

Newsletter

MONTHLY BOARD MEETINGS

The September Board meeting will be held on Monday, September 12, 2016, and the Annual Homeowners Meeting will be held on Monday, October 10, 2016. Board meetings will begin at 6:30 p.m. and the 2016 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.

ANNUAL HOMEOWNERS MEETING

The Annual Homeowners Meeting will be held on Monday, October 10 at the WMFR Training Building. The doors will open at 6:00 p.m. and the meeting will start promptly at 6:30 p.m.

PROJECTS IN THE COMMUNITY

There has been much activity in the community during the last several months, most of which are completed now with only a few projects left before winter sets in.

The biggest project, of course, was the roof replacement, which took place primarily in July. This project included the roof replacement itself, gutter repairs, replacements and additions, and painting of the items on the roofs such as stacks, etc. Also included with this was the placement of gutter guards on certain areas where tree branches overhang the roofs with the intent to keep the gutters clear of debris and pine needles so they don't overflow or cause large icicles to hang over the gutters, endangering residents as they come and go from their units.

Tree trimmings and removal was also another rather large project undertaken this year. Dead trees and bushes were removed, canopies were lifted on the larger spruce trees found primarily at the entrances of the parking lots and dead branches were trimmed or removed on other trees so as prevent them from falling on cars and residents and deter encroachment on to sidewalks.

This was in addition to the cleanup done following the blizzard early in the year and will be an ongoing thing as issues come up during the winter months.

Potholes were filled in the parking lots and infrared heating was done as well.

Siding repairs and painting were done along with painting of some mismatched garage doors.

The last of the balconies on the penthouse units were replaced this year; so, that project is complete. Going forward, monies dedicated to this project will be used for other needed items in the community.

The projects left to complete before the cold weather comes are:

The trim around the garage doors and the man doors to the garages will be painted on all the buildings as well as the kick plates on the units north of Floyd. This will include power washing and scraping to remove old paint to prep the areas for new paint. Rotten wood will also be replaced as needed. Anyone who has already taken the time to paint their kick plate and does not want this repainted by HPS, please contact Debbi at IPM and she will take the unit off the list.

Fence repairs are scheduled to be done in the next several weeks. This will include replacing broken pickets, power washing and staining and, in a couple of areas the fence will be built around some trees that have grown over the years on the opposite side of the fence and pushed out the pickets.

CONTACTS:

BOARD MEMBERS:

PRESIDENT—Karen Wildenstein

SECRETARY—Alma Hernandez

TREASURER—Jana Kosutova

MEMBER AT LARGE— Michael Teague

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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Newsletter and/or Bulletin Board

Residents please contact IPM if you have items for the newsletter or bulletin board. In order 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.

Aluminum Wiring Upgrades

As of 09/01/16, 45% of the homeowners either completed the aluminum wiring upgrade or scheduled to have it done. THIS IS AWESOME!!!! Thanks to all who have been proactive and had the ability to get this done.

However, we are not quite half-way to our goal and it's important to keep up momentum so the insurance companies know we are serious and working hard to achieve the 100% compliance they are looking for.

For those scheduled to have the work done, even though it may be after the October 1 deadline, and have not notified Debbi of the date, please contact her with the scheduled date so we can keep the insurance companies apprised of our progress. This will help keep Second Jefferson Green (SJG) marketable and get better quotes for coverage.

Now, we also understand there are many of you who cannot afford to do this. We have been working to find some answers for you and it looks like we have them.

The Jefferson County Housing Authority (JCHA) offers the Housing Rehabilitation program which provides assistance for low- to moderate-income homeowners in Jefferson County for essential repairs and necessary improvements to their home. This is a way for homeowners in Jefferson County to make or keep their homes safe, decent and affordable, and primarily assists the elderly and disabled on fixed incomes and

working, low- to moderate-income families.

Financial assistance is available, if you qualify, for a low interest loan (3% or 5%) with affordable payments to cover the cost of rehabilitating your home; or, if a member of your household is elderly or disabled and on a fixed income, you may qualify for a deferred loan. Deferred loans are paid back when the house sells or is no longer the owner's primary residence and are not transferable. In addition, limited emergency grants may be available for the elderly or disabled with low-income qualifications.

To find out what you may qualify for and the process for this assistance, please call Melody Toineeta @ 303-403-5423, Ext. 423. The Board has found, after months of working to find out about these programs, that it is important to be persistent in trying to contact Melody. We tried leaving many messages, to no avail; so, we suggest calling her until you get to talk to her, several times a day if need be. And, start right away if you are interested in pursuing grant money, because those funds are limited.

The website address is: <http://www.jcha.org/rehabilitation-program.html> if you prefer and have the means to get information about these programs.

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We have also found that, with at least one of the contractors, Hinton Electric, their process sometimes benefits the homeowners with a lower final invoice than the initial bid they provided. They bid the work according to the number of outlets, switches, etc. there are in the home. Then, when they come in to do the work and find some outlets and switches with copper in them, they adjust the original bid for those they don't have to do; and, we have heard of cost savings anywhere from \$500 to \$600 thus far.

Fire Hazard

Early in the morning on September 6, 2016, a fire was reported in one of the units in SJG. The firemen at the scene found the source of the fire to be the bathroom fan. They recommended to a homeowner there observing the activity that residents only run the fan while they are in the residence and not for long periods of time, such as all night long, because the fan will overheat which is what appears to have happened with this particular unit. It is not known whether this would happen with a newer model fan or not, and the firemen tried to get the model number of the fan from another unit, but were unable to as the fan was the original and the model number was unreadable.

We suggest that, if you haven't already done so, replace the bathroom fan especially if it is original to the unit.

The observing homeowner asked the firemen whether the aluminum wiring played a part in the fire, but they were unable to determine that – the preliminary determination of the source of the fire was the bathroom fan. We will try and find out from the homeowner whether or not aluminum wiring was involved.

Emergency Vehicles

The incident above also re-emphasizes the importance of leaving the fire lanes free of parked vehicles. In this particular instance, there were no vehicles parked in the fire lanes around this building so all the emergency vehicles at the scene were free to be where they needed to be.

Residents are encouraged not to leave a vehicle parked in the fire lanes as you never know when an emergency will occur and if a vehicle is blocking ingress or egress in the driveway or access to a building, the vehicle will be moved and not in a good way. Also, please remind guests when they visit not to park in the fire lanes – any of them!!

Pool

The pool closed on Labor Day, September 5, 2016 at the end of what was not a bad summer for our pool. Thank You to all the residents for making the season pleasant and the pool safe for everyone.

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 contact IPM for one.

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.

Be careful when driving through the parking lots as there are children playing near them or riding bikes and scooters through them. The speed limit is 15 MPH in the driveways; please respect that. Parents, caution your children about playing and riding around in the driveways.

SECOND JEFFERSON GREEN HOMEOWNERS
ASSOCIATION

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PLEASE
PLACE
STAMP
HERE

