

# Stanton Farms Townhomes HOA Newsletter

January/February 2012

*Rocky Mountain Chapter of the Community Associates Institute*

*2011 Medium Community HOA*

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

At The Management Trust – PMA Colorado Division, our policy is to return every phone call or email message that we receive. We try to get to them within 2 business days' time and generally respond to them in the order they are received, unless it is an emergency.

All phone calls and email messages are logged and archived for future reference for the entire life of the Homeowner's Association. Even if the community changes management companies, the archives of all homeowner communication is preserved and used for reference.

A phone call or email does not leave our in-box until it has been addressed. There are 3 phone lines at the office. If you receive a message stating your call cannot be answered, it is because all of those lines are tied up and you may leave a message. The message will be forwarded to the appropriate manager and returned according to our call-back policy stated above.

We are the central hub of communication between the Board of Directors and the homeowners and residents of the community. Many times someone calling or writing an email has a message or issue for the Board to consider. This is forwarded to the Board by the appropriate community manager for their review and direction. The Management Company is the administrator of the Board's directives. All decisions come from the Board of Directors.

There is a 24 hour emergency line that is accessible by calling the main phone number for the Management Company and pressing #2 when prompted. This is available to address legitimate emergencies for homeowners, such as burst pipes inside a unit. Your call will be returned within 15 minutes of placing the voice mail message on the emergency line. Simply leave your full contact information and a detailed message of what the emergency is and the on-call individual will address the issue. If it is an issue that can be handled while office hours are open, it may not be an emergency. If you call in to the emergency line and it is not an emergency, you may be charged a fee according to the Association's contract with the Management Company.

***If your call or email is not answered as outlined above, please call again or call rather than emailing again.***

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

### **Contact Information**

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

Email: **info@pmaaurora.com**

Website: **pmaaurora.com**

Community Manager: *Chris Nelson*

## ***Mark your calendars for the annual & monthly meetings for Stanton Farms Townhomes ....***

7- 9 PM

Lilley Gulch Recreation Center

## **Annual Homeowner's Meeting**

Monday, March 12, 2012

### ***Please plan to attend***

A quorum is necessary to conduct the Homeowner's Meeting. The following individuals have contacted our Management Company as of January 30, 2012, (as was requested in the December, 2011, Board minutes) indicating that they are seeking the Board position that is up for election this year. It is a 3 year term.

**Darlene Enger and Dale Kestel**

## **Board of Directors' Business Meetings**

The second Monday of every month

The monthly Board of Director's Business Meetings are held to conduct the business of the Board.

Homeowners may attend. Those attending are asked to sign in. If there is an issue or question a homeowner wishes to address to the Board (prior to the business meeting), he/she is asked to indicate that when signing in. Non-homeowners may speak if they provide written approval from the owner. Those wishing to speak are asked to be specific in their comments so others may speak and so that the business of the Board, including the issues that must be covered in Executive Session, can be completed in the 2 hours allotted for the meeting. Guests are invited periodically to attend the business Board meetings to inform the Board and others in attendance about issues that affect our community.

***Pat Wilderotter of Cherry Creek Insurance is scheduled to be in attendance at the April 9, 2012, Board Meeting to review and discuss the insurance for Stanton Farms Townhomes HOA.***

## **Stanton Farms Townhomes Website**

***www.neighborhoodlink.com/***

***Stanton\_Farms\_Townhomes/home***

*Opt in to e911-----* In Jefferson County , the e911 system (sometimes called “reverse 911”) allows JeffCo to call citizens to warn them of danger – flood, fire, tornadoes, chemical spills, or dangerous suspects. The e911 system calls from 2 databases – one with all listed and unlisted land lines and the other for mobile numbers and VoIP numbers whose owners have opted in to receive the calls. If you don’t have a traditional land line or would like to also receive a cell phone call, consider registering for this free service. To register, go to [www.jeffcosheriff.com](http://www.jeffcosheriff.com)

### **Please be aware.....**

An open garage door allows others visual access to your garage as well as physical access to your garage and potentially easier access to your home.

### ***Changes to Trash Pick Up***

The only changes from the scheduled Thursday trash days for 2012 and the first week of 2013 are as follows -

Thanksgiving Week – 2012 Friday, November 23, 2012

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. Also, we have some huge birds that make a mess if food in the trash is accessible to them.***



**Once again it has become necessary to remind some pet owners of their responsibility !!!!!**



**#1 – Poop Pollutes** - Pet waste left on lawns, trails, and sidewalks washes into storm drains when it rains and when snow melts. These wastes end up in streams and lakes where they harm human health and the environment.

**#2 Harmful organisms** (Roundworms, Hookworms, E. coli, Salmonella, Cryptosporidium, and Giardia) that can be transmitted from pet waste to children can persist for weeks. Some pathogens can be transferred to other pets and animals

**#3 Dog waste is not fertilizer.** Weeds can overtake grass where dogs do their business.

**Please clean up after your dog every single time**

**Your pet is your responsibility!!!!**

**Help keep our yards clean and healthy, our streams clean and healthy, and our shoes clean.!!!!**

***Many thanks to those who are responsible and considerate pet owners.***

### ***Meet your neighbors ...***

#### ***Gailard & Margie Nelson***

Both Gailard & Margie were born in Iowa. Margie lived in the “city”, had 7 siblings, and worked as a lab technician, while Gailard worked the farm with his brother and father. Gailard & Margie met at a youth rally. Gailard drove 50 miles for his dates with Margie and there were no interstates at that time. They were married on Valentine’s Day, 1950. Margie gave up the city life for the hog, cattle, and crop farm, known as Walnut Hill. It was a busy life and lots of hard work. They also had a big garden and did canning and freezing. They have many fond memories of the good times they had with their 4 children - 2 sons and 2 daughters – and funny stories such as the time the hogs got into the watermelon patch.

However, in 1972, they decided to move to Colorado because of the changes that were happening with family farms and to allow their children to attend a Christian school. They purchased a house in Lakewood and lived there for 8 years while Gailard worked as a custodian and Margie started sewing for others as well as the family.

Then they fulfilled Gailard’s dream of having a home in the mountains and built a house in Elk Falls Ranch. They lived in a primitive cabin while the house was under construction and Gailard helped build the house with his son-in-law. It was at this time that Margie began her house cleaning business.

In 1992, Margie & Gailard moved to their home here at 10309D. Gailard joined Margie in cleaning houses and their clients continue to request their services. They enjoy the flowers that they care for near their home. Gailard takes great pride in the 1950G John Deere tractor that he and his sons have shared. Margie continues to sew. Many of her projects are “gifts of love” and include an embroidered or photo quilt for each of their 12 grandchildren and a “sweet baby” embroidered wall hanging with the birth information or another handmade item for their 20 great grandchildren. (#21 is due in April).

Even though there are great distances between the members of this family, they remain very close to each other. They have lost their oldest child, Danny, who was an ordained minister in Iowa and also did lettering on gravestones. Kathy and her husband work at a Christian College in California. Lynn lives with his wife nearby in Morrison and is now a heavy equipment transmission mechanic after working as a mechanic for a construction company for many years. Their youngest child Nancy and her husband are missionaries in Guatemala. Nancy has run marathons in many different locations and is now considering one in Israel.

\*\*\*\*\*

***Congratulations, Gailard & Margie, on your 62<sup>nd</sup> Wedding Anniversary!!***