

# Stanton Farms Townhomes HOA Newsletter

May/June 2012

*Rocky Mountain Chapter of the Community Associates Institute*

*2011 Medium Community HOA*

## *A message from our Board of Directors ....*

The Board heard comments and questions from homeowners at the May, 2012, Business Board Meeting regarding the question of responsibility for maintenance of patios, decks, and fences in our community. Some of the fences are deteriorating very quickly. Fences are not present on every building. Some of the present decks and patios were not part of the original structure or have been altered. Other decks and patios may have been part of the initial construction but are more elaborate and extensive than what is found throughout the majority of the community. There are inconsistencies in what is registered with Jefferson County.

*What the Board is attempting to do is find an equitable system to determine the responsibility for repair/replacement of fences/decks/patios when that is necessary.*

The Board will again hear questions or comments regarding this issue at the next Business Board Meeting on June 11, 2012, at 7 pm at the Lilley Gulch Recreation Center. The repair/painting of the buildings that were listed in the previous newsletter is progressing. Extensive repairs have been necessary because of rotted wood, bad siding, and damage from multiple installations of satellite dishes. Drainage problems have been addressed. Also, the recent rains and wind have caused delays. We appreciate the efforts of the residents in this area who have had to move outside furniture, pots, etc., as well as scheduling removal and reinstallation of satellite dishes. Thanks to all of you for your cooperation and your continued patience.

*Stuart Bailey, Darlene Enger, & Jerry Garfield*

## **Stanton Farms Townhomes Website**

*[www.neighborhoodlink.com/  
Stanton\\_Farms\\_Townhomes/home](http://www.neighborhoodlink.com/Stanton_Farms_Townhomes/home)*

## *A message from our Management Company....*

Effective June 1, 2012, Melissa Muniz will be replacing Chris Nelson as our community manager.

Melissa would like to share the following -

"I have been in Community Management for 10 years and hold a CMCA® with Community Associations Institute. During the past 10 years, I have learned that the management company and the association need to work hand in hand to ensure all aspects of the community and homeowner needs are addressed. The Management Trust PMA's philosophy is that it takes an entire team, not just the individual to make sure the association is running smoothly. Thankfully, this philosophy will guarantee that your association continues to receive the same high standards that it is currently receiving. I have had an opportunity to work with Chris before his departure and moving forward will have the support of my co-workers and my personal knowledge and background to keep the standards of management high for Stanton Farms Townhomes.

I recently moved back from Arizona and I am glad to be home. I have 2 children and enjoy all the aspects of parenthood and look forward to showing them all the wonderful things Colorado has to offer.

I look forward to meeting and working with all of you and will be attending your June 11, 2012, Business Board Meeting. I may be reached at (303) 750-0994 or by email at

[Melissa.Muniz@managementtrust.com](mailto:Melissa.Muniz@managementtrust.com)"

Jeff Kutzer, Colorado Division President, would like to add that "the Management Trust is excited to have an experienced manager like Melissa joining our family. Melissa and the rest of the staff here at The Management Trust plan to keep things moving forward for Stanton Farms Townhomes in the same manner that brought the Community Association of the Year for 2011 award to your community."

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

### **Contact Information**

Telephone number: **303-750-0994**

Email: [info@pmaaurora.com](mailto:info@pmaaurora.com)

Website: [pmaaurora.com](http://pmaaurora.com)

Community Manager: **Melissa Muniz**

## 2012 SFT Community Garage Sale

**Friday June 22 8 am - 4 pm**

**Saturday June 23 8 am - 3 pm**

*The same suggestions and requests as those from last year are being made again .....*



Put pricing on your items that can be added up quickly - 25¢, 50¢, \$1.00, \$ 5.00, etc. Make sure that you have plenty of change and one dollar bills. Have a pen, paper, and a calculator handy. Keep your money with you or in your house at all times. Display small or valuable items such as CD's, jewelry, and video games, where you can keep an eye on them. Consider selling bottles of cold water or soda .

Please – Do Not leave your sale items outside from Friday afternoon to Saturday morning and clean up completely after the sale on Saturday. Do Not leave items out for trash pickup until the following Thursday. **Thank You !!!**

### ***DROUGHT DECLARATION***

On April 25, 2012, Denver Water declared a Stage 1 drought. A dry winter across Colorado has led to low snowpack and mountain streamflows are expected to be well below normal. This drought declaration has been made to preserve reservoir storage in case next year's snowpack is also below normal. Continued dryness may lead to a more severe drought declaration (Stage 2). Denver Water is also enforcing its annual watering rules and is requesting customers to voluntarily cut back to reduce the risk of more severe watering restrictions. At the May, 2012, Business Board Meeting, the SFT Board addressed the need to conserve our most precious natural resource. Denver Water's Mandatory Requirements will be followed and enforced. Effective June 1, 2012, if the HOA is fined by Denver Water, the fine will be passed on to the homeowner responsible for the fine. (1<sup>st</sup> violation is a warning; second violation - \$50 fine; 3<sup>rd</sup> violation - \$100 fine). In addition, warnings and possible violations will be sent from our Management Company to individuals who are observed watering the turf. Our irrigation system's watering window for the turf is between 10 pm – 6 am to minimize loss by evaporation. Residents are being asked to water responsibly when watering their outside plants and to use recommended car washes for washing your vehicles. denverwater.org provides more detail regarding the drought conditions/drought response and has a list of Certified Car Washes that recycle water. Do not overwater or allow a hose to run without a shut off nozzle unless it is deep watering a tree or bush. Power washing the asphalt is an irresponsible use of water. One of our HOA's largest yearly expenditures is for water usage.

***When someone chooses to waste water, every homeowner pays.***

## **B.Y.O.P**



*Bring your own picnic* and lawn chairs or blankets and get to know your neighbors better. The winners of the Beautification Contest will be announced and Gailard Nelson is planning to bring his John Deere tractor to the event.

*Saturday, July 14, 2012 (Rain date – July 21)*

*5:30 pm – 7:30 pm*

*Location: On the lawn east of 10299G*

# **ATTENTION:**

## **Parents**

Many residents are concerned about children playing in our drives and the entrance areas. There is a serious concern that someday a child will not be seen by a motorist driving in the community or backing out of their garage. Some motorists have had to brake for children who have darted out in front of them. The drives are not a safe place for children to play. Warn them of the dangers and keep them safe.

# **ATTENTION:**

## **Pet Owners**

One more time.....**Please** clean up after your dog **each** and **every** time and do it right away. It is unhealthy for other people and pets and disrespectful when you don't "Scoop the Poop".

### ***Reminder***

#### ***Upcoming Community Events for 2012***

<i>June 11</i>	<i>Business Board Meeting</i>
<i>June 22 -23</i>	<i>Community Garage Sale</i>
<i>June 22, 23, 24</i>	<i>Dumpsters in the Community</i>
<i>July 9</i>	<i>Business Board Meeting</i>
<i>July 8 – 13</i>	<i>Beautification Contest Judging</i>
<i>July 14</i>	<i>B.Y.O.P (Bring Your Own Picnic)</i>
<i>August 7</i>	<i>National Night Out</i>

Note - The Business Board Meetings are held at the Lilley Gulch Recreation Center and begin at 7:00 pm