

Stanton Farms Townhomes HOA

Newsletter

May, 2010



Funding



Stanton Farms Townhomes wishes to thank Dr. Jerry Boswell, Chartered Financial Analyst, for his analysis of and recommendations for our Reserve Funding that he presented at the Board meeting on April 12, 2010. He stated that our actual reserves relative to desired reserves are at 31% but should be at a more appropriate range of 70%-80%. His recommendations stated that adequately funded reserves can't be overly emphasized and should be budgeted for annually. Reserves funding and expenses should be kept separate from operating funds and expenses, while investing Reserves Funds with the safety of the principal being the highest priority.

Meet Heather Strickland.....

Dear Stanton Farms Townhomes Residents:
For those of you who were unable to attend the April 12, 2010, Board meeting, please let me introduce myself. My name is Heather Strickland and I am your new community manager with Professional Management Associates, Inc. (PMA). I have been with PMA since March, 2008, grew up in a military family, and spent most of my life on the east coast. Moving around and meeting new people has been beneficial in helping me manage Homeowner Associations and my background in management will help me keep the affairs of your community moving forward. All of us at PMA are here for each homeowner and the entire community. We are the communication center and we want to assist you and your Board in creating a steadily improving community. If at anytime you have questions or concerns, please contact me. If I do not know the answer, I will do my very best to obtain the answer. I look forward to working with all of you and hope to make this transition as smooth as possible for everyone.

Sincerely,

Heather Strickland

heather@pmaaurora.com

303-750-0994 Ext. 317 (Office) / 303-750-1612 (Fax)

Q. When should minutes of a meeting be distributed?

- A. Minutes of any meeting should not be distributed until they are approved. In the case of the minutes for the member's annual meeting, the draft minutes are provided at the next members' annual meeting and are at that time subject to approval by the members.

Newly appointed Board Member Darlene Enger

has been a resident in our community for 14 years. She moved to Colorado 24 years ago because of the weather, her love of the mountains, and to be near family. Her hobbies include hiking, cross country skiing, knitting, reading; and she enjoys spending time with family and friends. She chose nursing as her career because she cares about people. Her care and concern for the people in the community influenced her decision to accept the offer to serve on the Board of Directors of Stanton Farms Townhomes. She has been encouraged by the formation and the enthusiasm of the Landscape Committee and has seen a commitment by the Landscape Company that she has not seen in previous years. One of her strong recommendations to the Landscape Committee would be to move toward limiting the use of pesticides and herbicides in our community for our health and the health of our pets. More residents participating in other committees is something she would strongly encourage and support. Her goal is to do her best to represent the residents of Stanton Farms Townhomes and to keep this community moving forward.

Meet Your Neighbors...

Ozzie & Mary Lou Perry

Ozzie and Mary Lou met when he was 7 years old and she was 5 years old. He finally decided that Mary Lou was the one for him when he returned in '46 after three years of service in the Navy. They were married in Hollywood, California, 65 years ago and have three children, 9 grandchildren, and one great grandchild. Mary Lou worked as a secretary/administrative assistant at Gates Rubber for 30 years. Ozzie was a business owner and also was employed as a Heavy Equipment Adjustor for St Paul Insurance for 25 years. For enjoyment, Ozzie played softball until he was 39 years old and has enjoyed hunting and fishing. Mary Lou still golfs and does beautiful oil painting. They moved to our community 15 years ago so they could travel more after their retirement. Ozzie and Mary Lou are the Neighborhood Watch Coordinators for their Cul de sac. They love to visit with their neighbors. Thank you, Ozzie, for serving our country and your sacrifice as a Purple Heart recipient.



Leaking gutters or water that dumps out onto a walk area that freezes in the winter?

Contact PMA at 303-750-0994 and be specific about the problem and its location. The Board is beginning work on prioritizing the need for repair and correction and requests the homeowner's assistance in identifying these problem areas.

Mark your Calendars.....

Stanton Farms Townhomes Board of Director's Meeting -Monday, May 10, 2010, 7-9 PM Lilley Gulch Recreation Center **Plan to Attend!!**

Spring Clean Up - Friday, May 21, 2010 - Sunday, May 23, 2010 Dumpsters will be available for your use

National Night Out – Tuesday, August 3, 2010 6:30 - 7:30 PM



Windy Day ~ Trash Day

Not a good combination.

Please secure your trash well to help prevent excess trash in our community. Thanks!!!



Safety During Cycling Season

---Share the road, stay alert---

Both motorists and cyclists are responsible for obeying traffic laws. A new Colorado law that went into effect in August 2009 requires passing motorists give cyclists at least 3 feet of space. To make this possible, motorists may cross a center line when the road is clear to pass safely.



Parking Committee

Merrill Carter will be coordinating the Parking Committee. If you are interested in representing your Cul de sac on this committee, please call him at 303-973-7746. The specific needs of each area could be better addressed if there were a representative from each Cul de sac. Thank you Merrill for accepting this challenge!



Landscape Committee

The Landscape Committee has members who are willing to help homeowners clean up enclosed decks/patios if the homeowner needs assistance. Notify PMA at 303-750-0994 or email the Landscape Committee at sftlandscapecommittee@gmail.com. Enclosed decks/patios are the homeowner's responsibility to keep clean.

Homeowners are requested to submit an ARC form to the Board if they wish to remove/replace/plant any trees or bushes near their home. The Landscape Committee recently reviewed recommendations from CSU regarding the distances that should be kept from the walls of our homes when planting trees and bushes. Many trees and bushes are planted too close to the buildings and have the potential to cause problems. Thank you for your cooperation.

The Landscape Committee wishes to thank Hosanna Lutheran Church on West Bellevue for providing the Committee a meeting place during the month of April.

Questions regarding use and operation of barbeques in the West Metro Fire District can be found on their website @ www.westmetrofire.org or calling West Metro's Fire Rescue's Fire Prevention Bureau at 303-989-4307.



SPRING CLEANUP

Friday, May 21, 2010 – Sunday, May 23, 2010



Dumpsters will be located in areas north and south of West Fair Ave

If you wish to receive this newsletter by email, send your request (include 1st name and unit number) to sftnewsletter@gmail.com. If there are topics you would like to see in the newsletter, email those also.