

Stanton Farms Townhomes HOA Newsletter

November/December 2013

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

2013 Annual Homeowner Meeting

Monday, December 9, 2013

7:00 pm

Lilley Gulch Recreation Center

The purpose of the meeting is to elect one Board member for a 3 year term. There will be a Business Board meeting following the Homeowner Meeting.

Please plan to attend the Homeowner Meeting as well as the Business Board Meetings that are held the second Monday of every month at 7:00 pm at the Lilley Gulch Recreation Center. There is an opportunity for homeowner input at the beginning of each Business Board Meeting.

Susan Sands is the newest member of our Board of Directors and wishes to share the following with the homeowners of Stanton Farms Townhomes.

I have been a resident and a Stanton Farm Townhome owner for almost 20 years. I moved from Montana due to a job lay off with a transfer to Denver in late 1993. I have been on the Stanton Farms Landscape Committee for four years and have been involved with some of the needed upgrades being done on the property. I was asked to run for a board position in the past but did not feel I had the time to give to the community and the board. I have taken an interest in the covenants and bylaws of the association and the laws and regulations of the state of Colorado. I was asked if I would be interested to serve on the board again and I have accepted the vacant position of Vice President for the remainder of the term. My goal is to work with the other board members and the residents of our townhome community in making the right decisions to preserve the value of our homes and the community's property and the security of our reserve fund.

Thank you, Susan, for your willingness to continue to serve our community.

The Colorado State Legislature recently passed HB 1276. The provisions of this bill are part of the Policy & Procedure for the Collection of Unpaid Assessments that will become effective January 1, 2014, for Stanton Farms Townhomes. This policy can be found on the Stanton Farms Townhomes website at

www.neighborhoodlink.com/

Stanton_Farms_Townhomes/home

A Message from your Board of Directors

What does our "Fiduciary Duty" require of us as your Board of Directors?

As Board members, we have ethical and legal obligations to make decisions in the best interests of the association and should not make decisions that would benefit ourselves at the expense of the association. Our homes are one of the largest, if not the largest investment, for most of us. The budgeting process requires The Board to look at the entire operation of the association and the needs of our 30 year old community with a value of approximately 40 million dollars.

When we become aware of problems by firsthand observations or recommendations by professionals, we cannot ignore them. We have relied on and have obtained advice from professionals to identify areas that need repair or improvement – drainage problems near our buildings as well as in our drives, the need to not only paint but also repair damage to our buildings, inefficient irrigation, and the need to trim and in some cases remove trees that are causing damage – to name a few.

Accomplishments in these areas as well as others have been made in the past 3 plus years. However, we are not done and the work must go on. Not addressing these needs or problems will only make the problems worse and more costly in the years to come. The continued funding of the Reserves is also crucial.

We hear you when you say you don't want your fees to go up and we would like not to have to pay more either since many other expenses are increasing for all of us. However, we are responsible for preserving and protecting the value of your homes. As part of our fiduciary duty, we need to collect sufficient fees to adequately operate the association effectively.

In the Code of Conduct for the Board Members of Stanton Farms Townhomes, we acknowledge our "Duty of Care" and will strive to satisfy that duty at all times in a manner we reasonably believe to be in the best interests of the community.

Jerry Garfield, Susan Sands, & Sherry McManus

Snow Removal "Refresher"

Western Maintenance is once again under contract for the fourth year in a row to do the snow removal for 2013-2014. The following requests are again being made.

- Please keep all drive areas clear of vehicles and do not park in the drive areas or where there are snow zone signs. Some of the same vehicles continue to be a problem from year to year. ***Any vehicles improperly parked may be ticketed and/or towed.***

- Please **do not** call the Management Company, Western Maintenance, or the Board before giving Western Maintenance an opportunity to do their job. Obviously, if the main roads are not getting plowed, the snow removal crew will not be able to get to us. The minimum amount of snow that will determine when the plows come in is 4 inches on the pavement. Western Maintenance will use their best judgment as to when to plow and do the best job for us. If the prediction is for about 6 inches, they may wait so that they can remove as much snow as possible. If they come in at 4 inches and we get another 2 inches or so, they will not be back to plow the 2 inches.

- If residents want to push snow from in front of their garages, push it out into the main drives so the plows can then push it away. Pushing it just to the end of the driveway or pushing it out into one big pile into the main drive can create problems with melting, refreezing, & ice buildup if the snow gets packed down when vehicles drive on it.

Your cooperation will be appreciated.

Would you like to see recycling in our community?



The Board of Directors is interested in knowing how many residents would use the recycling service if it were offered as part of our waste hauler's contract. The contract is up for renewal next spring and the Board will be seeking bids in the next couple months. If you would participate in recycling, it is important that you notify one of the Board members or send a note to sftnewsletter@gmail.com expressing your interest.



Happy Holidays!

SPEED BUMPS REVISITED



As was reported in the last newsletter, speed bumps were installed because a resident in our community was almost hit by a car driving too fast. Also, in the past there has been concern for the dangers that exist for children playing in the drives. Many of our residents, as well as those from other communities, walk in the drives and then there are many of those who have their pet(s) with them. In the past 3-4 years, vehicles have caused damage to a building, the split rail fences, and a light pole because the drivers were going too fast.

The temporary speed bumps were recently removed because they would create a problem for the snowplows. However, the board has approved the placement of permanent speed bumps in the 2 main entrances next year. They will be similar to the ones that are on Fair Ave. The Board is concerned for the safety of all residents. Our drives are private drives and do not fall under the rules of the road for Jefferson County or the State of Colorado. Therefore, please slow down and help our community be a safer place for everyone.

ARE YOU A RESPONSIBLE PET OWNER?

Is your pet licensed? All dogs 4 months of age & older must be licensed with Foothills Animal Shelter within 30 days of living in unincorporated Jefferson County. As a responsible pet owner, you avoid receiving a fine for having an unlicensed dog.

Does your pet have a license tag? This may help your lost pet get home safely and more quickly. For answers to your questions about Pet Licensing call 303.278.7577 (8 am – 6 pm Monday – Friday) or go online www.FoothillsAnimalShelter.org/license

Do you clean up after your pet each & every time?

Keeping pet waste off the ground says you are considerate of your neighbors and that you want to protect the environment, your family & your community. Dog waste often contains bacteria & other parasites that can be transmitted to humans & make them sick. Ringworm, roundworm, salmonella, & giardia are found in dog feces and are easily transferable on contact. Roundworm is one of the most common parasites found in dog droppings and it can remain infectious in contaminated soil & water for years.

Your pet is your responsibility. Please clean up each & every time.