

Stanton Farms Townhomes HOA Newsletter

October, 2011

FEES AND DELINQUENCIES

The August, 2011, Board of Directors Business Meeting began with Jeff Kutzer, Colorado Division President of our management company, The Management Trust – PMA, discussing the reasons for the need to collect fees on a timely basis and the issue of delinquencies. Our Association falls under the rules of the Colorado Common Interest Ownership Act, which declares that to enhance the financial stability of associations it increases the association's powers to collect delinquent assessments, late charges, fines, and enforcement costs. Senate Bill 100, which was passed in 2005, required all community associations to adopt a collection policy. Fees are due on the 1st day of each month; and if not paid in full to the Association within 30 days of the due date, those assessments shall incur late charges and interest. Sixty days after the due date, the delinquent account is turned over to the Association's attorney, a lien is filed, and a demand letter is sent to the owner. Failure to make timely payments makes it difficult for our Association, which is a non-profit entity, to meet our financial obligations. When an individual "buys into" an association, there is an obligation to pay. Those who do not pay are in essence borrowing from their neighbors. The Board has an obligation to collect fees from each and every homeowner even though they may sympathize with an individual who is having "hard times". Please communicate with the Management Company so arrangements can be made to work out a solution to payment problems.

The Management Trust – PMA Colorado Division **Contact Information**

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

Email: **info@pmaaurora.com**

Website: **pmaaurora.com**

Community Manager: Chris Nelson

Stanton Farms Townhomes Website

www.neighborhoodlink.com/

Stanton_Farms_Townhomes/home

Stanton Farms Townhomes **Board of Directors' Business Meeting**

Monday, October 10, 2011

7- 9 PM

Lilley Gulch Rec Center



As the Board continues to review the policies in our community, two issues that may need additional clarification are window air conditioners and stored vehicles. **If you wish to make comments on either of these, please plan to attend and express your opinions.**

Our policy at the present time is that window air conditioners are only allowed from May through September.

Our Declaration of Covenants states that no lot, drives, or parking areas shall be used as storage, display, or accommodation area for any type of trailer, boat, motor cycle, truck, self-contained motorized vehicle, or any type of van except for temporarily loading, for delivery, or an emergency. The 2009 Rules and Regulations further state that recreational vehicles that are being loaded or unloaded may park in parking areas for a maximum of 48 hours. Vehicles which are unused, derelict, or abandoned that have not been moved by its owner for a period of 2 weeks or more, as well as those not properly licensed, may not be stored or parked on any portion of the Common Area and will be towed at the owner's expense. Temporary variances from the Board may be granted to those units without garages. *Note: Please refer to the original documents for the complete covenant/rule.*

Coyote - BEWARE



Recently a mother and her young child encountered an unfriendly coyote in our community.

If you are approached by or come near a coyote, try to avert it by yelling, clapping, or throwing a stick. Do this to help instill a healthy fear of humans in the coyote population.

Meet your neighbors

Kelly and Richard Sosiewicz

Kelly and Richard have been residents in our community at 10440B for slightly over 2 years. Sharing their home at this time are Kelly's daughter, Katie, and her Border Collie-Jett, as well as Kelly and Richard's Huskie-Jax.

Kelly and her 2 brothers grew up on a family farm outside Chicago as did her three children – Scott, Meghan, and Katie. Scott works at Denver Health, provides support for 3 floors, and has earned many awards in addition to being Employee of the Year. He is engaged to a nurse and plans to pursue a degree in Hospital Administration. Meghan began figure skating at a young age and the competitions brought her and her family to Colorado. Meghan recently married in August of this year and she and her husband live in Cheyenne. Katie earned the title of Illinois High School State Rodeo Champion in 2006, went to Texas, and continued to earn awards in horse cutting. She is now focusing on becoming a paralegal.

Richard's life began in Bronx, NY, where he remained for 30 years. He has a brother and a sister. He graduated from St John's University and the School of Visual Arts Photography. When his father became ill, Richard ran his father's photography studio as well as attending school. Richard learned much from his father, who helped Richard start his own business, which focused on weddings. He later did freelance work and then moved to San Francisco where he ran a photography lab for 10 years. He entered the digital age of photography and worked for companies such as McIntosh and Adobe. Richard moved to Colorado in 2000 with his first wife and "loved it".

Kelly's life took a different direction in 2008. Her marriage was ending and the family was selling the family farm. Friends encouraged her to go on match.com, where she met Richard. They communicated by phone for several months; finally met in Colorado in October, 2008; and married in August, 2010.

Kelly did photography while in Illinois and now she and Richard photograph high school graduates, weddings, and the beauty of Colorado. Kelly also works at Mimi's Restaurant and assists Richard with his responsibilities at ACS Community LIFT, a non-profit which provides many different services. Richard drives a medical van that offers free medical care for those that are in need besides being there for those who "Ride the Rockies" and the bikers participating in the recent Pro Cycling Challenge. Richard does most of the cooking for those who come to the community center for meals; and at Thanksgiving, they serve approximately 300 people. Kelly & Richard are amazed at the medical care that is given and the generosity of people who donate to the organization.

For fun, Kelly & Richard enjoy hiking, biking, skiing, snowshoeing, "playing with photography", and time with family. Life for Kelly & Richard is about doing what they love and "giving back".

Want to know more about ACS Community LIFT?

Address: 5045 W 1st Ave, Denver 80219

Phone: 303.935.7389

Website: www.acslift.org

LIFT: Life Intervention for Families in Transition

ACS Community LIFT has three programs that help those in need: Family Care, Medical Services, and Disaster Response. The organization addresses basic human needs and develops relationships that lead to individual accountability and change for those from all walks of life. They greatly appreciate donations of new or used items in good condition. Soon there will be a demand for warm coats and jackets.

In preparation of rejuvenation of rock beds and the addition of back fill at the same time, many homeowners will need to add a collar around their window wells to bring the height up to just below the siding on the unit. The cost for the collar is approximately \$100. Western Maintenance and Construction has given us a cost of \$135 for installation, which would include digging around the old window well, attaching the new window well collar to the foundation and the existing window well, and sealing to prevent leaking. Contact Western Maintenance & Construction @ 303.744.9000 for further information.

-Notice to All Residents -

In the past 2 years, there has been extensive and costly concrete work performed in our community. Individuals have moved cones and barriers and have driven on uncured concrete. This not only damages the new concrete but also voids any warranty on the work performed. Therefore, the Board has found it necessary to establish a violation fine for any homeowner/resident observed driving on uncured concrete. (The fine will be assessed to the homeowner accountable for a non-homeowner/non-resident committing the violation.) The current initial cost for the contractor to come out and assess the damages is \$300. The fine will be that cost plus time and materials to do the repair plus the administrative costs to process the fine. In addition, some residents have expressed concern about concrete scaling and spalling, which is deterioration of the top concrete layer that exposes aggregate. This condition does not necessarily affect the structural integrity of the concrete.