

Stapleton Rowhome

Spring 2009

Association Newsletter

Staying in Contact

There are many ways to stay in touch not only with our management company (WestStar) but also with the Board and other homeowners!

Management Company

Nickie Greco is our property manager from WestStar. You should feel free to contact her if you have problems with the outside of your building or the surrounding grounds. You can call her at 720-941-9200 x43 or email her at ngreco@weststarmanagement.com. You can also find our meeting minutes, meeting locations, and governing documents on their website at <http://www.weststarmanagement.com/hoa/hoalegals/stpltnrowhms/stpltnrowhm.html>.



Board of Directors

You are not only welcome, but encouraged, to attend the Board of Directors meetings. They occur every two months and meet in or near Stapleton. The next meetings dates are:

May 11 at 6:30 pm

July 13 at 6:30 pm

September 14 at 6:30 pm

All meetings are held at Panera Bread in Quebec Square unless otherwise specified. Please consult the HOA website (mentioned above) to check for any last minute changes.

Other Homeowners

Doug Davis has created a mailing list to facilitate communication with other Stapleton Rowhome residents. The mailing list is open to all Stapleton Rowhome residents, both owners and renters. The list is administered completely separately from, and is not endorsed by, the management company and the Board. That said, several of the Board members are signed up for the email list. If you are interested in joining, send an email to str.hoa@gmail.com with your name and address.

Birdfeeders and Pigeons

There have been some complaints late last year regarding pigeons roosting near some homes with birdfeeders. Pigeons can become a big problem for buildings because they roost, grow and produce a great deal of feces that is not only unsightly, but can damage roofs, water drainage, and air conditioning units and can prove costly to remove and repair. This ultimately becomes an expense of the HOA.

Instead of banning the feeders, the Board has established some guidelines to help minimize pigeon problems. The Board is going to continue monitoring the pigeon situation and may change the guidelines or make other changes if necessary.

Birdfeeder guidelines

- Feeders must be the type that minimizes seed scatter that attracts pigeons and rodents.
- Feeders must be taken down from October 1 - March 31 when migrating birds are not present. This to eliminate a constant food supply that encourages pigeons and rodents.
- Homeowner must consider location of feeder to minimize nuisance to neighbors.
- Bird waste must not damage landscaping, building, air conditioning units, etc.

Like a good neighbor...

Barking dogs? Bright lights? Who you gonna call?

All of the buildings in our unit contain more than one home -- we all share at least one wall. Living peacefully in such close quarters poses some unique challenges. While it is the management company's job to enforce the HOA governing documents, we are all responsible for being civil and polite neighbors. If you have a problem with a neighbor, we encourage you to first approach the neighbor to try and resolve the issue before calling the management company. We would all rather receive a phone call, email, or short visit from a friend letting us know about a problem rather than getting an enforcement letter from the management company. On the flip side, be gracious and courteous if you're the recipient of said phone call, email, or short visit. No one is perfect and we would all rather hear the truth from a neighbor over coffee than a letter in the mail.

Having a summer party?

As the weather warms up, social gatherings move from indoors to outside. If you're planning an outside party that might run late, give your neighbors a heads-up and a phone number to call if things get a little loud. You will rest easy knowing they'll drop you a phone call if they can hear your lively game of charades in their master bedroom in the wee hours of the morning.

Spring

Upcoming Maintenance

As our properties age we must continue to invest money in maintaining them. Upcoming maintenance include:

Mulch

We're getting mulch! During the last meeting the Board approved a bid to have our landscaping company, American Civil Contractors, to replace the topdress mulch. The mulch used will be the same as originally installed by McStain and will improve the look of our community as well as helping the landscaping. No exact dates have been finalized but it should occur within the first half of April, weather permitting.



Gutter cleaning

All buildings will be having their gutters cleaned. The cleaning will include downspouts but not in-ground drainage. Denver Gutter will be doing the cleaning via the roofs so don't be alarmed if you see someone repelling down your roof-line. The cleanings should take place in April or early May.

Fences

The Board is investigating powerwashing and sealing the property fences. No decisions have been made regarding this maintenance yet.

Painting

Last year the oldest 6 buildings within our HOA were repainted. This year we'll be doing another set of buildings and will continue over the next few years until all have been repainted. There were both some communication and logistical problems during the painting of the first set which we've learned from to improve the experience going forward.

Communication

Before the painting occurs all homeowners will receive a notice on their door notifying them of when their unit will be washed and painted. The timeframe will span a week (or more if the painters encounter weather delays). During this time the painters will need access to the entire building, including back- and side-yards. You will need to move plants and other items away from the building.

Process

The painting process occurs in roughly four stages: powerwashing, taping, painting, and finishing. The powerwashing is used to prepare the exterior for painting. You'll be sure to want your windows closed for this part! A day or so after the powerwashing they'll come back through and tape the molding and windows for the painting. Then

comes the bulk of the painting followed a day or so later by the touch-up. As part of the touch-up the painters will be painting your front (but not back) door. To do so they'll need you to be home so they can remove the weather stripping, tape and paint the door, and return to put back the weather stripping.

Utilities

The painters need access to both water and electricity for the power washing and to electricity for the painting. We had some glitches the first time around regarding these utilities and are attempting to rectify this the next time around. It is expensive for the HOA and not environmentally friendly to require the painter to provide their own water and electricity. It is also not appropriate for the individual homeowner to pay for the painter's utilities. In an attempt to find a middle ground the painters have been instructed to place a note on a homeowner's door if they end up plugging into your electrical outlet or using your water faucet. You are then in turn welcome to call up Nickie at WestStar and request a \$5 check be issued to you to cover the use of your utilities. If you would prefer that the painter not use your utilities at all, please attach a lock to your electrical outlets and a plastic bag over your water faucet. We appreciate your flexibility as we do this maintenance to keep our homes and properties in good shape.

Soliciting feedback, yes yours!

Pooper-scooper

The Board is looking into hiring someone to scoop up some of the dog poop in the communal areas such as long the greenspaces in front of the homes on 29th Ave. We haven't come up with any solutions yet but would like to know if the community thinks it's a good use of funds before we take action. Send your two-cents to HOA President Derrick Taylor at taylorderrick@yahoo.com.

Summer Social

The Board is considering having an informal summer gathering, perhaps at Central Park. We think this would be a great way to get feedback from our community, recruit board/committee members, and also foster a sense of community. Based on neighborhood feedback, our outreach/communication can be improved and a simple way of doing that is to have a gathering plus it would be fun. Feedback on this idea ("sounds good", "don't bother", "I'd like to help") can be sent to HOA Member-at-Large Dan Prather at danielbprather@yahoo.com.