

Newsletter

**MONTHLY BOARD MEETINGS**

The July Board meeting will be held on Monday, July 10, 2017, and the August Board meeting will be held on Monday, August 14, 2017. Board meetings will begin at 6:30 p.m. and the 2017 schedule of Board meetings, including the Annual Homeowner meeting, is posted on the bulletin board by the mailboxes.

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.

**IPM RESIDENTIAL WEBSITE ADDRESS HAS CHANGED:**

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> then scroll up to upper right hand menu and mouse over Apartments, then in the drop down Second Jefferson Green HOA Documents, password: secondjefferson (all one word and lower case).

**ALUMINUM WIRING**

Latest update on the Aluminum Wiring project - As of June 1, 2017, 161 units, or 96% have completed the repair or are in process of scheduling for the repair. The attorneys will continue with the lawsuit process against the seven (7) remaining units. Any homeowner who believes they may be one of the remaining seven units should contact Debbi immediately to confirm, as the legal process will now be very costly in addition to the cost of the aluminum wire repair. As we have tried to express in the past, it is imperative that Debbi be kept informed about the progress of the aluminum wiring repairs, so if you have not been in constant contact with her as to your progress or have not made arrangements for the repair, that is the reason for the legal proceedings.

CONTACTS:

BOARD MEMBERS:

- PRESIDENT – Karen Wildenstein
- VICE PRESIDENT– Michael Teague
- SECRETARY – Alma Hernandez
- TREASURER – Jana Kosutov
- MEMBER AT LARGE–Cher Melichar

IMPORTANT NUMBERS: EMERGENCY–

- 911
- JEFERSON CO. SHERRIFF–303-277-0211
- LAKEWOOD POLICE–303-987-7111
- FIRE DEPARTMENT–303-989-4307
- POISON CONTROL–303-629-1123
- ANIMAL CONTROL–303-987-7173

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## WATER USAGE

The water usage report dated April 17, 2017 from Denver Water reflects the YTD water consumption for our community. The report shows that in January and March 2017 total consumption exceeded the current water budget.

The budget for the first four months of the year is 524 kgals per month and the budget is for indoor usage only, as the irrigation system is not running and the pool is not open at that time. March indoor usage was 548 kgals, showing Second Jefferson Green used 105% of the consumption budget.

Here are a few water saving tips for homeowners -

- Get a water saving toilet when needing to replace the current one.
- Replace the showerhead with a water saving one.
- Repair/replace leaky faucets or toilets as quickly as possible. Denver Water offers a toilet replacement rebate of \$150.00 if the replacement toilet is on their approved list. More information is available at: [denverwater.org/rebates](http://denverwater.org/rebates).
- Install a pressure regulator in the home. This will keep the water pressure at residential level, which we understand to be about 70 psi compared to unregulated water pressure at about 120 psi. There is a lot of water savings here and it prevents the water heater from over working as well

## IPM RESIDENTIAL EMAIL CONTACT INFORMATION HAS CHANGED:

Debbi's email information has changed; her new email address is [debbik@ipmresidentialpm.com](mailto:debbik@ipmresidentialpm.com). Her telephone number has stayed the same, however; she can be reached at 720-526-3330, ext. 8.

**For individual Homeowner Certificate of Insurance, contact: Marilyn McNabb: direct -206.262.4362 or Fax - 866.577.1326. Email: [Marilyn.McNabb@propelinsurance.com](mailto:Marilyn.McNabb@propelinsurance.com)**

## COMMITTEES:

The Board is visiting the idea of forming committees for some of the projects needed in the community. One homeowner has already come forward with interest in helping with landscaping. Any homeowners interested in helping with projects in the community, please contact Debbi and if there is enough interest, the Board will proceed.

## CHILDREN

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 15 mph speed limit in the driveways, it is not always (or rather, hardly) adhered to.

We are in the process of ordering some signs that may help with this, but it is still important that children be supervised at all times when playing

in the greenbelt or riding bikes in or around the parking lots.

When children are riding their bikes on the sidewalks within the complex, they should yield to other residents walking on the sidewalks and should not be riding at high speeds, as we have seen recently.

## NEWSLETTERS AND BULLETIN BOARD

Please contact IPM if you have items for the newsletter or bulletin board. Also, so as 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).

## LANDSCAPING

It's that time of year when many residents would like to plant things around their unit. The Rules & Policies state that residents can plant flowers and such and make changes to the 3-foot area around and/or alongside the unit. Please refer to the Rules & Policies for the exact area allowed for your particular unit.

Summit Services will spray for weeds a couple time a year. If you do not wish for them to spray for weeds in the 3-foot area by your unit, post a metal flower of any kind in the 3-foot area. If your area is large, such as those surrounding the ranch units, post several around the unit so they know not to spray in those areas.

These flowers can be found at any garden shop.

Also in the Rules & Policies, it states that no bushes or trees may be planted in the 3-foot areas without first obtaining permission from the HOA Board. If there are any questions about what and/or where you wish to plant, please contact Debbi @ IPM. In some cases, a design request may be required.

## POOL

The pool has been open now since Memorial Day weekend and all appears well. The season will end on September 4, 2017 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. Service animals 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 9:00 a.m. to 10:00 p.m. and the sign on the pool entrance gate will be updated with this information.

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.

## PROPERTY AND GARAGE INSPECTION

Recently, the HOA Board of directors conducted an annual inspection of the Property, Buildings, Landscaping and Garages. Overall, the Board was very pleased with condition of all but a few garage spaces. 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. Individual and/or Resident reminder letters will be mailed out soon.

## RESIDENT TIPS

### RULES AND REGULATIONS

All residents/owners should have a copy of the JGII Rules & Regulations. Homeowners are responsible to make sure their tenants have a copy and can find this on the IPM Website.

### 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.

**SECOND JEFFERSON GREEN HOMEOWNERS  
ASSOCIATION**

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