



**SECOND JEFFERSON GREEN HOMEOWNERS ASSN.  
NEWSLETTER  
November, 2019**

The Annual Homeowners Meeting will be held on Monday, December 09, 2018. The doors will open at 6:00 p.m. and the meeting will begin at 6:30 p.m.

The January Board meeting will be held on January 13, 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.

**HOA Fees**

The Board is proposing a \$50/mo. increase in HOA fees to mitigate rising operating expenses in 2020 and to continue funding the Replacement Reserve Account. The new monthly fees will be \$299.00, beginning in February 1, 2020 following ratification of the proposed 2020 budget at the Annual Homeowners Meeting.

A reminder letter will be sent following the December meeting confirming the change in the amount. 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.

**Beware of Rats**

Recently, the Board has received several complaints regarding evidence of Rats in garages and homeowner's vehicles. Please tidy up all storage in the garages and remove any trash debris. If you observe open areas in the drywall close to the garage floors, these areas need to be boarded up. The rats also like warm engines so be vigilant by checking your engines occasionally to insure they aren't nesting in your vehicle.

**Mailbox Locks**

USPS carrier for your community recently informed IPM several unattended children were playing in the area of the mailbox kiosk sticking twigs in many of the locks. We are now receiving complaints from homeowners that their mailbox keys will not open their boxes. IPM is purchasing new locks to replace those not working and need all

homeowners to check their box and keys and notify us immediately if your box is one needing new locks and keys as soon as possible.

### **Ice Melt**

Winter is here, as we are currently experiencing and the Association will, once again, hand out ice melt to those who wish to have it. Board members will open the cabana on Saturday, December 7 from 10:00 a.m. to 2:00 p.m. and distribute ice melt. Residents can bring their one-gallon containers to the cabana and fill them up. If more is needed throughout the winter months, please contact Debbi @ IPM and arrangements will be made for more.

### **Parking**

A few years ago, the HOA entered into a contract with a towing company to enforce the rules of the parking lots which calls for each homeowner/resident be provided with the following:

- Up to three (3) parking passes for vehicles to park in the parking lot space assigned to the unit owned or resided in.
- One hanging tag to allow visitors to park in the assigned parking lot space for the unit they are visiting.
- One blue or white (IPM) authorization card which allows the homeowner/resident to tow vehicles from their assigned parking space according to the current rules & regulations.

The homeowner/resident must complete a registration form for up to three (3) vehicles that will be allowed to park in the parking lot and/or garage, supplying the vehicles' make/model, color, year, type, license plate number/state.

The homeowner/landlord is responsible for providing each new tenant with the registration form to complete to receive the passes and hanger; and the new tenant should NOT park in the parking lot until the passes and hanger are delivered to them by the management company, for risk of being booted by the towing company.

Other things to be mindful of regarding parking at Second Jefferson Green (SJG):

- If an automobile is given a warning of a boot, the warning stays in the towing company's database for one (1) year, which means the next time that vehicle violates the parking rules, it will be booted immediately since it has already received a warning. Unless, it has been a year since the last warning. Only one warning is allowed per vehicle per year; after that, the vehicle will be booted without warning.
- Each parking pass is only valid to be used on the vehicle for which it is registered. The parking pass CANNOT be used for multiple vehicles nor moved to a new vehicle.
- There are additional parking spaces available for vehicles registered at SJG. These spaces are marked as RESIDENT and can be found in Lots 2 & 3, both of which can be entered on Floyd Avenue, close to the mailboxes; and Lot 4 located on Flower Street, just south of Floyd. Keep in mind these spaces are only for registered vehicles and can be used just like the numbered spaces by any vehicle registered at SJG. There are no restrictions for the use of these spaces, except that visitors cannot use the RESIDENT spaces.

- Visitors can park in the lots in the Visitor spaces and numbered spaces with the Visitor hanger in the vehicle reflecting the unit they are visiting. Use of the numbered space of the unit visited is unlimited; however, parking in the Visitor spaces is limited to 24 hours. Registered vehicles should not park in the Visitor spaces, as there is risk of the vehicle being booted.

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.

### **Holiday Decorations**

Holiday decorations are allowed on the outside of the buildings so long as they are not attached to the siding; however, they can be hung around the windows using clips. Lawn decorations are allowed in the common area and all decorations must be removed by January 15, 2020.

### **Christmas Tree Recycling**

The City of Lakewood will offer tree recycling again this year from 7 a.m. to 3 p.m., beginning Thursday, December 26, 2019 through Sunday, January 12, 2020. Tree drop-off will be at Lakewood's Greenhouse located at 9556 W. Yale Avenue, which is between Estes and Old Kipling streets.

This schedule will also be posted in the Looking @ Lakewood newspaper and on the City of Lakewood website.

This service is free for Lakewood residents, and trees dropped off for recycling must be free of all wire, ornaments, nails and tinsel. This service handles Christmas trees from residents only; wreaths, garland and trees from private contractors will not be accepted. Mulch will be available upon request.

### **Recycling**

Just some reminders about recycling:

- Plastic bags are not to be put in the recycling bin; that means that recycled items should not be put in the bin in plastic bags.
- Recycled items should be free of food before putting them in the bin. Containers with food in them are considered garbage and should not be put in the recycling bin.

The picture below depicts what is recyclable and the comments below the picture confirm what not to recycle.



**THE FOLLOWING ITEMS SHOULD NOT BE RECYCLED:**

- |                                    |                                    |
|------------------------------------|------------------------------------|
| Plastic Bags                       | Ceramics                           |
| Plastic Shrink Wrap                | Batteries or Light Bulbs           |
| Plastic Containers marked as "PLA" | Paper Towels, Paper Plates or Cups |
| Compostable Plastic Containers     | Hazardous Materials (Needles)      |

**RECYCLING ADVICE:**

- |                             |                                  |
|-----------------------------|----------------------------------|
| Flatten all cardboard boxes | Ensure aerosol cans are empty    |
| Empty all food and liquids  | Leave lids on plastic containers |

**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 Contact Information** -720-526-3330

Debbi D. King – Property Manager X8 [debbik@ipmresidentialpm.com](mailto:debbik@ipmresidentialpm.com) (preferred)

Emergency Maintenance – X2

Accounting Dept. – X6

### **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](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.**

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

SECOND JEFFERSON GREEN HOMEOWNERS  
ASSOCIATION  
IPM RESIDENTIAL LLC  
DEBBI D. KING, CPM  
8137 ZANG STREET  
ARVADA, CO 80005

