

Stanton Farms Townhomes HOA Newsletter

September/October 2013

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

Major work projects during 2013...

How are we doing with the repair and painting of our buildings?

The rain in September and the flooding to the north have not allowed the completion of repair and painting of some of the buildings that were begun this year. Hopefully, the weather will cooperate for a few more weeks.

Up to this point, 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).

Concrete & Asphalt Projects Were Extensive

Broken concrete was replaced and concrete work was done to improve drainage. A long valley pan was placed south of the 10299 building to get water away from the foundations. Drainage in our driveways needs to be addressed before replacement of deteriorating asphalt. A major part of an asphalt driveway was removed, re-graded, and replaced to improve drainage.

Landscaping Projects improved areas throughout the community. In many cases they were performed as part of drainage correction, backfilling and widening of rock beds.

Irrigation changes were necessary when rock beds were widened. Also, concrete work often affects irrigation in an area and it was necessary to move irrigation lines and heads.

Jerry Garfield has served on the Stanton Farms Townhomes Board of Directors for the past 4 years. There have been many improvements in the community both physically and financially. He has decided to seek re-election to his position at the end of this year and would appreciate your support.

?????? SPEED BUMPS ???????



Why was a speed bump installed in the main entrance north of Fair Ave?

A resident in our community was almost hit by a driver going too fast while exiting. One speed bump was installed to slow drivers in this area.

Why was the second speed bump installed in the other lane?

Drivers used the wrong lane to exit to avoid the first speed bump that was installed.

There are plans to place speed bumps south of Fair Ave also. For years there have been concerns expressed for the safety of children playing in our community as well as those who walk in our community because there are those who drive much too fast.

Please slow down
Drive only on the asphalt



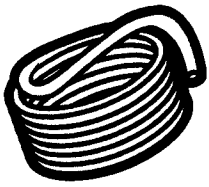
Your cooperation is needed to help keep downspout extensions extended, attached and in place, and in good condition. Much work has been done to move water away from foundations. Thank you.

The Management Trust – PMA Colorado Division

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It's time to unhook your outside hoses from your outside faucets.

Why?

With colder temperatures and freezing conditions, damage to your inside pipes can occur if hoses are not unhooked.

Homeowners are responsible for replacing their outside faucets if necessary, keeping them in good condition, and repairing any inside damage to their pipes.



Landscape Committee

Congratulations to the winners in the 2013 Beautification Contest –

- 1st Place Sherry McManus 10530 C
- 2nd Place Marta Leithiser 10530A
- 3rd Place Theodora Luyten 10329F
- 4th Place Steve & Linda Lancaster 10379A
- 5th Place Peggy Beattie 10249A
- 6th Place Elaine & Merrill Carter 10557A

Our thanks to the following local businesses for their support and generous donations that were given as prizes to the winners

Bender Enterprises 10550A W Fair Ave
Creek Side Gardens 5730 W Coal Mine Ave
Jared's Nursery & Garden 10500 W Bowles
O'Toole's Garden Center 5201 S Federal Blvd

Our sincerest thanks and appreciation to the judges - Jody and Larry Morrison

All homes were eligible and almost half of the 189 townhomes were given consideration by the judges. Thanks to everyone who gives of their time and money to beautify our community.

Meet Your Neighbor.... Gina Maes

Earlier this year when Gina walked into the home that was for sale at 10500E, she knew immediately that was the home she wanted for herself and her three children- Abbey, Blake, and Carly. In March, 2013, it became hers.

Gina is a native Coloradoan and both sets of grandparents lived in the Italian Community in North Denver. She is proud of her Italian/Irish and Italian/Austrian heritage. Her maternal grandfather was a butcher in Denver for many years and both grandparents were involved in many social activities. Gina describes them as true "city people". However, when they were in their 50's, they became the caretakers of a huge cattle ranch at Red Feather Lakes, CO and her grandfather became a "real cowboy".

Gina describes her childhood as "wonderful" and has many fond memories of spending the summers on the ranch with her grandparents and older sister Lisa. As a teenager, she and her family traveled to Europe where she was able to meet more of her relatives. Gina basically grew up in Arvada and also lived in Morrison. Her mother still lives in the same home in Arvada.

Gina was always interested in art and science. One year of manual labor after high school helped her decide to attend college. She pursued her interests in education, art history, and psychology at Fort Lewis College in Durango. During the summers, she worked in the Montessori School. She and her ex-husband met while attending college.

As their family grew, Gina volunteered in the preschool program at Lilley Gulch, became an assistant teacher, and eventually was the lead teacher. She found the job challenging as well as very satisfying and dedicated herself to the students. She has also taught jewelry classes for kids at Lilley Gulch, did In-home Daycare, and had other odd jobs while their children were growing up. A part time position at Perfect Teeth led the way to a part time position at Nelson & Rollert Associates in Oral and Maxillofacial Surgery where Gina has been employed full time for the past 8 years. She is in the "Front Office" and has daily contact with the patients, explaining insurance issues, coordinating procedures, etc., etc. She loves her job because she loves helping people.

Hobbies include creating many forms of art (jewelry making for one), cooking, and sewing, as well as spending time outdoors (enjoys fishing). She has done what she calls "Monday Night – Spaghetti Night" when she cooks for her children and their friends.

Welcome, Gina and family. Also, thank you for serving as co-chair of the Landscape Committee this year.