



SECOND JEFFERSON GREEN HOMEOWNERS ASSN.
NEWSLETTER
August, 2021

The next two Board Meetings will be held on **Monday, August 09, 2021** and **Monday, September 13, 2021**; 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

REMINDER: In the next two-month August - September (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 (free of weeds and debris). 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.** For Townhome and Penthouse units, please mark the clean out lines located in the garage which one services your unit.

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.

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.

Additionally, the Board has received complaints regarding vehicle vandalism and break-ins when parked on the city streets so please do not leave anything of value visible in the vehicle that will attract potential break in.

Trash Dumpsters

Recently, the Board received complaints regarding the trash dumpster areas not being cleaned. Please do not dispose of full oil containers (these need to be taken to recycling locations for petroleum products), Televisions need to be dropped off at Best Buy (there is a small charge), appliance, hot water heater carcasses and Televisions need to be called into GFL 303-744-9881 to arrange for a special pickup and pay the small fee via phone. Ensure your bags of trash make it into the dumpsters and you are putting them in the corrected dumpster so not to contaminate the recycling.

Pool

The pool has been opened since June 15th and you must continue to use your new pool key card at this time for access. The season will end on September 6, 2021 when the pool will close.

Please be considerate of others and, most important, ENJOY YOUR POOL!!

Those unvaccinated residents must continue to wear masks and observe distancing.

That said, below are a couple of reminders of pool rule infractions seen

- The maximum number of guests PER UNIT allowed in the pool area at one time is 4 and the homeowner or resident of the unit must be with the guests. This is meant to regulate the number of bodies in the pool; if there are a lot of people in the pool for several hours, the water temperature drops, causing the pool heater to work harder and, ultimately, the water temperature becomes too warm and there is too much stress on the pool equipment. It is a relatively small pool, so an overabundance of people will have that effect.
- **There are NO pets allowed in the pool itself. Service animals only are allowed in the pool area (requires an approved Request for Reasonable Accommodations form), but not in the pool itself.**
- Children younger than 14 years old MUST be accompanied by an Adult (18 yrs. +)
- Please do not open the gate for anyone. All pool guests must use their card key.

Both of these rules are posted on the sign beside the pool entrance gate. Read ALL of them and follow them.

The pool hours are 10:00 a.m. to 10:00 p.m.

If you do encounter destructive or inappropriate behavior and feel it should be reported, do so.

If you think it warrants police action, call the Lakewood Police Dept. at 303-987-7111; if you feel it is an HOA issue, please call Debbi with a date, time and details of the occurrence. If it is an emergency situation, please call 911.

Gardens/Planting in the 3-foot area

The 3-foot areas next to the units are common areas; however, the Rules & Policies require allow residents to plant and garden in the 3-foot area, if you wish and **require homeowners to maintain for weeds etc...** 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 Association's 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.**

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.

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.

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. 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 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.

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.

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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