



SECOND JEFFERSON GREEN HOMEOWNERS ASSN.  
NEWSLETTER  
April, 2019

The next two Board Meetings will be held on **Monday, May 13, 2019** and **Monday, June 10, 2019**; 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**

Just a reminder that the 2019 monthly HOA Assessment Fee is **\$249/mo.** due on the 1<sup>st</sup> of each month. The fee is considered late on the 2<sup>nd</sup> of the month and subject to late fees of \$30 plus 18% Interest per annum.

### **IPM Residential Website:**

REMINDER: All homeowners have access to Second Jefferson Green governing documents, Monthly Financials and Meeting Minutes, Annual Budget, Newsletters, general Certificate of Insurance and the HOA Design Review Application.

To access this information, go to: <http://ipmresidentialpm.com/second-jefferson-green-documents/>, password: secondjefferson (all one word and lower case).

### **IPM Residential Contact Information**

Debbi's email information is: [debbik@ipmresidentialpm.com](mailto:debbik@ipmresidentialpm.com). She can be reached at 720-526-3330, ext. 8. **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](mailto:mikek@ipmresidentialpm.com) or call 720-526-3330, ext. 2.

**For individual Homeowner Certificate of Insurance, contact:** Synergy Insurance Advisors at 1-888-237-2920. Homeowners, please provide your Mortgage Lender with this information.

## **BBQ Grills and Firepits**

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 and/or Firepits cannot be stored or used on decks or balconies.**

West Metro Fire has adopted the 2015 Edition of the International Fire Code from which the following code references are taken.

**308.1.4 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices (such as LP-gas grills) shall not be operated on combustible balconies or within 10 feet of combustible construction. This applies to all units in Second Jefferson Green (SJG); even though your gas grill is stored on a noncombustible surface, it **MUST** be moved 10 feet from the building for use.

Exceptions: 1. One and two-family dwellings, including townhomes (that does not include SJG as our buildings contain four dwellings). 2. Buildings, balconies and decks protected by an automatic sprinkler system. 3. LP-gas cooking devices (or propane grills) if it utilizes a small 2 ½ pound tank. 4. Electric grills which have no restrictions.

This is also part of the SJG HOA Rules and Policies and can be found under Section 4.2; as such, this rule is enforceable with fines to residents found in violation.

## **Insurance**

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.

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.

## **Gas Lines**

Reminder: Homeowners are encouraged to have the gas lines for your unit professionally inspected to insure there are no leaks or damaged gas lines. The gas line for your unit may or may not run through the crawl space under your and/or a neighbor's unit.

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

The pool will be opened on Memorial Day weekend and you will continue to use your pool key card at this time for access. The season will end on September 2, 2019 when the pool will close. Please be considerate of others and, most important, ENJOY YOUR POOL!!

That said, below are a couple of reminders of pool rule infractions seen lately:

- The maximum number of guests PER UNIT allowed in the pool area at one time is 4 and the homeowner or resident of the unit must be with the guests. This is meant to regulate the number of bodies in the pool; if there are a lot of people in the pool for several hours, the water temperature drops, causing the pool heater to work harder and, ultimately, the water temperature becomes too warm and there is too much stress on the pool equipment. It is a relatively small pool, so an overabundance of people will have that effect.
- There are NO pets allowed in the pool itself. Service animals only are allowed in the pool area, but not in the pool itself.

Both of these rules are posted on the sign beside the pool entrance gate. Read ALL of them and follow them.

The pool hours have changed. The new hours are 10:00 a.m. to 10:00 p.m.

If you do encounter destructive or inappropriate behavior and feel it should be reported, do so. If you think it warrants police action, call the Lakewood Police Dept. at 303-987-7111; if you feel it is an HOA issue, please call Debbi with a date, time and details of the occurrence. If it is an emergency situation, please call 911.

## 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](http://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](http://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.

## **Property and Garage Inspection**

In the next month (weather permitting) the HOA Board of Directors will be conducted an annual inspection of the Property, Buildings, Landscaping and Garages. At that time, the Board will be inspecting garages to insure storage is maintained within compliance of the Second Jefferson Green HOA Rules and Regulations. As a reminder to all Homeowners and Residents, storage items and vehicles must be pulled up far enough to allow a minimum of 3-foot egress clearance from the garage door. Window screens and Storm Door condition as well as the 3' rocked area around each of the buildings will be inspected. Individual and/or Resident reminder letters will be mailed out following the results of the inspection.

## **Children at Play**

Please be aware of where and how your children are playing in the community. Please do not allow them to play in the parking lots. This is very dangerous and, even though there is a 5 mph. speed limit in the driveways, it is not always (or rather, hardly) adhered to and it is still important that children be supervised at all times when playing. Additionally, children riding bicycles or scooters must be courteous of all Residents walking on the sidewalks and parking lots.

## **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](mailto: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.