

# Stanton Farms Townhomes HOA Newsletter

March/April 2012

*Rocky Mountain Chapter of the Community Associates Institute*

*2011 Medium Community HOA*

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

The Annual Homeowner's Meeting on March 12, 2012, had the required quorum in order to conduct the business of the meeting. Darlene Enger was elected by a vote of 97 to 13 to a 3 year term by members of our Association present at the meeting or represented by proxy. The Board appreciates homeowner participation and interest in helping our community achieve a quorum for the 3<sup>rd</sup> year in a row. However, we would also invite you to attend our monthly Board Business Meetings. The agendas are posted prior to the meetings on the SFT website that appears below. We welcome and allow homeowner comments at the beginning of the meeting. These meetings allow you to hear what is happening in your community - ongoing projects, plans for future projects, consideration of policy changes or the addition of new policies, our financial status, as well as other issues specific to the time of year.

At the April 9, 2012, Business Board Meeting, the Board requested that our attorneys draft a policy to register the decks, patios, and fences that are the homeowner's responsibility to repair and maintain. If anyone has questions or comments regarding what this policy may mean to you, please plan to attend the next Board Meeting on May 14, 2012, at 7 pm at the Lilley Gulch Recreation Center. Parking spaces in our community for residents and visitors are often difficult to find. Please be respectful of your neighbors and visitors by not parking where it may create problems for others.

Thank you.....

*Stuart Bailey, Darlene Enger, & Jerry Garfield*

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

In June 2011, PMA was sold and became part of The Management Trust. The Management Trust is the third largest homeowner association management company in the country. The Management Trust is also an ESOP, which means it is a 100% employee owned company. When PMA was sold, all the staff remained and became employee owners of The Management Trust.

One of the reasons for joining The Management Trust is that the employee owner culture inherently brings more responsibility from the employee owners, as they are working for their own future. Another benefit was The Management Trust brings our staff as well as our client communities more resources and better efficiencies than can be achieved from a smaller service company, while providing a higher level of customer service due to the nature of employee owners doing the work. The only visible change that owners in our client communities will see is that payments are mailed to our company's payment processing center in California, as processing payments in one central facility is much more efficient than processing them at each local office. The payments still go directly into the community's same bank account.

Chris Nelson, your community manager at The Management Trust, is excited for the opportunities afforded to him by being an owner of the company, and very much enjoys working with the Stanton Farms Townhome community. Homeowners are always welcome to call or email with any questions or concerns.

*Jeff Kutzer, CMCA®, PCAM®  
Colorado Division President*

## **Stanton Farms Townhomes Website**

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

## **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: *Chris Nelson*

## **Repair/Painting for 2012**

***The following buildings are scheduled for repair and painting for 2012 - 10450, 10460, 10470, 10480, and 10490. Anticipated start date of April 16, 2012***

Depending on the extent and cost of the repair that is necessary on these buildings, it **may** be possible to add the 10500 building to this year's schedule. Please help this repair/paint process by removing or moving any outdoor furniture, pots, personal items attached to the siding, etc., while the work is being performed. Gates on fences will need to be unlocked. It may also be necessary to temporarily remove satellite dishes to allow for repair or to relocate a satellite dish. The cost to reattach and realign will be the homeowner's expense. If you have a satellite dish on your unit that is NOT active, please contact PMA so that it can be removed. A dumpster will be on location for use by the contractor. This should **not** be used by the homeowners to dispose of unwanted items. There will be dumpsters in our community in June for homeowner use.

*Thanks, in advance, for your cooperation.*

***Parents: These areas will not be safe places for children to play.***



### **Landscape Committee**

The Landscape Committee is announcing the 2<sup>nd</sup> annual Plant-it-Forward Beautification Contest. Prizes will be awarded based on the best use of color/design in the following categories -

- \* Front patio/deck/walkway, potted plants
  - \* Front patio/deck/walkway, permanent landscaping
  - \* Back patio/deck/walkway, potted plants
  - \* Back patio/deck/walkway, permanent landscaping
  - \* Overall use of xeriscaping/water conservation
- Water features, arbors, and any other accents that complement the living plants will be taken into consideration.

Please remember to obtain approval in writing prior to adding any permanent landscaping.

Those inside and outside the community appreciate the residents who have taken the time to improve their outside areas and the appearance of our community.

Judging will take place during the week of July 8 and the winners will be announced at the B.Y.O.P event.

No application will be required this year. However, if you want to be certain you will be considered, please submit your address and what you have done to -

[sftlandscapecommittee@gmail.com](mailto:sftlandscapecommittee@gmail.com).

## ***Authorized Garage Door Replacement Offer***

Western Maintenance & Construction is **again** offering the homeowners of Stanton Farms Townhomes full replacement of 16 X 7 (2 Car Garage) door or 8 X 7 (1 Car Garage) door. The cost includes removal and disposal of old door and parts; installation of new door including new tracks, rollers, cables, springs, hinges, and hardware; and painting of the new door. If the door is installed by September 1, 2012, the painting of the door will occur in 2012. Painting of the doors installed after September 1, 2012, or doors replaced on units that are scheduled for repair/paint in 2013 will be done in the spring/summer of 2013.

Total cost – 2 car garage door - \$895.00

1 car garage door - \$670.00

Contact Western Maintenance and Construction at 303.944.9000 ext 107 or 720.917.9457 if you have questions or wish to place an order.



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

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

***Mark your calendars for the Stanton Farms Townhomes Board of Directors' Business Meetings for the remainder of 2012 – the second Monday of every month - May 14, June 11, July 9, August 13, September 10, October 8, November 12, and December 10***

7- 9 PM

Lilley Gulch Recreation Center

## ***Preparing for Emergencies***

**The recent wildfires gave very little time for people to leave their homes and gather family photos, documents, etc. Other emergencies can cause loss of irreplaceable items or important documents.**

Go to [www.jeffcosheriff.com](http://www.jeffcosheriff.com) Under Resources, click on "Prepare for an Emergency" and you will be provided with many different links to help prepare for natural and man-made disasters. The Jefferson County Emergency Preparedness Guide is a comprehensive guide for citizens, with information on preparing for natural and man-made disasters.