

The Rowhome NEIGHBOR

THE STAPLETON ROWHOME ASSOCIATION

SPRING 2013



Your one and only issue of this newsletter –unless...

One of the primary goals of the new landscaping committee is to increase awareness with our neighbors. We aim to do this through a quarterly newsletter, **The Rowhome Neighbor**, produced and distributed on an all-volunteer basis.

All distribution of The Rowhome Neighbor will be via email. So you will receive no further issues UNLESS... you send your email address to:

ricardo@weststarmanagement.com

Sharing your email will ensure that you receive future newsletters and other announcements both expediently and at no cost to your association. 

The seeds of something special

HOA selects a new landscape company and appoints a landscape committee

The Stapleton Rowhome Homeowners Association Board of Directors has approved a contract with a new landscaping company with the intent of providing long term stability to the upkeep of the association's landscaping and to fix problems that have arisen from inconsistent service in the recent past.

The new company has recently completed an immediate needs list, including pruning of trees and shrubs. They have also already laid down a new layer of mulch, and continued replenishment every two to three years will result in a permanent base that will protect the roots of plants, trees and shrubs.

A volunteer landscaping committee has also been established to facilitate communication between the homeowners and the landscaping vendor, and to monitor the completion of tasks in the contract. The committee already reports:

- The immediate completion of the mulch installation.
- Immediate launching of trimming and pruning, to clear out any vegetation that was touching a building or impeding a walkway or driveway. More of this will be done as part of the regular maintenance schedule.
- Upcoming suggestions and budgets for replacing dead trees and plants.
- Excellent communication and response from our new service provider.

We are all enthused about the progress that has been made so far, and look forward with confidence to the ongoing process of reinvigorating our living environment. We'll share the progress in future editions of our newsletter. 

BUDDY OF THE MONTH...

Radley!

Radley lives on 29th Avenue, where he proudly parades everyday with his devoted person Janet. He's a full-blooded Scottish Terrier, which means he takes no guff from anyone!

Next time you see Radley motoring down the sidewalk, stop and say hello. He's always excited to lick a new hand!



HOW TO REPORT A PROBLEM:

Contact Ricardo Lases at Weststar Management • ricardo@weststarmanagement.com • 720-941-9200

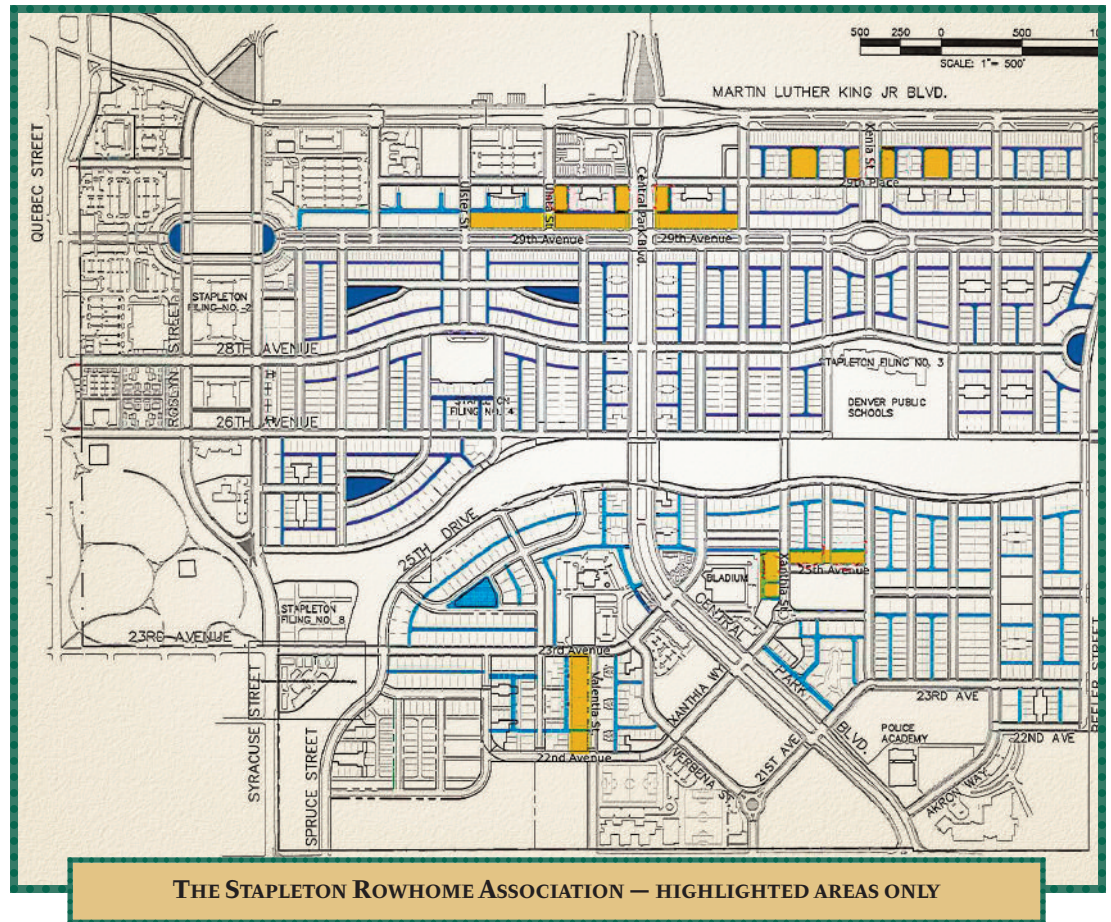
HOA information is available at weststarmanagement.com. Select RESIDENTIAL, then HOA DOCUMENTS from the HOA pull-down menu, and finally STAPLETON ROWHOMES.

2013 Board Meeting Schedule:

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

- March 11th
This meeting will be held at the Denver Fire Station #26 located at 7934 Martin Luther King Blvd.
- May 13th
- 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. 🌿



did you know?

May I alter or add to the landscaping located in the limited common area in front of my Rowhome?

The landscaping located in front of your Rowhome is a unifying element of the Rowhome neighborhood and maintained by the Neighborhood Association. Accordingly, you may not alter the nature or character of the landscaping originally installed. You may provide a planter on your stoop but the Neighborhood Association is not responsible for damage during the snow removal process or by theft or vandalism.

2013 Landscape Care Calendar

Snow Removal	Respond when snow reaches 2 inches in depth Sidewalks and Building Entrances cleared
Ornamental Grasses / Perennial Cutback	February — or when grasses become unsightly
Spring Cleanup	March
Irrigation Activation	March or April — depending on weather Irrigation cycles will be programmed for evening
Turf Fertilizing	April
Mowing	April 15 - October 15 — Clippings not removed, sidewalks blown clear of clippings
Weed Control	Performed twice between May and August
Aeration	Once in Spring, once in Fall
Shrub Pruning	One dormant pruning, up to four prunings during growing season
Tree Pruning	Twice a year
Winterization	October/November
Winter Watering	Up to three times per winter — done at contractor's discretion
Debris/Litter Removal	Weekly