SECOND JEFFERSON GREEN HOMEOWNERS ASSN.
NEWSLETTER
January/ February, 2026

The next six Board Meetings will be held on Monday, January 12, 2024, Monday, February, 09, 2026. March 09, 2026, Monday, April 13, 2026, Monday, May 11, 2026 and Monday, June 08, 2026. 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 the day of the meeting.

HOA Fees

Just a reminder that effective January 1st, 2026 the 2026 monthly HOA Assessment Fee is still **$435/mo.** due on the 1st 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.

Lithium Battery Safety in Shared Garages

Lithium-ion batteries power many everyday items such as cordless tools, e-bikes, scooters, and lawn equipment. When stored or charged improperly—especially in garages—these batteries can pose a serious fire risk. In townhome communities with shared or attached garages, a battery fire can spread quickly to neighboring homes. This article and checklist are provided for general safety awareness to help residents reduce risk and protect the entire community.

Key Hazards of Lithium Batteries in Garages

- Fire and thermal runaway caused by overheating, overcharging, or damage
- Temperature extremes common in garages that degrade batteries
- Unattended or improper charging practices
- Physical damage or short circuits from improper storage

Best Practices for Homeowners

- Store batteries in cool, dry, well-ventilated areas
- Keep batteries away from flammable materials
- Use manufacturer-approved chargers only
- Never charge batteries unattended or overnight
- Inspect batteries regularly and discontinue use if damaged

Garage Lithium Battery Safety Checklist for Townhome Residents

Use the checklist below to reduce fire and safety risks when storing or charging lithium-ion batteries in garages, particularly in communities with shared or attached structures.

- Store batteries in cool, dry, ventilated areas
- Keep batteries away from heat sources and flammable materials
- Use protective cases to prevent short circuits
- Charge batteries on fire-resistant surfaces
- Never charge batteries while sleeping or away from home
- Inspect batteries monthly for swelling, leaking, or damage
- Recycle old or damaged batteries properly

Disclaimer: This information is provided for general safety awareness and does not replace manufacturer instructions, fire codes, or professional guidance.

Garage Lithium Battery Safety Checklist

For Townhome Communities with Shared or Attached Garage Spaces

Use this single-page checklist to reduce fire risks associated with lithium-ion batteries used in tools, e-bikes, scooters, and similar devices. In shared or attached garages, safe practices help protect neighboring homes.

Battery Storage

☐ Store batteries in a cool, dry, well-ventilated area

☐ Keep batteries away from heat sources and direct sunlight

☐ Use non-combustible shelving or surfaces

☐ Keep batteries away from flammable materials

☐ Store long-term batteries at about 40–60% charge

Charging Safety

☐ Use manufacturer-approved chargers only

☐ Charge on concrete or metal surfaces

☐ Never charge overnight or when away from home

☐ Do not cover batteries or chargers

☐ Unplug chargers when charging is complete

Inspection & Maintenance

☐ Check for swelling, cracking, leaks, or discoloration

☐ Stop using batteries that overheat or smell unusual

☐ Do not drop, crush, puncture, or modify batteries

☐ Keep batteries away from children and pets

Emergency & Disposal

☐ Install and maintain a smoke detector near the garage where permitted

☐ Watch for warning signs: hissing, popping, smoke, rapid heating

☐ If a battery ignites, evacuate and call 9-1-1

☐ Recycle batteries properly—never place in household trash

POST THIS IN YOUR GARAGE

- Place this checklist near your battery charging or storage area
- Review it before charging or storing batteries
- Share these practices with everyone in your household

Disclaimer: This checklist is provided for general safety awareness only and does not replace manufacturer instructions, fire codes, or professional guidance.

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. 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.

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).

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.

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

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