SECOND JEFFERSON GREEN HOMEOWNERS ASSN.
NEWSLETTER
June, 2025

The next Board Meetings will be held on Monday, July 08, 2025; Monday, August 12, 2025; Monday, September, 09, 2025; October 14, 2025; November 11, 2025 and December 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 on the day.

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 https://ipmresidentialpm.com/second-jefferson-green-hoa-documents/ password: ***secondjefferson*** (all one word and lower case).

Sewer and Drain Lines:

REMINDER: Homeowners are responsible for water supply, 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.**

REMINDER: **Do NOT** flush anything other than toilet paper down the toilets as paper towels, tampons and wipes clog the fragile sewer lines. This includes grease down the drain.

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. If you see someone abusing this policy, please make them aware, or if possible, take a picture and report it

to the Management company. Leashes are required at all times in the Common Areas including the Native grass areas.

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.

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 at any time in the future, you WILL receive a tow. 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 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.

Upcoming Projects

The Association has completed the Pole Lighting replacement project and will begin looking into replacement of all Garage Light Fixtures to begin in 2026.

Building gutters were cleaned the last week of May and will be done again around the end of August and then again end of December this year. Please report any problems or concerns to Debbi King, IPM.

Concrete sidewalks throughout the community will continue to be monitored and repaired/ replaced as needed to avoid trip hazards through the summer/ fall months.

Feeding Squirrels

Reminder: Homeowners/ Residents should refrain from feeding squirrels as this is attracting unwanted visitors such as rats to the buildings and creating a nuisance and littering in violation of the Second Jefferson Green Homeowners Association Rules and Regulations and subject to potential fines. Please, DO NOT POISON the squirrels as this is a crime and dangerous to the ecosystem.

Pool

The pool was opened on Memorial Day weekend and you will continue to use your pool key card at this time for access. The season will end on September 3, 2025 when the pool will close. Please be considerate of others and, most important, ENJOY YOUR POOL!!
That said, below are a couple of reminders of pool rule infractions seen lately:

- 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, but not in the pool itself.

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 Rules & Policies allow residents to plant and garden in the 3-foot area, if you wish. Flowers and vegetables, etc. are acceptable, trees are not and bushes should be approved by the HOA unless they are already there. The landscaping contract no longer calls for weed spraying in the 3-foot area if the homeowner's responsibility to maintain weed control. Keep in mind, personal

planting is limited to within the 3-foot area only and prohibited outside of there in the rest of the common area.

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

Unwanted Electronics

The Board has received reports of televisions and other electronic items left in or around the dumpsters. Please **DO NOT** put these items by or in the dumpsters, as a recycler who handles those types of items must dispose of them properly. Best Buy will take unwanted or dead electronics and perhaps there are other retailers that will also accept them. So, please take the extra effort to dispose of these items properly. When items of this nature are left by or in the dumpster, the HOA must pay to have them picked up or disposed of and that means money has to be used that is badly needed for upkeep on our grounds and buildings. This is something that costs you, the homeowners, as a result. If you see someone "dumping" say something, if you feel safe doing so, take pictures of vehicles if you are able. Any money expended on cleaning up such items is money that cannot be used where it was intended in the budget. In case anyone has an interest in recycling his or her old electronics, see the opportunity below.

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.

Property and Garage Inspection

In the next months of July through September, 2025 (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 will be inspected. Individual and/or Resident reminder letters will be mailed out following the results of the inspection. **REMINDER:**
Garages are meant for vehicle parking and storage ONLY. Not for Recreational purposes.

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. This is very dangerous, even though there is a **5 mph. speed limit** in the driveways. Additionally, children riding bicycles or scooters must be courteous of all Residents walking on the sidewalks and parking lots.

Lawn and Landscape Maintenance –

As the irrigation continues to age, we are experiencing a higher number of line breaks throughout the community and are noting distressed areas faster due to the higher temperatures each day along with the mandatory watering restrictions. Please make sure to notify Debbi King, IPM Residential as soon as you notice areas of concern to ensure the landscaper is notified quickly. It will take longer for distressed lawn to recover as we are confined to shorter watering periods within the watering restrictions so we must adjust expectations of lush green belts going forward.

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 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.

Insurance

As a reminder, the HOA highly recommends all homeowners acquire what is typically known as an H06 policy, or condominium policy for the interior of the units. This type of policy has some added benefits for homeowners in that it includes a Loss Assessment Clause. A **Loss Assessment Clause** protects the homeowner in the event the HOA incurs an insured loss, which is less than the deductibles. The HOA would not file a claim but would still have to come up with the money for repairs or replacements. That is what Loss Assessment Clause is for. It would cover individual homeowner's portion of the repairs/replacements. There is, however, another type of coverage called **Extended Coverage**. In the event the HOA incurs an insured loss that is more that the deductibles, the HOA would file a claim and every homeowner would have to pay their portion of deductibles, which now amounts to about **$25,000** per unit. Extended Coverage would cover this. It is absolutely crucial we all have these 2 coverages (Loss Assessment and Extended Coverage) with sufficiently high limits as its only matter of time before we have another hailstorm and would have to replace our roofs.
When applying for the H06 insurance policy for your unit, please confirm with the agent as to the coverage included with this type of policy. Also, make sure you have ample coverage to protect the interior structure in addition to belongings, as the HOA is responsible to cover only the exterior structure.

For individual Homeowner Certificate of Insurance, contact: Synergy Insurance Advisors at 1-495-2900. 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 find the document on the IPM Website.

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.

BOARD OF DIRECTORS

Mike Teague, President
Jana Kosutova, Treasurer
Alma Hernandez, Secretary
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

IPM RESIDENTIAL
PROPERTY MANAGEMENT

2nd Jefferson Green
HOA