



Newsletter

MONTHLY BOARD MEETINGS

The March Board meeting will be held on Monday, March 13, 2017, and the April Board meeting will be held on Monday, April 10, 2017. Board meetings are scheduled to 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 mail boxes.

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 ASSESSMENT FEE

Just a reminder that the 2017 monthly HOA fee amount is **\$185.48**.

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: www.ipmcolorado.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).

BBQ GRILLS

After a recent inspection by the insurance company, we received a request to send out the following reminder about the use of BBQ grills:

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.

CONTACTS:

BOARD MEMBERS:

PRESIDENT—Karen Wildenstein

SECRETARY—Alma Hernandez

TREASURER—Jana Kosutova

MEMBER AT LARGE— Michael Teague

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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ALUMINUM WIRING

Latest update on the Aluminum Wiring project –

As of February 16, 2017, 131 units, or 78% have either completed the repair or are scheduled for the repair. On February 10, 2017 37 units were turned over to the attorney as their status in the process is unknown.

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 are uncertain whether you are on the attorney's list or not, please contact her. If the work has been done and invoiced, but you did not notify Debbi @ IPM by sending a copy of the invoice to her, please do so as this provides proof the work was done.

If the work has not been scheduled yet, please do so and let Debbi know which contractor will be doing the work and she will follow up with them to insure it is scheduled. She will continue to follow up with the contractor through completion and any cancellations that are not rescheduled will be turned over to the attorney.

If you are in process with Jeffco Housing to have the work done, please let Debbi know which program you are qualified for and keep in touch with her throughout the process.

If you are still interested in applying for assistance with Jeffco Housing, please contact Melody Toineeta @ 303-403-5423, Ext. 423 for the paper work necessary to get started with the appropriate program; and, Grant funds are VERY limited and the process takes some time, so please call today if you are interested.

Since this project first started, there has been a lot of controversy about why the Copalum method was chosen versus the AlumiConn method. At the onset, we said that if the unit was retrofitted using the AlumiConn method prior to the attorney letter dated April 13, 2016, it would be accepted by the HOA, but would have to be maintained (as stated by the U.S. Consumer Product Safety Commission). There are several units here in SJG where AlumiConn was grandfathered in because it was done prior to 04/13/16; and, when inspected, many of them had to have maintenance done because it was installed improperly or it was time for maintenance to be done. Now, this will be an annual thing going forward for these homeowners who will receive notice every year from Debbi; and the appropriate electrician will have to do the work with the homeowner providing proof of the completed work. The Copalum method is a permanent fix while the AlumiConn is not; the AlumiConn requires maintenance and the Copalum does not. So, it appears the Board's decision was the right way to go.

And, there is a huge incentive for getting this work done. If a loss occurs in our community due to aluminum wiring not repaired, according to the current insurance policy, the responsible homeowner is liable for the deductible in the entire building where the loss takes place as well as any repairs not covered by the insurance company because the aluminum wiring is not upgraded. This is thousands of dollars, so it is really important for the safety of the community and the homeowner's pocketbook in the long run that this be done.

To have 37 units going to the attorney is huge as it will be a bigger financial burden to both the homeowners and the HOA than if the work was done as it should have been in the first place. Not to mention the unfairness to the homeowners who have gone the extra distance to get it done. So, please, if there are any questions about this, contact Debbi at IPM.

IPM RESIDENTIAL CONTACT INFORMATION:

Main IPM Corporate phone number: **720.526.3330**

For Maintenance Emergency such as broken Garage Door (not garage door opener) X 1

For Homeowner Account payment questions – X6 Jessica

For ALL Homeowner issues, work requests, concerns or complaints, please email: debbik@ipmcolorado.com

If you need to speak with me directly, X8

For individual Homeowner Certificate of Insurance, contact: Marilyn McNabb: direct - 206.262.4362 or Fax - 866.577.1326.
Email: Marilyn.McNabb@propelinsurance.com

HOLIDAY DECORATIONS

Exterior holiday decorations were to be taken down by January 15, 2017; however, there are some still up in the community. These decorations must be taken down immediately or the unit will be fined.

This does not mean that lights stay up, but are not turned on. They must be removed.

DRONES

Recently, there was someone hired by the new insurance company to inspect the roofs; and he did so by using the drone seen by many homeowners during the weekend of 02/11/17 & 02/12/17. In case you were wondering what he was doing in the community.

SEWER LINES

Very recently, there was another sewer line backup that surfaced in one of the parking lots. When the line was cleaned out, it was discovered that the cause of the backup was non-flushable items such as wipes, tampons, paper towels, etc., along with large quantities of kitchen grease. Even though these products are advertised as flushable, they really are not. While they can be flushed down the toilet, they are not biodegradable and will build up in the lines until they surface as they did in the parking lot. DO NOT flush these items down the toilet and DO NOT pour grease down the drain; dispose of them in the garbage.

Expanding on item above, the HOA recommends routine sewer line cleaning to keep the lines clear and help prevent major repairs. In recent years, the roots of the mature trees in the community have found their way into the sewer lines causing them to back up into the residences; or, in some cases caused the individual lines to separate from the main line and even caused breakage in the lines.

Depending on the location of the unit, sewer line cleaning may be needed every year or even less often than that. This is done at a reasonable rate and can help keep tree roots in check and the lines clear which could ultimately help curb the exorbitant costs to repair the lines once they are damaged.

In the event of a sewer line emergency, please call Debbi first before contacting a contractor so as to follow preferred procedure. Emergency contact information for IPM is below. If you do not get an immediate response, you can then contact someone to take care of the problem. Understand, though, there is a policy in place specifically for sewer line issues and reimbursement for these expenses is subject to the policy guidelines. Colorado Sewer Service, Inc. has done work for the HOA and is recommended by the HOA. The scope of work includes drain cleaning, camera, locating & high pressure jetting. Their number is 303-424-0448.

DOG DOO-DOO

A recent article in the Denver Post mentioned that the Elk Meadow dog park could likely close. Why? Jeffco cites safety issues and 500 pounds of dog doo-doo, that's why. Evidently, the waste pile up compounded with the loss of vegetation and soil erosion that would otherwise help filter the bacteria from the waste has brought a sense of urgency to the situation.

SJG is by no means comparable in size to Elk Meadow, but we do have more than our fair share of dog doo-doo; do we want to end up with a situation like that? And, it's such a shame that we have to tread so carefully in our greenbelts because we might step in dog doo-doo; not to mention the health hazard surrounding it as well.

So, let's be more proactive, pay more attention when walking our dogs and be sure to pick up after them when they do their "business". It's a health hazard, it smells and nobody likes to step in it. When you see someone who doesn't pick up their dog's doo-doo, take a picture if you have your phone or a camera handy and, if you know or can find out where they live, give Debbi that information and they will be fined. If they live in one of the adjacent communities and you can find out where, we can contact them and possibly levy fines.

This is not something to take lightly - it's a very big health hazard issue everywhere right now. Wouldn't it be unfortunate if, someday the Second Jefferson Green Dog Park was forced to close?

NEWSLETTERS AND BULLETIN BOARD

Please contact Debbi King with IPM Residential, LLC if you wish to include anything in the next newsletter or to post on the HOA Bulletin Board debbik@ipmcolorado.com.

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.

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.

SECOND JEFFERSON GREEN HOMEOWNERS
ASSOCIATION

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