

# Stanton Farms Townhomes HOA

## Newsletter

August, 2010

### A Message from your Board of Directors



**Homeowners agree to the terms of the Declarations when purchasing a unit in a common interest community. All tenants (homeowners and non-homeowners) are subject to the governing documents.**

Please make yourself aware of the contents of the laws and documents that govern our community.

They can be obtained through the following website –

[www.neighborhoodlink.com/stanton\\_farms\\_townhomes/home](http://www.neighborhoodlink.com/stanton_farms_townhomes/home) and click on “More” to get to the documents.

Questions regarding the governing documents will be addressed during the Homeowner’s Forum at the Board Meeting on August 9, 2010, but only those questions sent to PMA

([info@pmaaurora.com](mailto:info@pmaaurora.com)) by August 5 will be addressed at the August 9, 2010, Board Meeting.

We are asking for your cooperation prior to Sept. 1, 2010, to correct any issues that could result in a violation &/or fine. Any homeowner receiving a violation or a fine is entitled to a hearing at the Board Meeting designated on the notice.

Violations/fines can result from observations/comments/complaints by the Management Company, and/or the Board, and/or a resident(s) in the community.

Thank you in advance for your cooperation.

Animal Control Officer Guy was the guest speaker at the July 12, 2010, Board Meeting and recommended the following:

- Canine flu, distemper, and rabies vaccine for dogs. Rabies for cats and keep cats inside.
- All dogs be licensed – Annual licensing of all dogs 4 months old and older is required and benefits the dog in that the owner can be traced 24/7
- Pick up feces immediately – People, especially children, can get very sick if they contract hookworms, tapeworms, etc. – “use common sense and common courtesy”
- Don’t keep dog/cat food or bird seed outside to avoid attracting raccoons
- Also, keep water source up high

Contact information - Animal Control

Jefferson County Sheriff’s Office

Office Hours: 7:30am – 5:30 pm Mon-Fri

Phone: 303.271.5070

[www.jeffcosheriff.com](http://www.jeffcosheriff.com)

### **Community Safety Awareness Day**

**August 28, 2010, 9:00 AM – 1:00 PM**

**Jefferson County Fairgrounds**

**15200 West Sixth Avenue, Golden, CO**

**Free On-Site** – small electronics recycling (a small fee for some items), document shredding, credit report printed and reviewed by a bank officer, and “No Call List” sign up.

**Safety Demonstrations all day** – Internet and cell phone safety, fraud and ID theft protection, boating and water safety, natural disaster preparedness, hiking and outdoor safety, back to school safety, carbon monoxide detection, car seat safety, safeproofing your home, and many other safety services and products for adults, seniors, and children.

**Information on the Senior 911 cell phone project** – a senior citizen in Jefferson County or Gilpin County can call Cary Johnson at 303.271.6980 to request a free 911 cell phone for use in emergencies.

For additional information on the Safety Fair call Cary Johnson at 303.271.6970.



## **Mark your Calendars.....**

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

Location: Lawn east of 10299 and south of 10289  
Meet and thank our firemen and law enforcement  
personnel and visit with your neighbors  
Refreshments will be provided.  
Coordinator for the event is Diane Suchomel.

### **Stanton Farms Townhomes Board of Director's Meeting** –

Monday, August 9, 2010, 7-9 PM  
Lilley Gulch Recreation Center  
Jack Downing, Agent for State Farm Insurance, will be  
present to update us on our current policy.



### **Landscape Committee**

The hot, dry weather has caused brown/dry spots in the grass throughout the entire community for one or more of the following reasons in most places – a poorly designed irrigation system, utility boxes and mailboxes preventing adequate watering, bushes or other items preventing adequate distribution of the water, huge cottonwoods sucking the water away from the grass, damage to sprinkler heads because vehicles are driving over the heads or actually parking on the grass, vehicles covering the heads even though they are parked in a designated parking area, an irrigation design for native grasses when there is bluegrass in the location, excessive watering in previous years, animal damage, possible fungus, and poor soil conditions. Some of these issues, as well as others, are detailed on the Denver Water Audit that said our irrigation system is running at 26% distribution uniformity. Distribution uniformity is a measure of how evenly an irrigation system is applying water to the landscape. The audit also identified many problems with the system that are contributing factors to water inefficiency, waste and unnecessarily high water bills.

The Landscape Committee is asking for homeowner cooperation to report water runoff, soggy areas, ineffective watering, or dry spots. Contact PMA at 303-750-0994 or at [info@pmaaurora.com](mailto:info@pmaaurora.com) or the Landscape Committee at [sftlandscapecommittee@gmail.com](mailto:sftlandscapecommittee@gmail.com).

It is also very important that homeowners do NOT water areas near their homes to keep the grass green. It makes it extremely difficult for the professionals to determine what changes need to be made or where to begin troubleshooting a potential problem with a controller and/or the sprinkler heads. Also, changes in the landscaping in certain areas need to be made to not only improve the appearance of the community but to prevent wasteful watering.

Your cooperation will be greatly appreciated.

## ***Meet Your Neighbor...***

### ***Marta Leithiser***

Marta and her cat, Lola Mae, have lived at 10530A for the past 4 years. She grew up in Long Beach, California; and at the age of 18, joined the Air Force. Her first position was Audio Visual Tech and then moved on to the position of B-52 Avionics Tech. During the Gulf War, she was reactivated, had the position of Cargo Handler, but was fortunate enough to remain in the United States. After her service ended, she chose nursing as her career. For seven years, she worked in Family Practice in Orlando, Florida. She has been employed at Littleton Hospital for the past 7 years. Her work can be very demanding but is also very rewarding. The phrase “emotional warfare” is often used to describe the life of a nurse. But in spite of this she describes herself as a very happy person, who enjoys life. Marta loves to travel to new places but also tries to return to Orlando yearly to visit with friends there. She enjoys the outdoors and all the things there are to do in Colorado. Her brother, sister, and brother-in-law live nearby in Lakewood. One of her memorable adventures was a mission trip to India approximately 4 years ago. The group provided medical care for the orphans and pastors there. She was able to visit the Taj Mahal and will always remember and still communicates with the people she met there. Marta, as an “unofficial” member of the Landscape Committee, has created a lovely rock garden at the front of her home and has recently planted an Autumn Purple Ash that her friends have named “Helga”.



### **Parking Committee**

The Parking Committee has presented its final report and recommendations to the Board for their review. There will be copies of this report at the Board meeting on August 9, 2010, for those homeowners who did not receive a copy at the July 12, 2010, Board meeting. The Board has set a deadline of August 31, 2010, for homeowner comments regarding the Parking Committee's recommendations.

The Board would like to give recognition and thanks to Merrill Carter and Elaine Harris for their time in coordinating the Committee's efforts and reviewing and analyzing the parking situation throughout the entire community, as well as to Adam Rowley, Dale Kestel, Jerry Garfield, and Sam Barlow for their participation on the Committee.