



SECOND JEFFERSON GREEN HOMEOWNERS ASSN.  
NEWSLETTER  
June, 2020

The next two Board Meetings will be held on **Monday, June 8, 2020** and **Monday, July 13, 2020**; Board meetings are scheduled to begin at 6:30 p.m. through a Zoom Meeting video conference. Homeowners are always welcome to attend the Board meeting. Reminder –anyone wishing to attend the Board meetings must contact Debbi King, Property Manager to forward video meeting instructions before the day of the scheduled meeting.

### **Property and Garage Inspection**

In the next two-month July and August (weather permitting) the HOA Board of Directors will be conducting an annual inspection of the Property, Buildings, Landscaping and Garages. At that time, the Board will be inspecting garages to ensure 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 must be maintained accordingly. No appliances may be plugged into the common area electrical outlets. The Penthouse unit homeowners are responsible to maintain and upkeep the balcony area, painting the railing and lower fascia boards. Additionally, Homeowners on the Garrison St. phase are responsible to maintain and paint the bottom kickplate below the unit entry door and above the concrete stoop.

### **Sewer and Drain Lines:**

REMINDER: Homeowners are responsible for sewer and drain lines serving their dwelling units from the point they connect to the Association's common lines. The Association highly recommends the sewer and drain lines are cleaned and scoped at minimum annually. In the event you have sewer back up into the unit or scoping detects a problem in the lines, **please contact IPM immediately to assist you to avoid incurring unnecessary expenses.**

## **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, Parking Permit Information Form 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 unit or 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.

## Pool

At this time during the extraordinary time navigating through the Covid Virus, due to current State and County restrictions for amenities the HOA Board has determined the pool will not open as normally scheduled on Memorial Day. The Board will continue to monitor as we move forward through the summer in the event restrictions are lifted to allow the pool to be opened and enjoyed. The Board is currently having the pool readied in order to open quickly when possible. Prior to opening, The Board will also schedule dates and times for Homeowners to retrieve their new pool key cards and to return your old ones. The Board will update you in the future as we have more news to report.

## 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. Homeowners are responsible for damages and repairs to the Associations irrigation system when digging in the 3' area. Prior to any digging please contact IPM to coordinate a meeting with the landscaper to insure avoiding potential damage in advance.

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. As of May 1, 2010, no new trees may be planted in a unit's three-foot easement due to possible root damage to the building's foundation.

Additionally, **no new trees** may be planted in the Association's common area without **written permission from the HOA Board of Directors**.

## Garage Space Reassignments

There has been a request for the Board to step in and resolve a dispute over how the garage spaces are designated to the units in each of the Buildings in the Community. The garage spaces are considered as common area and, as such, there has never been an assignment of garage spaces since the inception of the Jefferson Green II community. If someone violates the rules by attempting to segregate the spaces with building structures or by piling items which impede another owner from using their space, we can then step in because a violation of use of common areas comes into play at that point. One current Board member has been in ownership since 1976 when there were still units available that had never been owned at all because they were still being built. Homeowners were allowed to take over garage spaces on a first come, first served basis. Through the year's homeowners have bartered, bargained, and agreed to switch spaces for various reasons. The Board feels strongly that it should not become involved in assigning garage spaces as they do not wish to set a precedent. There is, and has been, no uniformity of which parking spaces belong to any units throughout the community, except perhaps by random chance. The Board believes this is something that needs to be resolved between homeowners and the Board has agreed to NOT intervene.

## **Pet Waste Clean Up**

The Board has received reports of large areas covered in piles of dog waste due to negligent pet owners. As a reminder, it is every pet owner's responsibility to clean up after your pet immediately.

## **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.

## **Recyclables**

Appliance recycling is also available as opposed to putting them out by the dumpsters, which causes additional charges to the Association, which translates into costing all the Homeowners because funds used to haul away appliances takes away from projects that have been budgeted that will benefit the Second Jefferson Green Community. This is why it is so important to try to watch for people who leave these types of items. If we can identify who is leaving the items, we can pass along those charges to the people who are responsible.

- 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.

## **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 or unattended by an adult at all times. 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.

**IMPORTANT INFORMATION INCLUDED – PLEASE READ!**

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