

Stanton Farms Townhomes HOA Newsletter

November/December 2012

Rocky Mountain Chapter of the Community Associates Institute

2011 Medium Community HOA

Reminder to Stanton Farms Townhomes Homeowners

The annual Homeowner's Meeting will be held on Monday, December 10, 2012, at Lilley Gulch Recreation Center beginning at 7:00 pm. The purpose of the meeting is to elect one Board member for a 3 year term.

The response by homeowners to the recent balloting to legally change our bylaws for the time of our homeowners meeting will have our budget, financials, and most contracting occurring on a calendar year basis. Thank you for providing us with the necessary votes.

Stuart Bailey has announced he will be vacating the position he now holds on the Board of Directors.

Stuart has served on the Board of Directors for approximately two years and his service to our community is appreciated.

At the time of the printing of this newsletter, one homeowner is on the ballot for the Board of Directors' position. Sherry McManus has lived in Stanton Farms Townhomes since 2009. During that time, she has given many hours as a volunteer on the Landscape Committee, as well as organizing the Neighborhood Watch group in the area near her home. Sherry has also been attending most of the monthly Board of Directors' meetings.

The proposed budget for 2013 and current financial statements will be reviewed at the Homeowner Meeting. In addition, Steve Bradley will be in attendance to cover the topic of reserve studies and the need to maintain adequate reserves. Steve has performed reserve studies for HOA's for the past 25 years and has performed 6 separate reserve studies for Stanton Farms Townhomes since 1995.

Candace Cavanagh of Orten, Cavanagh, and Holmes, LLC will be present to explain how the recent passage of HB 1237 affects access to the records of our Association.

***** Plan to attend the Homeowner Meeting*****
Monday, December 10, 2012



Trash Pick Up Changes for the Holidays

Christmas Week - 2012

Friday, December 28, 2012

New Year's Week - 2013

Friday, January 4, 2013

***Please secure your trash to prevent
light weight items from blowing
about the community or trash being
removed from the cans.***



Western Maintenance is once again under contract for the third year in a row to do the snow removal for 2012-2013. The following requests are 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 have been problems for the past 2 years. ***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, and ice buildup if the snow gets packed down from vehicles driving on it.

Your cooperation will be appreciated!!!!

Stanton Farms Townhomes Website

***www.neighborhoodlink.com/
Stanton_Farms_Townhomes/home***

Satellite Dish Placement

As has been stated in previous newsletters, satellite dish placement has caused damage to siding and roofs. A homeowner, as permitted by the FCC, may install satellite dishes for the reception of television or radio signals. However, these dishes should be installed on the fascia or trim of the homeowner's unit as opposed to the roofing or siding. Professional installation is required, with the dish placement as high as possible to keep out of line of sight. The homeowner is responsible for any damages whatsoever including water leakage into the unit or damage to bushes, etc. If a homeowner moves or abandons the dish, the repair of the damage due to the initial installation is the full responsibility of that homeowner. Any cable or cords relative to the dish must be concealed from view insofar as practical. **Please** request approval prior to the installation of a satellite dish to prevent future problems.



Did you now a leaky toilet can waste more than 100,000 gallons of water a year? Check your toilet for leaks by putting a few drops of food coloring in the tank and waiting 5-10 minutes. If the color appears in the toilet bowl, you have a leak.

www.Denverwater.org/Conservation/TipsTools/RepairLeakyToilet has instructions for repairing that leaky toilet.

If that doesn't work or you decide to purchase a new toilet, Denver Water is offering rebates for 2012 for the purchase of more efficient toilets. To find out more about the rebate procedure for purchases prior to Dec 31, 2012, and the qualifying models, go to www.Denverwater.org/Conservation/Rebates/2012ResidentialRebates/

A Message from The Management Trust – PMA

Some Stanton Farms Townhomes residents have indicated they have received “unsolicited” emails from The Management Trust – PMA. However, if you have emailed our office, put your email address on an owner registration form, or logged into the web portal, which requires entering an email address, your email address is on file and could then be entered into our software. At that time, your email address may be used in 3 different ways. 1) Once on file, we can manually email you in case of an emergency. 2) It becomes part of the corporate database and we are working to add value for each homeowner in communities managed by The Management Trust. This information is not sold to other companies -- the goal is to give owners the option of being knowledgeable about the Trust as well as other information we have found to be beneficial to homeowners. If any homeowner does not want the emails to continue, all that is needed is to click on the “unsubscribe” link at the bottom of the email, and that email address is permanently removed from this email distribution list. 3) Owners receive notifications when there is certain activity in the software – for instance, when a work order has been filed, when a violation notice goes out for the account, or when a payment is received. The goal is to keep owners informed about their accounts so they have answers to questions even before the questions are asked. Homeowners can turn off the settings through the portal or by contacting us. We will be sending out notices to homeowners in the near future with instructions for logging into our Web Portal and managing their email notifications. Homeowners will be able to change their notification settings to whatever level they desire, including receiving no emails at all.

Please send all requests for maintenance, repairs, architectural changes, etc to TMT-PMA so that accurate and complete records can be maintained.

The Management Trust – PMA Colorado Division

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The gift of love....

The gift of happiness....

The gift of peace....

May all these be yours.

