



**SECOND JEFFERSON GREEN HOMEOWNERS ASSN.  
NEWSLETTER  
September, 2018**

The October Board meeting will be held on Monday, October 8, 2018. Board meetings are scheduled to 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.

**2018 Annual Homeowner Meeting**

The Board decided to hold the Annual Homeowner Meeting in December just as we did last year. Having the Annual Meeting in December allows for a more accurate budget since the projections are based on November actuals rather than July or August actuals. The 2019 budget will be sent out to all homeowners in October to allow time for review before the meeting. Please send any questions to Debbi prior to the meeting so that there is ample time to research and provide answers at the meeting. The budget presented at the meeting will be updated based on the most current actual income and expenses; and, a copy will be provided to homeowners at the meeting. Holding the Annual Homeowner Meeting in December may become a regular occurrence.

**Pool Repairs**

After a long and intensive research period, the repairs to the pool are finally underway. Upon removal of the cracked and heaved concrete under the cabana cover, the soil underneath was completely saturated, even after almost a full year with no water running through there. It was discovered that the skimmer line from the pool is crushed somewhere between the pool and the cabana cover, creating the saturated ground which caused the upheaval and cracked concrete.

While the skimmer line is being repaired and the concrete replaced, the fence will be replaced with new wrought iron along with new gates, the columns will be repaired where the old wrought iron was connected and new caps will be put on the columns. Once all this work is completed, there will be a new key card system put in place for better security, including cameras.

### **Gas Line Repairs**

A very unsafe situation was mentioned in the last newsletter about corrosion to the gas lines in the units.

Since that newsletter, the Board has received some homeowner feedback about the risk to residents due to corroded gas lines and the suggestion that the Board mandate the requirement that the natural gas line be checked by a certified HVAC contractor and repaired by a licensed and insured contractor for natural gas needs.

One such contractor is The Gas Connection. The phone number is 303-466-4206 and their website is [www.thegasconnection.com](http://www.thegasconnection.com). This is not something to be taken lightly and Second Jefferson Green (SJG) has a somewhat unique situation in that the gas lines for the two-story units are both located in one of those crawl spaces. The exact crawl space can be determined by locating the Xcel meters and it is easy to see where the lines enter the crawl space. There is a cluster of three meters on the side of the building opposite the entry door to the penthouse unit; and, the cluster includes the two two-story units and the penthouse unit while the meter for the ranch unit is somewhere around that unit. Both the ranch and penthouse gas lines enter the units singly.

Therefore, the gas lines to the penthouse and ranch units are checked individually, while the gas lines for both two-story units can be checked at one time.

Keep the suggestion above in mind and we can discuss this further at the Annual Homeowner Meeting, if you like.

### **Water Savings**

Denver Water offers a rebate for purchasing a water saving toilet. For more information on this and other programs, please contact Denver Water at 303-893-2444 or visit the website:

<https://www.denverwater.org/residential/rebates-and-conservation-tips/residential-rebates>.

### **Aluminum Wiring**

Latest update on the Aluminum Wiring project –

As of this time, 166 units, or 99% have completed the repair and the attorneys are pursuing the lawsuit process against the 2 remaining units.

### **Dogs**

Please remember to always pick up after your dogs, even when they poop in the native areas. People walk through these areas and the landscapers go through there checking the irrigation lines; so, please pick up the dog poop in the native grass areas.

Thanks to the residents who do this already, but some residents have been observed not picking up their dog poo in the native areas. Violation fines are in order for those who do not comply.

### **Monthly HOA Fees**

The monthly HOA fees are **\$241.00** effective June 1, 2018.

New homeowners should contact Debbi King with IPM Residential for information regarding the HOA fees, such as where, when and how to pay them.

### **Parking**

All residents/homeowners must register their vehicles with IPM in order to park in the parking lots. Each unit may register up to three vehicles and will receive a sticker for each vehicle registered; in addition, each unit should have a placard for visitors to use when parking in the space designated for that unit. The placard, or hanger, should be passed along from owner to owner when the unit is purchased; so, if new homeowners do not receive the hanger at closing, the replacement cost for this is \$50.00.

Earlier this year, additional parking spaces were designated for registered vehicles in parking lot #2, #3 and #4. These parking spaces are labeled as 'Residential' and can be used by any registered vehicle in SJG. The spaces are first come, first serve and allowed usage is the same as the numbered spaces, except that visitors cannot use these particular spaces. Visitors with the Visitor hanger can use the spaces marked Visitor and the numbered spaces; the Visitor spaces are limited to usage of 24 hours.

If there are any questions about parking, please contact Debbi at IPM.

### **In-House Contractors**

Multiple bids are collected for each project SJG does.

Anyone wishing to do work in the community should send their information, including referrals, insurance, etc. to Debbi at IPM.

### **IPM Contact Information**

Property Manager: Debbi D. King – [debbik@ipmresidentialpm.com](mailto:debbik@ipmresidentialpm.com) (preferred) or call 720-526-3330 X8. For 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](mailto:mikek@ipmresidentialpm.com) or call 720-526-3330 X2.

### **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, 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@ipmcolorado.com](mailto:debbik@ipmcolorado.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.

### **Recyclables**

Appliance recycling is also available as opposed to putting them out by the dumpsters, which causes additional charges to the Association.

- 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.