



SECOND JEFFERSON GREEN HOMEOWNERS ASSN.  
NEWSLETTER  
January/ February, 2025

The next six Board Meetings will be held on Monday, January 13, 2025, Monday, February, 10, 2025, March 10, 2025, Monday, April 14, 2025, Monday, May 12, 2025 and Monday, June 09, 2025. Board meetings are scheduled to begin at 6:30 p.m. through a virtual Zoom Meeting video conference. Homeowners are always welcome to attend the Board meeting. Reminder – anyone wishing to attend the Board meetings just needs to contact Debbi King, Property Manager, who will then forward video meeting instructions before the day. You do **not** need to purchase the Zoom program in order to attend the meetings.

**HOA Fees**

Just a reminder that effective January 1<sup>st</sup>, 2025 the 2025 monthly HOA Assessment Fee is now **\$435/mo.** due on the 1<sup>st</sup> of each month. The fee is considered late after the 10th of the month and subject to late fees of \$30 plus 8% Interest per annum.

**Ice Melt**

In 2020, in response to Homeowner request the Board had a Home Depot Bucket with Ice Melt delivered to each building garage just inside the Garage Man Door for all four-unit Homeowners/ Residents to use as needed. If more ice melt is needed throughout the winter months, please contact Debbi @ IPM and arrangements will be made for more.

**Pet Waste Clean Up**

It seems that every month the Board receives more 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 their pets immediately.** The Association provides bags for pet waste as a convenience but not required to do so. If you see someone abusing this policy, please make them aware, or if possible, take a picture and report it to the Management company.

## **City of Lakewood, CO Leash Law**

Municipal law requires all domestic animals, except cats, be effectively controlled. **Dogs must be leashed with a leash**, chain or cord of reasonable length, and the leash must be held by a responsible person. A dog holding its own leash, or a leash attached to the dog dragging on the ground, is a violation of the leash law. The leash law is enforced in common areas of multi-family dwellings such as apartments and condominiums (including hallways, stairwells and common outdoor areas). Pets cannot be tethered somewhere that allows them access to common areas.

### **Landlords/ Investor Unit Owners - REMINDER**

Please insure you provide a copy of tenant leases to the HOA and must include a signed addendum verifying the tenants have been provided and read the HOA's Rules and Regulations (available on IPM Website).

### **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 be towed. All warnings are documented and photographed and saved in the enforcement company's software system. Please follow all the parking rules to avoid warning or tow. Please be reminded, vehicles with parking permits are NOT allowed to park in designated Visitor parking spaces. 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. Parking permits are intended for one vehicle use only.

### **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 **\$25,000** or more. For more information:

<https://www.valuepenguin.com/what-condo-insurance-covers>

### **IPM Residential Contact Information**

Debbi's email information is: [debbik@ipmresidentialpm.com](mailto: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 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, ext. 2.

### **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: <http://ipmresidentialpm.com/second-jefferson-green-documents/>, password: secondjefferson (all one word and lower case).

### **For individual Homeowner Certificate of Insurance, contact:**

Synergy Insurance Advisors at 303-495-2900. Homeowners, please provide your Mortgage Lender with this information.

### **Sewer and Drain Lines:**

REMINDER: Homeowners are responsible for sewer, drain and water supply 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.** Property management will work with you to make sure that you understand what area the Association may be responsible for vs. what areas you would be responsible for as far as costs.

### **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).

### **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.

### **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.

## Important Homeowner / Resident information enclosed

SECOND JEFFERSON GREEN HOMEOWNERS  
ASSOCIATION

IPM RESIDENTIAL LLC  
DEBBI D. KING, CPM  
8137 ZANG STREET  
ARVADA, CO 80005

