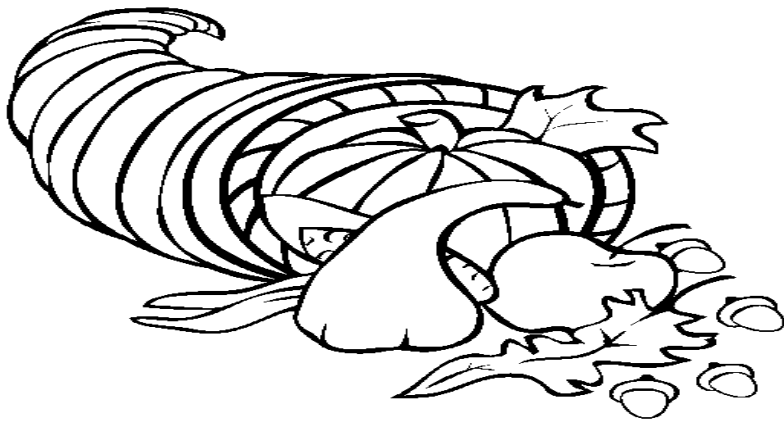




AMERICANA TOWNHOME ASSOCIATION

November Fall News

2015

Americana Thanks You

- 1) Political signs come down seven days after the Election Day.
- 2) Please keep your front porch free of clutter.
- 3) After Halloween, the witches, goblins and such should be put away.
- 4) Pumpkins seem to stay for Thanksgiving but they should get ready for whipped cream and pie.
- 5) Snow shovels neatly placed at the front door are a handy tool along with ice melt as we prepare the snowmen for the winter.
- 6) Colored lights, icicles and wreaths are just the thing in December, but should find storage sometime mid January as we get into the New Year - 2016.

Go to www.weststarmanagement.com to find copies of:

- Association Documents
- Rules & Regulations
- 2015 Budget, Financials & past audits.
- Minutes & Monthly Newsletters
- Proof of Insurance

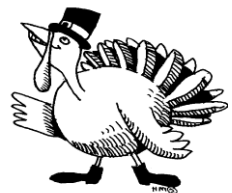
Highlight & Click on
Americana Townhomes

BOARD OF DIRECTORS

President - Anissa Ostermiller
Vice President - Sonja Pridmore
Secretary/Treasurer - Linda Heersink
Members at Large
Lotus Alexander and Monica Tillman

NEXT MEETING

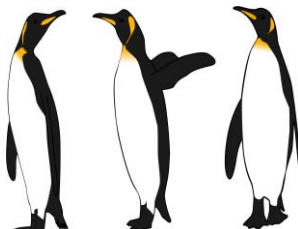
November 24, 2015
6:30 pm at the
Aurora Municipal Building
Lowry Room - 3rd Floor



Sunday, November 1st



TIME
TO
FALL
BACK



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.



Keep Out The Cold

Unit Maintenance - In addition to all interior maintenance unit owners are responsible for cost of maintenance and repair of the following items: All doors, windows, weather-stripping and screens are the responsibility of the unit owner to repair and replace. The owner should be sure that their personal insurance policy covers these items. Broken windows or windows with peeling grids must be replaced by the unit owner. Replacement doors must match style and color. Replacement windows must be brown or black on outside, and cream color is optional. When replacing windows, note that grids are not mandatory. Plumbing serving the individual unit is owner responsibility.

TAKE OUT THE TRASH

Trash must be placed in the trash dumpsters. Trash must be enclosed in a tightly sealed plastic bag. Moving boxes must be broken down and placed inside or beside the dumpsters. Construction debris must be removed by the contractor and NOT placed in the Association's dumpster. 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.

Americana is working hard to restore all the trash enclosures. Please make sure your trash bags are placed in the dumpster and if you see a bottle or plastic container on the ground, toss it into the dumpster and help keep the community neat and clean. Take pride in your neighborhood. Thanks



COMMUNITY MANAGER
Jean Ronald CMCA, AMS
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Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

Classified or Unknown

Chapter 1 – The POOP FAIRY's whereabouts... For the last couple of years, some homeowners (pet owners) in the Americana Townhome Association (but not all pet owners), left pet waste in the snow, anticipating the visit of the mysterious Poop Fairy, in the hopes that the pet waste would no longer be there when the snow melted. As the weather warmed up, the snow indeed melted, however the pet waste remained, to the disappointment of many residents who walked through the common grounds. Until the Poop Fairy is officially located, please clean up after your pets at all times, in all locations (even in your own back yard).



Snow removal - Snow shoveling will be done after a depth of 3" is realized on the walks. Plowing will be done after a depth of 4" has accumulated on the drives and parking areas.

Thank you.