

Americana Townhomes

Winter - 2015

Winter News and General Information Letter

2015

BOARD OF DIRECTORS

President – Anissa Ostermiller

Vice Pres. – Sonja Pridmore

Sec/Treas – Linda Heersink

Directors at Large

Lotus Alexander & Monica Tillman

COMMUNITY MANAGER

Jean Ronald, CMCA, AMS

jean@weststarmanagement.com



6795 East Tennessee Ave #601

Denver, CO 80224

www.WeststarManagement.com

720-941-9200 main

720-941-9200 ext. 55

BOARD MEETINGS

.....are held at 6:30 pm in the Aurora Municipal Building, 15151 E. Alameda Parkway.

Please call ahead to confirm.

January 28, 2015

February 25, 2015

March 25, 2015



Driving Safely in the Snow – Two Tips to Remember

No sudden moves. Brake easy, turn easy, swerve easy, and accelerate easy.

Whatever you're doing, do it slowly and gently. Drive at a steady pace.

Don't get on a power trip. You may be driving a four-wheel drive vehicle, but when it comes to stopping, you're no better than anyone else. All cars have four-wheel brakes. That means that four wheel drive will help you go but it won't help you stop.

The dumpsters located throughout the property are for daily household trash only. No furniture, appliances, electronics, TVs or other large items may be placed in or outside the dumpsters. Residents are responsible for arranging disposal of large items.

2015 BUDGET

Your 2015 monthly assessments, due on or before the first of each month are \$173. Assessments not fully paid within ten days after the due date receive late fees in the amount of \$20.00. You may set up automatic payments. ACH forms are available on the Association's website.

Insurance Information for Owners – Owners Policy HO6

As a unit owner, it is important to maintain your own insurance to cover the unit interior items that are your responsibility in addition to your personal property. Ask your agent about: Personal Property Coverage, Loss Assessment Coverage, Liability Coverage and Loss of Use Coverage. Accidents happen.

Because Colorado is known for warmer temperatures during the day, followed by freezing temperatures at night, ice may develop despite the snow removal efforts. Please be extra cautious during the winter months when venturing outdoors in the snow and ice.



AMERICANA TOWNHOME ASSOCIATION, INC.

Dear Americana Townhome Owner:

On behalf of the Americana Townhome Board of Directors, please review the seasonal reminders and general information below:

- 1) Trees located in the enclosed back patio area are the responsibility of each owner to remove, trim, and care for. If a tree is encroaching on the structure, damage may occur to the window screens, the siding and/or the roof of your townhome. Please take the necessary steps to engage the service of a tree trimming contractor (licensed and insured) to remove trees or trim overgrown branches. Any damage to your townhome resulting from your back patio trees is your responsibility.
- 2) Please do not dispose of old TVs or other electronic equipment in the Association dumpsters. The trash removal company is not permitted to dispose of electronics and the Association must pay to have them removed. This ultimately is paid with your monthly assessments.
- 3) Please do not dispose of bulk furniture items in the dumpsters. An extra charge is added to the Association's trash removal invoice and this cost is also paid with your monthly assessments.
- 4) The monthly assessments for 2015 have been set at \$173.00. There are many ways to pay your monthly assessments. Coupons are being sent under separate cover.

Your monthly assessments are due on or before the 1st of each month. A ten day grace period is in place to allow for postal and other unexpected delays. If your payment is not received by the tenth of the month, a late fee of \$20 and interest is applied to your account.

Avoid the late fee and interest. Select a payment form that best suits you. Always include your account information (address and unit number) to ensure payment is properly applied.

- ACH payments – ACH Forms are available on line. Payment is automatically withdrawn from your bank account on the 5th of the month (or next business day). There is no charge for this form of payment.
- Bill Pay – You instruct your bank to make automatic payments to your Association each month. Please ensure that you have your bank complete this transaction prior to the 1st of the month to allow for bank transfer delays.
- Mail your coupon and check to the Association Payment Center: Americana Townhome Assoc.
c/o Citywide Bank
P. O. Box 5237
Denver, CO 80217
- Pay online via credit card. Major credit cards charge a fee for this service that is added to your assessment.
- Pay online with a check. This option also has a small bank fee added to your assessment.
- Hand deliver your check directly to the Weststar Management Corp. office located at:

6795 E. Tennessee Ave. Suite #601
Denver, CO 80224

Enjoy a happy and healthy New Year!

Sincerely,

Your Americana Townhome Board of Directors