

NEWSLETTER



The Rowhome HOA Board is coming off a busy year but some important goals were accomplished. The biggest was updating the HOA guidelines. The refinements were made to better reflect the changing needs of our community. If you have not reviewed these updates then please contact Ricardo Lases about obtaining a copy or just go to www.weststarmanagement.com. Another important change was to put in place an initiative process for changes to these guidelines. Basically 10% of the homeowner's need to sign an initiative prior to submitting change requests regarding the guidelines to the HOA Board.

As our properties age we wish to keep everything looking good and well maintained. With this in mind new landscaping was installed on Valentia Street last fall. As the plants emerge this spring we will see how it looks. Hopefully it is beautiful! This is a test design that if successful we will try to incorporate changes in other areas of our community.

With the goal of proper maintenance of our community we also had some diligent tree trimming performed last fall. We wish for our

trees to be healthy and hope to see them flourish with the added maintenance. Speaking of trees, here is a reminder to water your trees with the dry winter we have experienced so far.

Another big area of maintenance last year was roof inspections. A few roofs required repair but most were in good condition.

Looking ahead to 2011 the board has set some goals. The first is to continue to hold down costs as best possible. In the past years we have been successful at maintaining cost controls and strive to utilize the HOA's resources wisely. One area the board is shopping around is our insurance. Late last year our insurance costs greatly increased and we plan to look at our options to contain this cost. Also the HOA continues to set aside funds for ongoing long term maintenance of the properties in the Reserve Fund. The Reserves are adequate and should allow us to properly maintain the properties into the future. In 2011 we will continue with the regular painting maintenance. This year we will paint more homes on 29th Avenue that are due for scheduled maintenance.

Google Discussion Group

Please join your neighbors on the Stapleton Rowhomes Google site. It's a great place to share questions and concerns about our McStain homes and neighborhoods.

Looking for a handyman?
window washer?
dryer vent cleaner?
good carpet shampoo company?
house cleaner service?
pet sitter?
etc.
when's the next homeowner's meeting?
found a new restaurant?

This is not a SRHAssociation site just an informal bunch of us sharing info. Hope you join us.

Just sign in at
http://groups.google.com/group/str_hoa/subscribe?note=1

Stoplight at 29th Avenue and Central Park Boulevard?

You might not be aware of plans for a traffic light being installed at 29th and Central Park. Some neighbors are already concerned over the I-70 exit that will increase traffic in the neighborhood. Some feel there are other solutions like a roundabout or dips to get the traffic to slow down without the light. SUN is expected to announce a meeting regarding this soon.

Our Councilman is Michael Hancock: michael.hancock@denvergov.org
His assistants are :
julia.gayles@denvergov.org
rosalind.alston@denvergov.org



How To Get Bad Smells Out Of Your Sink Drain Easily

Things You'll Need:

Hot water
Baking Soda
Vinegar
Lemon Juice

1. Clean sink with dish soap and hot water, let dry.
2. Dump 1 to 3 table spoons of baking soda down the drain and let set for 5 minutes.
- 3. After the 5 minutes are up pour 1/2 cup of vinegar down the drain. [You have poured enough down the drain when the baking soda and vinegar start to bubble.] Let it set for 30 minutes.
4. Mix 2 cups hot water and 1 cup lemon juice, then dump down the drain.

Tips & Warnings

- Too keep your drain smelling fresh dump a little lemon juice and water down it from time to time .
- If you have a garbage disposal place the peelings from oranges or lemon wedges down it from time to time .
- Avoid getting food or grease down your drain.
- This will also work in the bathroom sinks and bath tubs.
- Do not place so much baking soda in the drain that it will cause it to clog . If a clog occurs keep adding vinegar until the clog is gone.

[copied from ehow.com]

Calendar

May 9, 2011

HOA Meeting

May 14, 2011

Block Party

July 11, 2011

HOA Meeting

September 12, 2011

HOA Meeting

November 14, 2011

HOA Meeting

The regular meeting time and location is at 6:30p.m. at the Stapleton MCA meeting room: 2823 Roslyn Street.

Please check the meeting dates and times with the Property Manager, Ricardo Lases, just in case they change.

New HOA Guidelines

The updated HOA Guidelines and Design Review Guidelines are available at the the following location:

www.weststarmanagement.com.

Please contact Ricardo Lases if you would like a paper copy of these mailed to you.

Block Party Approaching

The Stapleton Block party is quickly approaching. If your block has not organized a party in the past then it is a great way to meet your neighbors.

Option to Pay Dues Online by Credit Card or Check

Weststar is now offering online payment options to homeowners. For more information call them or go to their website <http://www.westmanagement.com>

Important Information For Tuck Under Owners

The homeowners for the Tuck Under homes are responsible for the structural maintenance of the deck handrails on their balconies. The HOA is responsible for painting the handrails. Please contact Weststar if you have any questions.

Weststar Management Company

PROPERTY MANAGER

Ricardo Lases

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Email - ricardo@weststarmanagement.com

HOA Board Members

Derrick Taylor

President

Sandra Patterson

Vice President

Jennifer Jessen

Secretary

Marita Rodriguez

Treasurer

Tracy Dixon

At Large