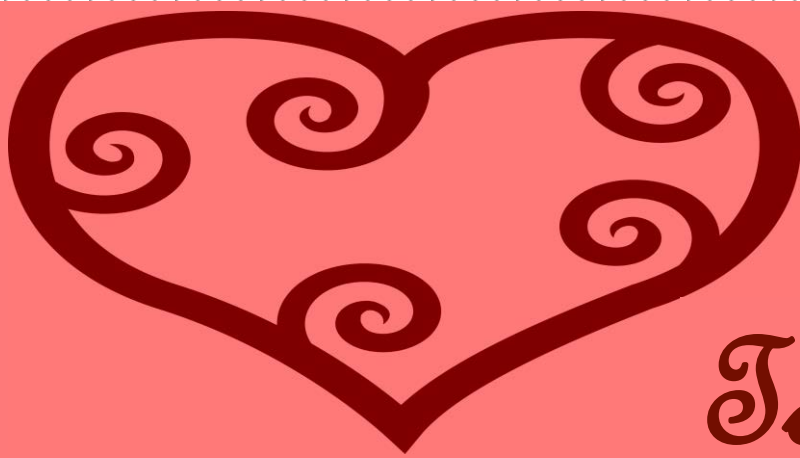




Americana Townhome Assoc

February Winter News

2016

How to Obtain Proof of Insurance - On a regular basis your mortgage company will request proof of insurance for the property. When you refinance, the lending agent will request proof of insurance for the property. Also if you are looking for a reverse mortgage proof of insurance is required. MIKE NEFF INSURANCE AGENCY can help: In the event you need a certificate of insurance issued, please fax your Bank's written request to:
FAX: 970-949-0691

\$173.35

\$173.35

\$173.35

\$173.35

\$173.35

BOARD OF DIRECTORS

President

Anissa Ostermiller

Vice President

Sonja Pridmore

Secretary/Treas.

Linda Heersink

Members at Large

Monica Tillman

Lotus Alexander

MONTHLY BOARD MEETING

(1 week later)
MARCH 2, 2016
at 6:45 pm

in the Lowry Room
of the Aurora
Municipal Center



Owners leasing their units shall provide names and telephone numbers of tenants, in addition to lease terms.



Each Owner and all occupants of a unit may park no more than a total of two (2) motor vehicles at any time. One parked in the lettered space and the second vehicle in one of the unmarked spaces.

The Board of Directors is currently reviewing the Rules and Regulations for the Americana Townhomes Association. Parking and Leasing are areas of concern. If you have ideas to submit to the Board please

Email to:

weststar

COMMUNITY MANAGER

Jean Ronald CMCA, AMS
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

NEED EXTRA
ICE MELT?



DOGS DAMAGING FENCES - We have received several complaints from residents who are concerned that the dog next door is damaging the fence between units. Please note that the owner shall be responsible for repairs.





KNOW YOUR
NEIGHBOR

REPLACEMENT
DOORS AND
WINDOWS MUST
BE AS SIMILAR AS
POSSIBLE AND
MATCH IN COLOR.

Your monthly
assessments are due
on or before the
first of each month.
A \$20 late fee (plus
18% interest) is
charged if your
payment is received
after the 10th of the
month.



No Leases
Less Than
Thirty Days

NO
VEHICLE
REPAIRS

FINES WILL
BE LEVIED

RULES RULES RULES RULES RULES RULES RULES RULES RULE

- 1) No more than two (2) dogs, two (2) cats or other household pets shall be kept, raised or boarded in any Lot. Pet owners shall clean up after their pet and dispose of the same in a suitable container. Pets shall not be allowed to roam unrestrained on the Common Areas or on other's Lots. As per the City of Aurora, all pets must be leashed at all times while outdoors. Pets shall not be chained or tethered so as to allow pets access to any Common Areas, nor shall pets be left chained or tethered outdoors, unattended, so as to become any annoyance or nuisance to others from barking or such other cause. Any person keeping an animal inside a private patio area shall be responsible for maintaining that area in a sanitary manner to prevent odors and excrement from offending other owners or tenants.
- 2) Patios/balconies, fences, windows, screens and doors shall not be left in an unkempt, disrepair, dirty, unsanitary or unsafe condition so as to constitute an annoyance, nuisance, eyesore and/or hazard to the Members.
- 3) Any resident desiring to install any exterior additions is required to submit a request in written form to the Board of Directors. Additions include such installations as patio covers, storm doors and storm windows. The homeowner is responsible for all costs and insurance coverage of installation, repair and maintenance for all such Board approved exterior additions.
- 4) **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.**
- 5) "For Sale" or "For Rent" signs must be displayed inside one window of a unit. Said sign can be no larger than five (5) square feet. **SOLICITING IS STRICTLY FORBIDDEN.**
- 6) Owners wishing to lease units must notify the Management Company of their intent to lease and provide a forwarding address and telephone number where said Owner can be reached. The Owner shall also provide names and telephone numbers of tenants. Unit Owners are responsible for the action of their tenants.
- 7) 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.

Did you know?

The following can be found on the Association website:

- The 2016 Adopted Budget
- The Association Declaration, Bylaws, Articles of Incorporation, and Rules & Regulations.
- Certificate of Insurance (Master Policy)
- Board Meeting Minutes
- Financials and Audits
- Newsletters



Go to www.weststarmanagement.com and click on Americana Townhomes