



**SECOND JEFFERSON GREEN HOMEOWNERS ASSN.
NEWSLETTER
February, 2020**

The February Board meeting will be held on February 10, 2020 which will 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. The March Board meeting will be held on March 9, 2020 beginning at 6:30 p.m. same as above.

HOA Fees

Just a reminder that the 2020 monthly HOA Assessment Fee is now **\$299/mo.** due on the 1st of each month. The fee is considered late after the 11th of the month and subject to late fees of \$30 plus 18% Interest per annum. Any homeowner that does not currently pay electronically and wishes to have coupons to make payments with, please contact Debbi @ IPM and she will send out a sheet of payment coupons to you.

Ice Melt

Recently, in response to Homeowner request the Board had a Home Depot Bucket with Ice Melt delivered to each building garage just inside the Garage Man Door for all four-unit Homeowners/ Residents to use as needed. If more ice melt is needed throughout the winter months, please contact Debbi @ IPM and arrangements will be made for more.

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.

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. If there are any questions about the parking rules or if a warning is issued, please contact Debbi immediately, even if it is over the weekend, so that the ball will start rolling to rectify the problem.

Condo HO6 Insurance -

Condo insurance, also known as an HO6 insurance policy, provides condo unit owners coverage for their properties, protects against liability claims and helps cover costs if the unit is uninhabitable. Loss assessment insurance, also called special assessment coverage, is an optional coverage that you can add to a condo insurance policy. It covers situations in which the unit owners in a condominium are financially responsible for a shared loss, so long as the issue was a covered peril. For example, special assessment condo insurance might cover cost of damages from a Wind/ Hail storm to the roofs if it exceeds the money your association has available for repairs assuming your policy coverage is at least **\$10,000** or more. For more information:

<https://www.valuepenguin.com/what-condo-insurance-covers>

IPM Residential Contact Information

Debbi's email information is: 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 or call 720-526-3330, ext. 2.

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).

For individual Homeowner Certificate of Insurance, contact:

Synergy Insurance Advisors at 1-888-237-2920. Homeowners, please provide your Mortgage Lender with this information.

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. Also, SJG has gone as green as possible with the newsletter. If there is an email address on file for homeowners, they will receive the newsletter by email. If there is not one on file it will be mailed to those offsite or delivered to tenants and homeowners residing on the property. If a homeowner wishes to receive the newsletter electronically that is not currently, please send your email address to Debbi at IPM; the email 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.**

Please be cautious about leaving the overhead garage doors open during the colder months of winter. The garage doors should not be left open more than a few minutes as the water lines of the penthouse units located over the garage run through the garage and the risk of the lines freezing is higher when the garage doors are left open. Homeowners found negligent if the water lines freeze are responsible for all repairs.

Remember to unhook hoses from the hose bibs outside to prevent the water lines from freezing during the winter months.

BOARD OF DIRECTORS

Mike Teague, President
Cher Melichar, Secretary
Jana Kosutova, Treasurer
Kenneth Ayers, Member at Large
Kenneth Kloppenborg, Member at Large

Important Homeowner / Resident information enclosed

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