

Stanton Farms Townhomes HOA

Newsletter

September, 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 and click on “More” to get to the documents.

Questions regarding the governing documents will again be addressed during the Homeowner’s Forum at the Board Meeting on September 13, 2010, but only those questions sent to PMA (info@pmaaurora.com) by September 9, 2010, will be addressed at the September 13, 2010, Board Meeting.

What procedure should be followed if a homeowner receives an Initial Violation Letter?

The following is from a resolution adopted by the Board of Directors in 2006, pursuant to Senate Bill 100, which states - “The violator will have 15 days from the date of the letter to come into compliance. The initial violation letter shall also provide notice and an opportunity for a hearing, and shall explain that if a violation is found to exist, a fine may be imposed pursuant to this Policy. The letter shall further state that the alleged Violator is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing within 10 days of the date of the initial violation letter.”



Landscape Committee

There have been questions and comments directed to the Landscape Committee recently—

Q. Why are the bushes being cut so low? (You are going to kill them.)

A. In some cases, the bushes need to be cut back drastically to allow the irrigation system to water where needed.

Also, repairs/painting are difficult to do because of the size of many bushes and the closeness to the buildings. There is a great deal of deadwood in the bushes that needs to be removed. The bushes will grow back and be healthier and better looking and more manageable.

Q. When will the median on the South side be completed?

A. The work in this area, just as that for the North side median, is being done by volunteers in the Community. Also, work in this area is being coordinated with other projects in the community where rock and dirt is needed. It will be completed to the point where the North side median is now, with additional plantings to the areas in the years to come.

Q. Can homeowners use the shed that the Board has approved?

A. The shed will be used to store equipment, materials, and supplies for improvements and repairs in the community.

The Committee wishes to thank everyone who supports our activities with their words of encouragement and gratitude.

Have we had a hot summer this year?!?!?

The following data is from Weather Underground, Inc. (2009 numbers are in parentheses).

June, 2010	Max Temp 95° F (88° F)
	Max Avg Temp 81° F (76° F)
July, 2010	Max Temp 97° F (93° F)
	Max Avg Temp 81° F (76° F)
Aug 1-22, 2010	Max Temp 93° F (95° F)
	Max Avg Temp 85° F (85° F)

Total Number of Days from 6.1.2010 – 8.22.2010 with Max Temp > 85° - 44 (30)

Mark your Calendars.....

Stanton Farms Townhomes Board of Director's Meeting –

Monday, September 13, 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.

The Board will be reviewing the comments and questions that they have received regarding the Parking Committee's recommendations.

Plan to attend



Sheriff's Safety Fair

2010 Summerset Festival

Saturday, Sept 18, 9 am - 6 pm

Sunday, Sept 19, 9 am – 4 pm

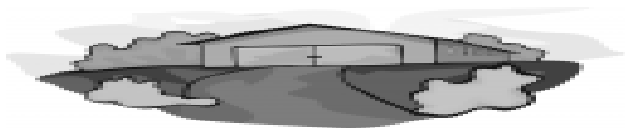
Location: Clement Park

A fun-filled event with food vendors, arts and crafts booths, educational and interactive booths, safety programs, children's activities, car show, pancake breakfast, and live music.

FUN FOR ALL AGES!



Work on Driveways Has Begun



Hammer Property Services is performing work on our driveways during this last week of August. There were four separate companies that bid for the work and all were basically in agreement as to where the work should begin and what should be done. The work on the driveways will be completed in 5 phases. The main focus of the first phase is to install valley pans in the driveways for proper drainage of water away from the entryways and will be done at a cost of \$26,674.50. The next phases will address the placement of additional valley pans as well as aprons to garages.

Meet Your Neighbors...

Steve and Linda Lancaster

Steve and Linda were both born in Arizona and dated while attending high school in Phoenix, AZ. However, they went their separate ways within a year after graduation. Steve served in the Air Force for 4 years, attended college in AZ for dental hygiene, and worked in various locations in AZ before moving to New York where he taught and is still teaching head, neck and dental anatomy and anesthesiology at the community college in Buffalo, in addition to teaching continuing education for dental hygienists. Steve serves on his HOA Board in New York and practices dental hygiene while he is in Colorado. He has 2 children and 3 grandchildren. Linda was left to raise her 1st child when her husband was called to military duty during the Vietnam War. She and a friend (also with a young child) did a "job share" in Seaside, Oregon, to get through the time their husbands were away. She and her husband had one more child and became the legal guardian for another child when she lost her parents at the age of 13. Linda has since taught at the Navajo Reservation and then in the Jeffco schools for 28 years. She has been involved in developing reading and writing curriculums, including those for the Native American curriculum, and remains active in workshops as well as doing reading testing. Linda is also a certified Navajo Rug Appraiser and prepares rugs for sale. In addition, she works for the Denver Art Museum, where she appraises donations. So, how did their paths cross again and eventually lead to their marriage 3 years ago? Steve had reached a crossroads in his life where he wanted to make amends for past actions and to apologize to Linda for something he had said in one of his last letters to her. He narrowed his search down to Linda's daughter in Seattle. When he called the daughter's phone number, Linda answered. The emails began; there eventually was a face to face meeting; and as Linda says, "Steve grew up good". (He feels the same about her.). Linda reflects on their second chance in life. "Seeing Steve again, after over thirty years, felt strangely comfortable and familiar in a way that totally surprised me." Together they now share 7 grandchildren and have homes in Buffalo, NY, and here at 10379A. Both are strong supporters of the Landscape Committee and feel they have great neighbors.

2010 National Night Out

Many thanks to Diane Suchomel for coordinating the event. It was a great evening!

King Soopers at Belleview and Kipling donated the ice cream and Panera Bread in the Southwest Plaza donated the cookies. We would like to give a special thanks to the Jefferson County Sheriff Officers and the West Metro Firemen for attending the event and to all those who assist and protect us every day.