



SECOND JEFFERSON GREEN HOMEOWNERS ASSN.
NEWSLETTER
April, 2018

The next two Board Meetings will be held on **Monday, May 14, 2018** and **Monday, June 11, 2018**; Board meetings are scheduled to begin at 6:30 p.m. Homeowners are always welcome to attend the Board meetings and the rooms at the WMFR training building are handicapped accessible. Reminder –anyone wishing to attend the Board meetings must be at the WMFR training building before 6:30 p.m. as the doors will be locked promptly at 6:30 p.m.

HOA Monthly Fees

The second Budget meeting was held on Wednesday, April 4, 2018 for the 2018 budget that included a \$50.00 per month increase. We are pleased to announce that the 2018 Budget with the \$50.00 per month increase passed. 101 units were represented at the meeting by either proxy or presence and 67%, or 68 Yes votes were needed to approve the Budget; and there were 72 Yes votes.

Thank You to all who voted and offered their support.

This is what to expect over the next two months –

- April & May fees will remain at \$191.00.
- **The new fees will be effective June 1 for \$241.00.**

There are several options available to make the fee payments:

1. Bill pay at your bank for those who prefer to do it online.
2. IPM offers ACH payments so you do not have to remember to write a check and send it in; and there is a cost of \$2.95 for this. Contact Debbi @ IPM for the form(s) needed to set this up.
3. Send a check every month. If you are accustomed to using a coupon book and would like to have coupons to send in every month with your payment, contact Debbi @ IPM and she will send out a sheet of coupons to use for the remainder of the year.
4. Prepay for the remainder of the year, which would be \$2,069.00 including April.

The Board decided early in the year that late fees would not be charged if the wrong amount were paid, as there has been some confusion about the amount of the fees each month. If you were charged a late fee and have a question about it, please contact Debbi.

Aluminum Wiring

Latest update on the Aluminum Wiring project –

To date, 166 units, or 99% have completed the repair and the other two units are with the attorneys. We will keep you updated as to the progress with the last two.

In addition, the Board recently passed a resolution regarding the aluminum wiring; this resolution was sent out to all homeowners and should be kept with your copy of the governing documents for reference. **Please read the resolution.**

The resolution reiterates the Board's decision in 2016 to mandate the Copalum repair to the aluminum wiring for Second Jefferson Green because it is currently the only permanent fix for aluminum wiring. Moreover, while the AlumiConn method is still okay to repair aluminum wiring, it is not permanent and needs to be maintained, which is another requirement mentioned in the resolution. Therefore, all units where the AlumiConn method was done must have the wiring inspected and maintained annually; if you do not already know if you have the AlumiConn repair, Debbi will be sending out reminder letters to all units with AlumiConn to do the annual maintenance.

The resolution also states that at some point in time, the AlumiConn may have to be switched over to Copalum per insurance requirements; however, you have the option to do that at any time. One of the contractors that worked with our community on this project has presented us with a plan where they will switch the AlumiConn to Copalum over a 12 to 18-month period, which would be very helpful cost wise; and, it will eliminate the need for annual maintenance. If you are interested in doing this, please contact Debbi.

Insurance

Homeowner insurance for the individual units came up again and a homeowner spoke at the meeting who had a recent experience with a claim.

As a reminder, the HOA highly recommends all homeowners acquire what is typically known as a H06 policy, or condominium policy for the interior of the units. This type of policy has some added benefits for homeowners in that it includes a Loss Assessment Clause.

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As a reminder, the HOA highly recommends all homeowners acquire what is typically known as a H06 policy, or condominium policy for the interior of the units. This type of policy has some added benefits for homeowners in that it includes a Loss Assessment Clause. A **Loss Assessment Clause** protects the homeowner in the event the HOA incurs an insured loss, which is less than the deductibles. The HOA would not file a claim but would still have to come up with the money for repairs or replacements. That is what Loss Assessment Clause is for. It would cover individual homeowner's portion of the repairs/replacements. There is, however, another type of coverage called **Extended Coverage**. In the event the HOA incurs an insured loss that is more than the deductibles, the HOA would file a claim and every homeowner would have to pay their portion of deductibles, which now amounts to about \$3,500. Extended Coverage would cover this. It is absolutely crucial we all have these 2 coverages (Loss Assessment and Extended Coverage) with sufficiently high limits as its only matter of time before we have another hailstorm and would have to replace our roofs.

A question came up where the homeowner claimed to be covered for all special assessments. After questioning some insurance agencies, we found that insurance companies typically insure

the homeowner only for assessments pertaining to loss, rather than other special assessments for general capital improvements and common area maintenance.

When applying for the H06 insurance policy for your unit, please confirm with the agent as to the coverage included with this type of policy. Also, make sure you have ample coverage to protect the interior structure in addition to belongings, as the HOA is responsible to cover only the exterior structure.

The homeowner mentioned above filed a claim as the unit flooded because the water heater burst, due to the high pressure of the water coming into the unit. Water pressure in our complex is very high, at about 120 psi and it should be about 60-80 psi. The homeowner recommended installing a pressure regulator so the water pressure can be controlled to a reasonable level. This, of course, will help mitigate the possibility of the hot water tank bursting and flooding everywhere, and will also conserve on water usage inside the unit. He also warned that the interior walls contain asbestos, which had to be remediated with his claim as well.

Gas Lines

A homeowner recently discovered an issue with a gas line in the crawl space when a contractor came to give an estimate for work unrelated to the gas line and saw that it is rusting away at the fitting. The line will eventually rust through, causing a very dangerous gas leak. Another discovery was made during the process that makes this scenario interesting. The rusty gas line is in the crawl space of a two-story unit; however, it does not belong to that unit, it belongs to the other two-story unit, which shares a wall with the first unit. There is a cluster of 3 gas meters on one side of each building that appear to belong to the 2 two-story units and the penthouse unit. The gas lines for the 2 two-story units go into the crawl space of the unit next to the meters, one of which goes through the foundation into the adjoining two-story unit and, of course, the other is for the primary two-story unit. We believe the third gas line goes up the wall into the garage and across the ceiling below the penthouse unit; and, then, the ranch unit's gas line is in that unit's crawl space so is separate from the other three.

Long story short, the crawl spaces can be very damp at times, which is most likely how this one was so damaged. So, **PLEASE! PLEASE! PLEASE!** Check your gas lines and make sure there is not an issue. It is an easy fix, which may mean replacing the gas line, and for the ranch and penthouse units that's easy; but, the two-story units will have to collaborate for the repair, as once the repair is made the contractor will have to have access to the unit to turn the pilot light back on. In addition, if it is the adjoining unit, that homeowner must be available so the contractor can relight it.

One more thing - each homeowner is responsible for the repairs to their own gas line; just because the line runs through the adjoining two-story's crawl space does not mean that homeowner is responsible for the repairs.

Please, if there are any questions about this, contact Debbi @ IPM.

Pool

At the April Board meeting, as promised we discussed the possibility of opening the pool for a short season. Discussion included the fact that there are several safety conditions that no longer meet code for having the pool open. The fence is in poor condition and the wrought iron sections are pulling away from the brick columns. The caps on the columns are crumbling and could be a serious danger if they fall on someone, and the verbiage on the pool rules sign needs amending. The wrought iron rungs, themselves, are not spaced appropriately to meet code and will all have to be replaced. In the final analysis, opening the pool, knowing the items that are out of code or in poor repair, would put the Association in too much liability. The Board feels that the risk to the residents using the pool without these repairs and upgrades is just too great. The cost of makeshift repairs that will not last and would have to be replaced anyway, seemed an exercise in poor stewardship of funds. The Board determined that it using the money we would have spent on opening the pool this year would instead, be more appropriately applied to the cost of properly repairing and bringing the area surrounding the pool up to code. These and other items will be accomplished throughout the summer so that the pool will be ready to safely open again for the 2019 season and beyond.

We apologize for this unpleasant, yet necessary inconvenience.

IT IS SPRING TIME!!!! Friendly reminders below.

Barbeque Grills

Per the rules and policies, charcoal grills are not allowed on the property. Propane grills can be stored on the sidewalks by the units or on the rocks in the 3-foot area; however, they **MUST** be pulled away from the building 10 feet when in use. Per the fire code. Propane grills cannot be stored or used on decks or balconies.

Gardens/Planting in the 3-foot area

The 3-foot areas next to the units are common areas; however, the Rules & Policies allow residents to plant and garden in the 3-foot area, if you wish. Flowers and vegetables, etc. are acceptable, trees are not and bushes should be approved by the HOA unless they are already there. The landscaping contract calls for weed spraying in the 3-foot area, and if you do **NOT** want them to spray for weeds in the 3-foot area because of personal plantings, please put decorative plastic or metal flowers on metal stakes in the areas where you do not want the contractor to spray. You may need more than one if your garden area is large. Keep in mind, personal planting is limited to the 3-foot area only and prohibited outside of there in the rest of the common area.

Unwanted Electronics

The Board has received reports of televisions and other electronic items left in or around the dumpsters. Please **DO NOT** put these items by or in the dumpsters, as a recycler who handles those types of items must dispose of them properly. Best Buy will take unwanted or dead electronics and perhaps there are other retailers that will also accept them. So, please take the extra effort to dispose of these items properly.

In case anyone has an interest in recycling his or her old electronics, see the opportunity below.

Earth Day
Electronics Recycling

3R Community-Based
 Pollution Prevention &
 Regional Recycling Resource
 F·O·U·N·D·A·T·I·O·N

Saturday, April 21 | 11 a.m. - 3 p.m.
 In the parking lot of the Irongate Office Complex | 777 S. Yarrow St. (see map below)

Please reserve your recycling time at Lakewood.org/EarthDay

- \$30 for one computer and one 15" or smaller flat screen monitor
- \$2 per diagonal inch for flat screen and cathode ray tube TVs/monitors (TVs/monitors 55" and greater not accepted*)
- 50 cents per pound for miscellaneous electronics
- \$3 per pound for alkaline and rechargeable batteries

* Visit Lakewood.org/Recycling for "Where to Recycle Other Materials"

Cash or check only.
 Hard drives are shredded, and the material does not make its way to other countries.
 Proceeds benefit the Rooney Road Recycling Center Foundation, which helps to provide safe household hazardous waste recycling to residents in Jefferson County including Lakewood.

For more information: 303.987.7190

While you're recycling your electronics, check out Lakewood's **FREE** Earth Day celebration at the Lakewood Heritage Center! See reverse for details...

Recyclables

Appliance recycling is also available as opposed to putting them out by the dumpsters, which causes additional charges to the Association.

- Appliance Removal 720-628-0220. Free removal of all appliances except microwave ovens, for which they charge \$15.00.
- Denver Appliance Removal 303-505-0875 \$25.00 trip charge to pick up appliances; no extra charge for microwave ovens.
- Jensen Custom Services 303-895-1820

Be sure to ask about charges when calling to schedule a pickup in case they change.

Parking

As a reminder, if you receive a Parking Violation 72-hour Warning and repeat the same violation within a one-year period you **WILL** receive a boot. All warnings are documented and photographed and saved in the enforcement company's software system. Please follow all the parking rules to avoid warning and/or boot. Please be reminded, vehicles with parking permits are **NOT** allowed to park in designated Visitor parking spaces.

IPM Contact Information

Property Manager: Debbi D. King - debbik@ipmresidentialpm.com (preferred) or call 720-526-3330

24/7 Emergency Maintenance such as: Inoperable Garage Door (not related to Garage Door opener), sewage back up in parking lot or blockage located at HOA main, broken Sprinkler Heads but not limited to other safety hazard issues or concerns. mikek@ipmresidentialpm.com or call 720-526-3330.

Rules and Regulations

All residents/owners should have a copy of the SJG Rules & Regulations. Homeowners are responsible to make sure their tenants have a copy and can contact IPM for one.

Newsletter and/or Bulletin Board

Please contact IPM if you have items for the newsletter or bulletin board. In addition, to keep the email list updated, homeowners wishing to receive the newsletter electronically please send their email address to Debbi at IPM: the address is debbik@ipmresidentialpm.com.

Resident Tips

Be considerate of your neighbors. Do not let vehicles idle in the garages or while backed up to the garages, as exhaust fumes will penetrate the penthouse units.