

# The Rowhome NEIGHBOR

THE STAPLETON ROWHOME ASSOCIATION

SUMMER 2013

See page 3 for important information about your decks, porches and balconies

## Inspect your tuck-under balcony!

Over the last several inspections of the community we have noticed that **the rear balconies on the tuck-under buildings are in major need of repairs**. Please be aware that owners are responsible for the replacement, maintenance and/or repairs of such balconies.

The conditions of some of these balconies could be very dangerous; please, for your safety and your guests', we encourage every owner to inspect and repair their rear balconies as soon as possible.

To obtain the paint color codes and names, please contact community manager, Ricardo Lases.

If you are wondering what other items are your responsibility, please visit Weststar management's website at [weststarmanagement.com](http://weststarmanagement.com), select **residential**, then **HOAs**, and finally select **Stapleton Rowhomes**. You will find all governing documents, minutes, financials, etc. The Insurance Matrix reflects what you are responsible for as a homeowner. 



## Design Review Committee Approves Exterior Changes to Your Home

The Stapleton Rowhome Association's mission is to promote the long term value of the neighborhood and the harmony between residents. To enable the Association to succeed in their mission, there are guidelines, rules and regulations that must be followed by all residents. The Design Review Process and Committee are in place to provide a means for homeowners to request approval before making any change to the exterior of their home.

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### BUDDY OF THE MONTH...

## Leo!

If you walk down 29th Avenue at all, you have already met this regal character. Leo rules the corner around Ulster, but he's anything but a dictator. In fact, he's friends with practically every person or pooch who happens by. When he gets his summer cut, he's absolutely lionlike—which is how he's earned his reputation as "King of 29th Avenue."



### HOW TO REPORT A PROBLEM:

Contact Ricardo Lases at Weststar Management • [ricardo@weststarmanagement.com](mailto:ricardo@weststarmanagement.com) • 720-941-9200

HOA information is available at [weststarmanagement.com](http://weststarmanagement.com). Select RESIDENTIAL, then HOA DOCUMENTS from the HOA pull-down menu, and finally STAPLETON ROWHOMES.

# Denver Water establishes 2013 limits

*Denver Water has declared a Stage 2 drought, effective April 1, which means customers must follow these rules.*

- **Watering days** – Between April 1 and Sept. 30, Denver Water customers may **only water two days a week and must follow this schedule:**

| Sunday                                           | Monday                                                                     | Tuesday                                                                      | Wednesday                                       | Thursday                                         | Friday                                                                       | Saturday                                        |
|--------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------|
| Addresses ending in even numbers (0, 2, 4, 6, 8) | No watering, except for irrigators operating under water budget agreements | All other properties (HOA, multi-family, commercial, industrial, government) | Addresses ending in odd numbers (1, 3, 5, 7, 9) | Addresses ending in even numbers (0, 2, 4, 6, 8) | All other properties (HOA, multi-family, commercial, industrial, government) | Addresses ending in odd numbers (1, 3, 5, 7, 9) |

- On your assigned watering day, follow these suggested watering times using a cycle and soak method, as well as these other rules. Watering is prohibited on Mondays, except for irrigators operating under a water budget.
  - Do not water lawns between 10 a.m. and 6 p.m.
  - Do not waste water by letting it spray on concrete and asphalt.
  - Do not waste water by allowing it to pool in gutters, streets and alleys.
  - Repair leaking sprinkler systems within 10 days.
  - Do not water while it is raining or during high winds.

These rules and watering times alone will not achieve the needed savings in water use. You can find additional suggestions and requirements at <http://www.denverwater.org/Drought/DroughtRules> 

## 2013 Board Meeting Schedule:

Board meetings are held on the 2nd Monday of every other month at 6:30 p.m.

- July 8th
- September 9th
- November – Annual Meeting

Please keep in mind that the dates and locations are subject to change. Contact Weststar Management at 720-941-9200 ext. 43 to confirm date, time and location prior to the meeting. 

## Exterior changes



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The committee is made up of fellow homeowners. They work with the Association Board to keep the wheels of exterior design changes rolling smoothly in our neighborhood.

It is most important for you as homeowner, before making a change to the exterior of your home, to refer to the design guidelines. Please follow the review and approval process early in your planning process. Don't risk extra cost, time, and frustration by not following the guidelines.

**All of the important documents, including the design guidelines, can be found on Weststar Management's web site at [http://www.weststarmanagement.com/hoa/hoalegals/stpltnrowhms/stpltnrow\\_dsgn-rev-proc.pdf](http://www.weststarmanagement.com/hoa/hoalegals/stpltnrowhms/stpltnrow_dsgn-rev-proc.pdf)**

As an example, a favorite exterior modification homeowners make is to change or add a storm or screen door. Did you know that the design guidelines have specific requirements for the doors? Please refer to the guidelines before making a screen door change or addition.

Other changes that need to come to the Committee:

**change in light fixtures, windows, fence attachment, awnings, decks, patios, sheds, play structure, hot tub.** 

### did you know?

**The Design Guidelines have specific requirements for planting live material.**

To insure proper drainage and prevent swelling of soils, the five foot area surrounding the foundation of any structure may not be landscaped with live plant material that requires watering.

So, please...before adding that beautiful live plant next to your home, refer to the Guidelines for a complete description of what is and is not permitted with landscaping.

# Inspect the structural condition of your decks, porches and balconies

*Safety and upkeep of these areas are your responsibility*

With summertime upon us, now is a great time to evaluate the conditions of our units. The Association is regularly scrutinizing the buildings, and we suggest individual owners do the same.

One area that should be closely inspected is the structural condition of your decks, porches, and balconies. Residents should be aware that, per our Charter [Under Exhibit 'B': Maintenance Chart – Service area No.1], these components are maintained by the owner. This included any **repairs, replacements, and restorative painting**. [Paint color information can be obtained by contacting our Community Manager.]

Next year our Association will be celebrate its 10-year anniversary. We should all do what we can to insure our homes provide many more decades of comfort and safety. 🌿



## Fido can't help it.

**But you can.**

**It's everyone's responsibility to pick up where your pet left off.**

Please respect everyone's turf areas and green spaces and clean up after your dog. Keep our neighborhood pet and people friendly and respect others' property.

## Tuck-Under Deck Structures Are Homeowner Responsibility

Summer has arrived in Colorado! As you ready your decks for summer activities, take a look at your railings. They could likely use a little love and attention.

Many tuck-under residents have noticed the deck railing is bowing and uneven. This is not an unexpected development—as our decks and railings weather, the structures can show their age.

Painting of the railings is a responsibility of your Home Owner's Association. They are considered a part of the exterior surface of the home.

However, **the structural condition of the railings is not a part of the HOA's responsibility**. Each owner has to take care of the bowing.

Quite a few of the tuck-under railings now need a little TLC. Take the time to examine your deck railing. **If you see any separation of the rails from the center posts, or curving or top rails, you need to think about having your railing repaired.**

We all have pride in the appearance of our homes; but the upkeep of our balconies is also an important safety issue that deserves the attention of every home owner. 🌿

## Maintenance Schedule: June - September, 2013

| Landscape Maintenance Seasonal Calendar   |      |      |     |      |
|-------------------------------------------|------|------|-----|------|
|                                           | JUNE | JULY | AUG | SEPT |
| Turf: Mow, Trim, Edge                     | X    | X    | X   | X    |
| Turf: Broadleaf Weed Control              |      |      | X   |      |
| Plant Material: Shrub & Perennial Pruning |      |      | X   |      |
| Plant Material: Weed Control              | X    | X    | X   | X    |
| Irrigation: Weekly Management             | X    | X    | X   | X    |
| Supervision/Quality Control               | X    | X    | X   | X    |
| Debris and Litter Removal                 | X    | X    | X   | X    |