



**NEWS.
COMMUNITY.
NEIGHBORS.**

SUMMER 2011

Stapleton Filing 2 Townhome News

NEWS FOR THE 98 UNITS OF FILING 2 TOWNHOMES

WELCOME TO OUR COMMUNITY NEWSLETTER

Welcome to the Stapleton Filing 2 Homeowner's Association Summer 2011 Newsletter. This newsletter will be published quarterly by your Board of Directors (Board) and is designed to keep you up-to-date with major association news. The newsletter is published at no expense to our Association with layout and printing costs donated.

Our Board is made up of neighbors– just like you– and meets monthly to conduct the business of efficiently running our neighborhood.

AUDITORS GIVE HIGH MARKS TO CONDOMINIUM ASSOCIATION

Calling the Association's fiscal situation "very sound," Property Manager Ricardo Lases complimented the Board for its financial management at a recent Association meeting.

PLAN TO ATTEND NEXT MEETING!

You are not only welcome, but encouraged, to attend the Board of Directors meetings. They occur every month. The next meetings dates are:

September 13th, 2011 at 5:30 pm

October 11th, 2011 at 5:30 pm

November – Annual meeting

December 13th, 2011 at 5:30 pm

All meetings are held at the Stapleton Master Association Community Room located at 2823 Roslyn Street unless otherwise specified. You can also find our meeting minutes, changes regarding meeting locations, and governing documents on our management company's website at:

<http://www.weststarmanagement.com/hoa/hoalegals/stpltn2/stpltn2.html>



PAINTING PROJECT

Painting of the exterior of our homes continues. Work is being performed by Decorex Painting and is part of the scheduled maintenance of our properties. Be watching for a flyer on your doorstep to let you know when your painting will begin.



**MULCH TESTING
WAS SUCCESSFUL.**
SEE PAGE 3

We need your feedback!

If you prefer to receive this quarterly newsletter and other announcements via email, please email your community manager at: ricardo@weststarmanagement.com

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For information about our Association, call Ricardo Lases, our Property Manager, at Weststar Management Company. Direct Number: 720.880.2913



**GROWTH
CONTINUES**



Here is the artist's rendering of the new library that will be built just a few blocks from our Townhomes at the corner of Roslyn off 29th Ave.

98 Townhomes = Stapleton Filing 2

Our investment in Stapleton Filing 2 Townhomes remains a great value as is evidenced by recent Denver real estate figures found on the internet.



Stapleton remains a healthy real estate market.

80238 is good place to be!

- The average days on market (DOM) for residential real estate was 111 days which is the average time it takes a Stapleton home to sale. This is less than many other neighborhoods in Denver.
- There was a negative 5.7% year-over-year price change for Stapleton homes for sale.
- \$423,000 is the current average price of Stapleton homes for sale as of April 2011.
- 138 homes sold in Stapleton from April 2010 to April 2011.
- There were currently 48 active Stapleton homes for sale as of April 2011.
- There are 4.2 months of inventory available in Stapleton. A healthy market has 6 months of inventory or less which means that the Stapleton real estate market is healthy as of April 2011.

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RULES AND REGULATIONS

Don't leave trash cans, bicycles, or toys in front yard or your driveway.

Trash cans, bicycles locked to front railings, and toys left in driveways are against our Townhome Association's rules and regulations. According to our rules and regulations, common areas (front yards and driveways) must be kept clear and may not be used for storage of bicycles, furniture, garbage cans, firewood, barbecue grills, toys, or other items of personal property.

Please return your trash cans to your garage each week after pickup has taken place.

No real estate signs in front yards.

'For Sale' or 'For Lease' signs may not be placed in front yards of Filing 2 Townhome properties.



Real estate signs may not be placed in the front yard of our properties. This restriction of signage is very common among townhome associations throughout Colorado and is not unique to Stapleton Filing 2.

Recently, a few realtors who apparently are not as familiar with the townhome lifestyle, initiated the placement of signs only to find out they are not permitted and later were required to take them down. When listing your home with an agent, please advise them not to place the signs in your yard. Signs in the front windows, combined with a marketing campaign of the home, get the attention needed and have proven to be effective.

As a bonus in Stapleton Filing 2, you are allowed to affix a small info box to your railing if you choose. This policy is not often found in neighboring townhome communities.

ARBORIST CHOSEN TO TRIM TREES

This fall, neighbors will see the seventy fruit trees trimmed throughout the Association's common areas. This \$4,300 investment recently was proactively made by the Board to help keep the trees healthy, and prevent damage from snow to the trees.



Ann Koener



Bruce Albright



Cary Miller

INTRODUCING OUR BOARD

Ann, Bruce, and Cary provide leadership.

Ann Koener

Ann has a long, successful history of serving the Board shortly after she moved here in 2007. Ann has served as treasurer and is now president with her term scheduled to end this year.

Bruce Albright

Bruce and his wife have lived in Stapleton since 2003 and in 2010 he succeeded his wife on the Board of our Townhome Association.

Cary Miller

Cary began his service to our Townhome Association in 2009 and quickly became a valuable member. Cary moved to the neighborhood in 2005.



MULCH:

BOARD CONDUCTS TEST TO SAVE MONEY AND EXTEND LIFE.

GOT A PROBLEM?

CALL RICARDO

Ricardo Lases is our property manager from WestStar Management.

You should feel free to contact him if you have problems with the outside of your building or the surrounding grounds.

You can call him at 720-941-9200 x43 or email him at ricardo@weststarmanagement.com.

Mulching can be one of the most beneficial things you can do for your soil and your plants.

A layer of mulch will help prevent the germination of many weed seeds, reducing the need for cultivation or the use of herbicides. Mulches also help moderate the soil temperature and retain moisture during dry weather, reducing the need for watering.

Mulch is certainly a good thing for landscaping. However, there are many alternative types of mulches out there so the selection of the right product is important.

In an effort to stretch the life of the product and minimize expenses to the neighborhood, the Board recently "tested" a new type of mulch, Guerilla Mulch, at one of the homes in our neighborhood.

The test went very well and the mulch held up during our recent downpour as it did not wash away as does the more typical type of mulch

It is anticipated mulching of all our units will take place next Spring, 2012.

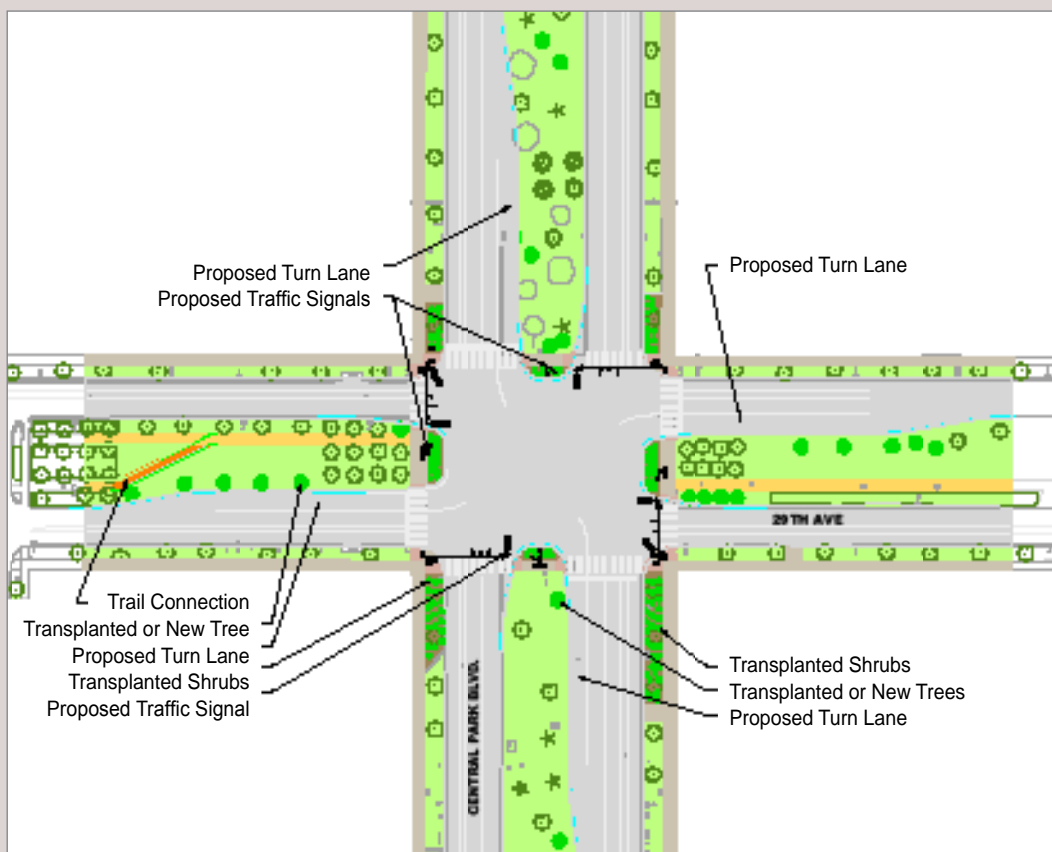
29th & CENTRAL: IMPROVEMENT PLAN

Residents of our townhomes will soon see lots of activity at the corner of 29th Avenue and Central Park Boulevard.

The Central Park Boulevard Interchange with 29th Avenue has started to pick up in earnest as summer continues. The design phase has been completed and the construction phase is now in evidence.

Please use caution in the work zone during this permanent traffic switch. Specifics of the improvement plan are anticipated to be updated in mid-August. For the latest information, go to Stapleton United Neighbor's (SUN) site:

<http://sites.google.com/site/sunwebsite1/transportation/stapleton-transportation-docs>



Pre-arranged payments available.

Do you get tired of the monthly chore of writing checks?

You can eliminate one of those monthly checks by providing our Association with a pre-arranged authorization to take your monthly dues directly out of your checking account.

The form is simple to fill out and is available on the Weststar website at weststarmanagement.com.

Note: It's also possible to pre-pay your dues 3-months, 6-months or even a year in advance. Just ask our property manager, Ricardo Lases for details at 720.880.2913.

Fertilizing of trees has been completed.

Trees throughout our neighborhood were deep-watered with fertilizer this past Spring. This is routinely done each year as part of our ongoing landscaping program.

You may have also noticed that missing plants were recently replaced in our front landscaping.

Please drop us a note and let us know what you'd like to see in this neighborhood newsletter. And, if you'd like to get involved by writing a story or two, we'd gladly welcome you to join the team! Just drop Ricardo a note or come to the next Board meeting.

weststar

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