or landlord that it is okay to install the DIRECTV dish and system. If the customer signs off on the paperwork, but doesn't tell the technician he cannot install it in a certain place, this falls on the home owner as there is no way for our technicians to know a particular customer's guidelines.*

Dish TV does not have the same procedure. However, homeowners are still responsible for receiving approval from the Board of Directors and following the guidelines for placement of the dish on their unit.

**Why are the guidelines necessary?** Because significant damage has been caused to our roofs and siding from satellite dish placement.

If satellite dishes are not placed properly, the homeowner will be required to have the dish moved to the approved locations.

*Thank you for your cooperation.*

**PAT WILDEROTTER**, our insurance representative, will be in attendance at the next Business Board Meeting to do the annual review of the Association's insurance policy.

Tuesday, February 11, 2014, 7:00 pm

Lilley Gulch Recreation Center

*Please Plan to Attend*