

Stanton Farms Townhomes HOA Newsletter

January/February 2013

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

For the fourth Homeowners' Meeting in a row, we once again achieved a quorum in December, 2012. Thanks to those who attended the meeting or returned a proxy. Your cooperation and participation is greatly appreciated since this alleviates the necessity of calling another meeting and incurring additional expenses for all of us.

Sherry McManus was elected to the Board of Directors for a 3 year term.

The officers for 2013 are

Jerry Garfield – President

Darlene Enger – Vice President & Assistant

Secretary/Treasurer

Sherry McManus - Secretary/Treasurer

The monthly Board of Directors' business meeting is the second Monday of every month beginning at 7:00 pm at the Lilley Gulch Recreation Center. When homeowners sign in for the meeting, they can indicate if there is a specific topic they wish to present to the Board. Out of respect for others who may wish to speak and also because the Board needs time to conduct the business meeting, those wishing to speak are asked to keep their comments to 3 minutes. The Board would like to encourage homeowners to attend the meetings since this is the time when homeowners can make comments and learn about what work will occur or is happening in the community as it relates to repair/painting of the buildings, tree trimming or removal, concrete and asphalt work, landscaping and irrigation issues and projects, contracts that are being bid, and other issues that affect the value of our homes and the quality of life in our community. The Board will begin work on updating the Policies and Guidelines for Stanton Farms Townhomes.

By attending the meetings, you will see and hear first-hand the proceedings of the meetings and the detail of the discussions.

Our official website has the agenda for each meeting posted one or two days prior to the meeting.

Steve Bradley of Bradley Property Consultants, Inc. was in attendance at our Homeowner Meeting on December 10, 2012. He had recently performed a Reserve Study for our community and discussed the need for reserves and the importance of reserves, which is basically a savings account to pay for long term items as opposed to routine maintenance expenses. Reserves are absolutely necessary in an aging community such as ours. Some of the items that require reserve funding are roofs, parking lots, removal of trees too close to the buildings or those causing damage to the driveways, siding and trim replacement, drainage, and replacement of items/plants in the common area. It is important to have a plan for the use of our reserve funds. One example would be to fix the drainage in our drives and around the buildings prior to doing asphalt repair/replacement. Also, the cost of repairs have increased since our last reserve study and Mr. Bradley estimates that we will see a 35-40% increase in the cost of a new roof since the last roofing project was completed. Also, there may be an inflationary increase in construction costs of 4-7%/year. He acknowledged that Stanton Farms Townhomes has made great strides in funding our reserves since the last reserve study in 2009. If we were fully funded, our reserves should be \$934,603. However, we are still below 50% of the recommended level. 70% of the recommended level is good, barring any unforeseen circumstances. Approximately, 60-70% of HOA's have 60-70% funding. Mr. Bradley also stated that for each year when dues and reserve funding aren't increased, it is very difficult to catch up. He strongly encouraged us to stay on the same path we are on now.

Note: The graph that was recently sent to all homeowners showing actual vs recommended reserve dollars for the period from 2003 through 2012 was based on the 2009 reserve study. Now for 2013, that recommended reserve value is \$570,964. Our thanks to Mr. Bradley for helping us understand better the subject of reserves and discussing his findings and recommendations for our community.

The most recent Reserve Study, as well as the 2009 and 2005 Reserve Studies, can be found on our official website.

http://www.neighborhoodlink.com/Stanton_Farms_Townhomes/home

Business Board Meeting
February 11, 2013
7:00 PM
Lilley Gulch Recreation Center

The guest speaker for the evening will be Alyssa Quinn, Outreach Coordinator for the Southwest Metropolitan Water and Sanitation District. She will give a brief presentation describing the critical services that Southwest Metropolitan offers to their customers and will inform us as to where our water comes from and where our wastewater goes. In addition, we will hear what parts of the system we are responsible for as well as how we are charged for the services we receive. Suggestions will be given to help us save on our water bills.

The cost of the water that is used in Stanton Farms Townhomes is one of the largest expenses in our budget. Also, the cost of water keeps going up. Water is a very valuable commodity and has been labeled by some as the "oil" of the 21ST Century.



Looking ahead into 2013.....

O'Brien Tree Care has begun and will continue to remove trees that are

causing problems for our asphalt, buildings or equipment as well as perform routine tree trimming.

The buildings scheduled for repair and painting are 10510, 10520, 10400, 10410, 10420, 10430, and 10440. It will be necessary to trim back some bushes to allow access to the buildings.



The Community Associations Institute (CAI) provides educational opportunities for community managers, community volunteer leaders, and business partners throughout the year. Stanton Farms Townhomes HOA membership in CAI has given Board

members the opportunity to attend classes and seminars. All the present board members have attended the Essentials Class, which covers a Board member's responsibilities to the community, including such areas as finances, maintenance, and contracting. In 2012, Board members also attended HOA Round Tables, Association Leadership Classes, the Spring Show Case, and Wake up Calls. Some of the topics covered during these sessions provided more in depth coverage of legislative and legal issues, contracting, insurance, and Board member's duties and responsibilities.

The Management Trust – PMA offers a class for Board members - "Direction for Directors" – as a service to the communities they manage.

Education helps volunteer leaders acquire information and tools to better serve their communities, solve problems, and protect property values.

The Management Trust – PMA Colorado Division

Telephone number: **303.750.0994**

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Landscape Committee

The results of the homeowner survey regarding the use of herbicides/pesticides in our community have indicated that the majority of those responding are requesting a responsible use of herbicides/pesticides. There were a total of 32 responses - 2 (overall use), 4 (nonuse), 1 (neutral), 25 (responsible use). As a result of these responses, there are some areas of turf and other places that will require a chemical application to reduce the weeds. A & M Lawn Service will be performing the landscaping needs of our community for 2013. The committee feels a responsibility to the community to keep exposure to chemicals to a minimum and use products that are less harmful and A & M Lawn Service shares in that understanding. The Colorado Department of Agriculture (303.239.4100) maintains a Pesticide Sensitive Registry for individuals that have obtained documentation of their sensitivity to pesticide products from a licensed Colorado physician. Commercial applicators are required to notify people on the registry 24 hours prior to when an application is to be made on property that touches that of the pesticide sensitive individuals so they can leave or make other necessary plans. More information, as well as the Pesticide Sensitive Registry application, can be found by going to Colorado.gov and then doing a search for the Pesticide Sensitive Registry.

Also, A & M Lawn Service is concerned about the dog poop that gets deposited in our turf and does not get picked up. It is a known fact that dog poop can spread diseases to other dogs as well as humans (especially children that play in the grass). A & M Lawn Service does not want to spread the feces on their mower blades and wheels and make the problem even worse.

Therefore, **Dog Owners** - please clean up after your pet each and every time. Your pet is your responsibility!!!!



We have been informed by Alpine Waste & Recycling that the only holidays the company observes are New Year's Day, Thanksgiving, and Christmas.

Therefore, during 2013, trash pickup will occur every Thursday except for the weeks of Thanksgiving and Christmas when it will be on the Friday following those two holidays.

Thanks to those of you who are securing your trash to help minimize the trash blowing about our community.