

# Stanton Farms Townhomes HOA Newsletter

July/August 2013

*Rocky Mountain Chapter of the Community Associates Institute*

*2011 Medium Community HOA*

## ~~~~~Thank you~~~~~

The patience and cooperation of residents during another summer of repairing and painting of our buildings is greatly appreciated. The weather has not always allowed the crews to work full days so some of the work is taking longer than anticipated. The work is scheduled and done to make the best use of our money so everything may not be done on one unit or building before moving to the next unit or building. But when all work for the year is done, all repairs and painting should be completed in an area. The plan is to have all the buildings repaired and painted south of Fair Avenue yet this year. Also, drip edge is being installed in preparation for replacement of the roofs when that time comes.

Darlene Enger has resigned from The Board of Directors for Stanton Farms Townhomes. We appreciate her years of service to the community while on the Board and the Landscape Committee.

## Board Position Open

The present Board members are seeking a 3<sup>rd</sup> Board member who is willing to serve our community while understanding the responsibilities the position has to all homeowners. Board members owe the Association both a duty of loyalty and duty of care. They have a fiduciary responsibility to the entire community and must avoid any conflicts of interest. Board members need to follow the same rules as every other homeowner, i.e. payment of fees, receiving approval for architectural changes, etc. Budget preparation for 2014 is approaching and is one of the functions of the Board. The members of the Board must understand and balance our finances as well as the needs of the entire community.

### **The Management Trust – PMA Colorado Division**

Telephone number: **303.750.0994**

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Website: **www.managementtrust.com/denver**



## *Satellite Dishes and the Problems They Cause If Not Properly Installed*

- As the repair and painting of our buildings has progressed in the past 3 years, installation of satellite dishes on the siding and roofs has
- required replacement of the siding or repair of the roof where the dishes were installed. Please
- request approval of a satellite dish prior to installation so that it can be located to help
- prevent/minimize the damage that has occurred in the past. Thank you for your cooperation!

## **Did You Know?**

## **Did You Think?**

Driving on concrete or asphalt before the barriers are removed by the contractor invalidates our warranties.

Taking down tape, cones, etc. that are being used to keep vehicles and individuals out of an area where work is occurring could cause harm to vehicles or an individual.

Creating loud noises during the day or night could be a serious problem for someone who is not feeling well or needs to sleep.

Failure to monitor your child puts the child's welfare at risk and could result in a fine.

What could be the consequences of not allowing the clearance required for emergency vehicle access to our community when someone calls 911 for help?

Please be considerate of others.





## National Night Out



Our national Night Out/Neighborhood watch get together will be held on

**Tuesday, August 6 from 6:30 – 7:30 pm**

on the lawn area east of the 10299 W Fair Ave building. We will be joined by personnel from the Jefferson County Sheriff's Office and West Metro Fire.

Light refreshments will be served.

Everyone is invited to participate.



The evening of our 4<sup>th</sup>  
Bring Your Own Picnic  
event provided us with  
perfect summer weather.

We wish to acknowledge the following local businesses for their generous contributions –

Ace Hardware at Kipling and Bowles

LePeep Restaurant on Bowles Avenue

King Soopers at Kipling and Bellevue

The prizes were beautiful hand crafted items donated by Margie Nelson.

Wade McManus and Abby Brogan did some neat "skin" paintings.

Thanks to Sherry McManus for organizing the event and to everyone who contributed and participated in this fun evening.

### Hot Crime Trend

*From Sheriff Ted Mink*

### Will Your Garage be Burglarized this Year?

"If you leave your garage door *unlocked* or *open*, likely the answer is 'yes'. The amount of garage door burglaries in Jefferson County is quite alarming. But when you consider that 90 percent of the garage burglaries since January (77 total) were due to *open* or *unlocked* garage doors, the sheriff's office gives serious thought to residents' intentions. We need your help!

Quite frequently our deputies avert criminal's deeds by alerting residents that their garage door is open; we've been known to knock on doors late in the evening. We are asking neighbors to please alert each other to the danger. If you see an open garage door perhaps they aren't aware they left it open.

Also concerning is that once inside the garage it's likely just as easy to gain access to the interior of the home as those doors are often unlocked too! Please pay special attention to your home, and make sure all doors, windows and garage doors are locked and in good working order. Security lighting and good communication with your neighbors are excellent deterrents to such criminal activity."



### Landscape Committee

#### *Plant it Forward Beautification Contest 2013*

Judging will take place during the week of August 26, 2013, and winners will be announced during the Business Board Meeting on September 9, 2013.

Email [sftlandscapecommittee@gmail.com](mailto:sftlandscapecommittee@gmail.com) for full details and guidelines.

Also, please use the above email address to make any comments you may wish to share with the committee regarding landscaping issues.



If it's Tuesday, it is  
trash day and also  
lawn mowing day.

*Please do not place your trash can or trash bags in grassy areas. Also, if you place your trash out the night before 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.) Please secure your trash.*

*Thanks for your help.*