

Americana Townhomes



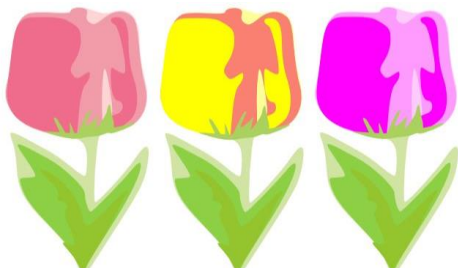
April Spring News

2016

This quarterly spring edition of the Americana Townhomes newsletter is being distributed to all owners and residents within the Community. Please take a moment to read through the important community news and information that brings us together as a community.

Spring is Here

Take some time to clean up front stoops and bring out the color in flower pots to welcome the warmer weather.



Trees located in the enclosed back patio areas 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 resulting from your back patio tree is your responsibility.

Architectural Review

As the years go by, home maintenance becomes more and more important. With the home property values increasing it is a great time, as the warmer seasons approach, to replace windows, replace front and back screen/storm doors, and to replace window screens. Front doors must be painted the Americana blue as seen throughout the community. Please remember to submit the Architectural Review Form attached when making improvements or modifications to your townhome.

Thank you.

BOARD OF DIRECTORS

President

Anissa Ostermiller

Vice President

Sonja Pridmore

Secretary/Treasurer

Linda Heersink

Members at Large

Lotus Alexander

Monica Tillman

BOARD MEETINGS

The next scheduled Board Meeting will be held
April 27, 2016
at 6:30 pm.

Owners are welcome.
Please join us in the
Lowry Room of the
Aurora Municipal Bldg.





COMMUNITY MANAGER
Jean Ronald CMCA, AMS
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Denver Free Days - April 2016

Denver Art Museum

Saturday, April 2, 2016
Twice this month

Denver Botanic Garden

Sunday, April 3, 2016

Denver Botanic Gardens at Chatfield

Tuesday, April 5, 2016

A beautiful walking farm with nature trails

Children's Museum of Denver

Tuesday, April 5, 2016 – free from 4 pm – 8 pm

Four Mile Historic Park

Friday, April 8, 2016

Denver Nature & Science Museum

Sunday, April 10, 2016

Amazing hands on museum for the kids

Denver Mint

Tours are free – call 303-405-4761

Mondays through Thursdays

National Parks

April 16th through April 24th

Denver Art Museum

Sunday, April 24, 2016

Always something new

Aurora History Museum

The Aurora History Museum offers free admission everyday



Wildlife is our Neighbor

While some residents love living in close proximity to wildlife, others may find this a challenge. It certainly can be a challenge if you have a skunk or raccoon trying to raise their family in your backyard, or perhaps a squirrel chewing away at the wires in your car. If you have found critters damaging your property, you may want to look into repellents sold at Home Depot or Lowe's that repel squirrels, rabbits and other rodents. Keep in mind these two important reminders to all residents:

- 1) DO NOT FEED THE WILDLIFE – no matter how cute!
- 2) SECURE ALL TRASH BAGS – no free meals!

RULES ON RULES

TRASH - The trash dumpsters are for daily household trash only. Please secure trash bags to avoid items spilling out. This will also help to maintain the dumpster area free from scavenging wildlife. No furniture, appliances, mattresses, electronics, TVs or other large items may be placed in or outside the dumpsters. Residents are responsible for arranging disposal of large items.

PETS – No more than two household pets shall be kept. Pet owners shall clean up after their pet and dispose of pet waste immediately. Pets shall not be allowed to roam unrestrained on the common areas other's units. Pets must be controlled and not allowed to become a nuisance to neighbors.

PARKING – Vehicles will be towed at the car owner's expense if license registration is out of date, or if parked in a restricted, no parking area. Parking is limited to two cars per unit. Each unit has one (1) lettered parking space. All other spots are on a first come first served basis.

LEASING – For emergency purposes please provide Management with contact information, names and phone numbers, for your tenants. The owner shall be responsible for distribution of the Rules & Regulations to the tenant. Fine incurred by a tenant shall be charged to the unit owner.

OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.

MOBILE SCREEN REPAIR – BUGS OUT!
720-315-8953

bugshotscreens@gmail.com

Vendors are not endorsed by the Association

AURORA NON EMERGENCY POLICE NUMBER
Please help to protect Americana Townhomes and the neighboring area. Do not hesitate to call the Aurora Police Non Emergency number 303-627-3100.