

PRECEDENT AT STONEY CREEK

SUMMER 2017 NEWSLETTER

Western States

Property Services, Inc

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Board of Directors:

Fred Brooks - President
John Musciano- Vice President
Becky Mock - Treasurer
Mary Beth Brooks
Sandra Vogel
Loretta Hares
Larry Hares
Kylie Fink

Architectural Committee

Loretta Hares
John Musciano

PARKING PROBLEMS - PLEASE READ!

Unfortunately, parking has become a serious problem in our community. The occurrences of inconsiderate parking complaints have risen to a level that is no longer tolerable. The Board of Directors has tried to deal with these issues in an unassertive way, but our requests to “be considerate” are falling on deaf ears.

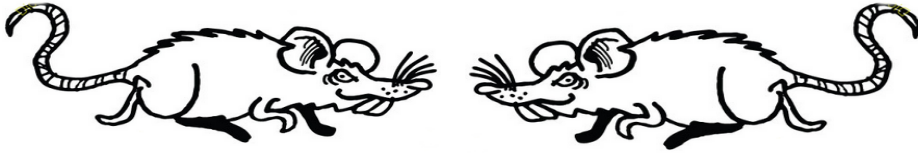
Please note, the streets in particular areas of our community (i.e. dead ends & the L-shaped drive) are property of the Association and therefore the Board of Directors can step in and impose parking rules.

If parking issues do not improve, the Board of Directors can and may step in and declare no street parking in these areas. In such case, street parking will be eliminated and parking will only be allowed in your driveway.

Please, be neighborly and watch how you park so we don't have to take these drastic measures.

Are you up on the Rules & Regulations of our Association? Find more on our website.

Oh Rats!

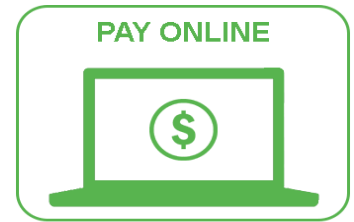


Did you know that feeding the birds and squirrels and even feeding your dogs outside can attract RATS? Yes, it's true. Worse yet, is that we have had a noticeable increase in RAT sitings lately.

Please reconsider your animal feeding habits and keep our community rodents to a minimum.

Did You Know You Can Pay Your Dues Online?

Go to www.wsps.net and click on "Pay Online". Follow the simple instructions to set up your account.



Are You A Good Neighbor?

Living in a townhome has it's own set of challenges...

Remember, your walls are attached. Whether you're doing some remodeling or celebrating a birthday, be aware of the noise you and your guests are making. Our community has "quiet hours" from 11pm - 8am.

Smoke travels with the wind and no one wants someone elses smoke filtering into their house when they have the windows open.

Would you want to live next to you?

Scoop the Poop



Are You Covered?

Our Association's insurance policy has a 2% wind and hail deductible place . What this means for you is in the event of a catastrophic wind or hail event causing major damage to our community, each unit owner will be responsible for **approximately \$2,000.00** to cover the deductible as a loss assessment.

Unit owners can obtain coverage on their own interior insurance policy to pay this loss assessment for them. All unit owners should have either an HO-6 homeowner's insurance policy or landlord's policy if you rent the unit out to others.

Either of these policies needs to have loss assessment coverage in an amount that will cover the loss assessment in the event of major storm damage to the community.

We highly encourage all unit owners to contact their insurance companies and ask about loss assessment coverage on their policies.

The key question to ask is "Will my policy cover a loss assessment that is specifically designed to pay a deductible on the HOA master policy".

Questions? Contact our insurance agent -
Mann Insurance Agencies - 303-280-1110

How To Clean & Stain A Wood Fence

What you need: Water Hose or Power Washer (for deep cleaning and removing old stain). Wood Stain (natural) or preservative, NOT PAINT. Bleach or wood cleaning solution. Plastic Sheets (to protect grass under fence).

If you decided to use plastic sheeting to protect your grass, you will want to lay that on the ground underneath the fence prior to starting any cleaning. (Using plastic sheeting will protect your grass from any harmful chemicals that may be in the cleaning solutions).

A mixture of “1 part bleach and 2 parts water” is very common when cleaning wood fences. However, you may also purchase wood cleaning solution from your local hardware store. What you will want to do first is to apply the cleaning solution to the fence and allow it to soak in until you notice that the fence is becoming brighter and/or clean. You will then want to spray the fence off with a water hose (use a power washer for removing old paint or tough stains - make sure power washer is on the widest spray setting and held about 12 inches away from fence).

After the fence has been cleaned and sprayed off you will want to allow it to air dry. If it still needs cleaning in certain spots after it dries, repeat the above mentioned process.

Once the fence is clean and dry you are ready to apply a stain.

NOTE: DO NOT USE PAINT ON YOUR WOOD FENCE, INSTEAD USE A STAIN.

Properly apply the stain and allow the stain to dry. Your wood fence should now look beautiful and brand new.

Fall Festivals in Colorado

At the first hint of changing leaves and scarf-worthy temperatures, Coloradans begin celebrating fall. Here's a few fun ways to usher in the new season.

Summerset Festival - Clement Park, Littleton - 9/16 - summersetfest.com

Snowmass Wine Festival - Snowmass Village, 9/15-16 - snowmasswinefestival.com

Boulder Fall Fest - Downtown Boulder - 9/15-9/17

Denver Oktoberfest - Denver (Lodo) - 9/22-23 & 9/29-30 thedenveroktoberfest.com

Elk Fest - Estes Park - 9/30-10/1 visitestespark.com/events-calendar/special-events/elk-fest/



Thank You!

“Thank you” to all the homeowners who have cleaned up yards, planted flowers, added or changed landscaping, cleaned driveways, stained fences, and replaced or repaired fences. The work reflects your pride and care for your home and our community.



Want to advertise your company here?

Send an email to earl@wsps.net
\$5.00 per issue



Fall is Right Around The Corner

As temperatures start to cool down here on the Front Range, a little fall maintenance can save you some time and money later.

Smoke Detectors & Carbon Monoxide Detectors

Check carbon monoxide detectors and smoke alarms and put in fresh batteries. These are very important detectors to have in a home. A smoke alarm can save lives in a house fire. A carbon monoxide detector can also save lives if a home has oil or gas-burning appliances, like a furnace or water heater.



Fireplaces & Chimneys

Call a professional in to inspect and clean your chimney. Fireplaces that are regularly used during the season should have an annual cleaning to prevent dangerous chimney fires. Test your fireplace flue for a tight seal when closed.

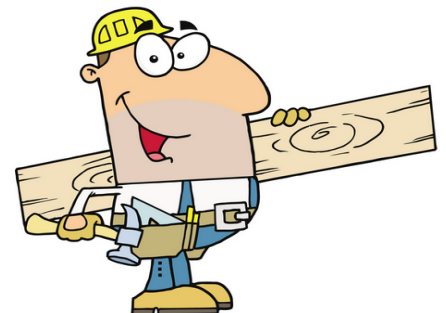
Furnace

Consider having a heating professional check your heating system to ensure optimal performance and discover minor problems before they turn into costly major repairs. Clean your ducts to better your heating system's efficiency as well as to reduce household dust and to provide relief to those with respiratory problems.

R is for Renovation!

Please remember that any 'outdoor' renovations, must be approved by the Architectural Control Committee **BEFORE** starting the project. These projects include fence extensions, satellite dish installations or relocations.

The Architectual Control Committee Application/ Approval Form can be found on the Precedent at Stony Creek web site under HOA Forms and on the next page. The completed form and any additional paperwork should be submitted to Earl Johnson at earl@wsps.net.



Precedent at Stony Creek
Homeowner's Association
Architectural Control Committee

Application/Approval Form

As required by the Covenants of the Precedent at Stony Creek Homeowner's Association, the following information is hereby submitted for consideration by the Architectural Control Committee.

Homeowner Signature _____

FOR ACC USE ONLY

Approved: Yes* Denied** No

*The Architectural Control Committee approval, if granted, is subject and condition upon strict compliance with all Federal, State, and local rules, regulations, and code compliance including, but not limited to obtaining all required building permits

**Denied pending further documentation as requested by separate letter.

By: _____

Date: _____

This approval shall terminate and no longer be valid if the improvements are not commenced within _____ months of the date of this approval and completed within _____ weeks/days from the date of commencement.

APPLICANT: One application per project

Name: _____

Address: _____

Phone: _____ Date: _____

SATELLITE INSTALL:

LANDSCAPING: Describe the type(s) of materials and their placement. Attach drawings.

STRUCTURAL: Describe the type(s) construction and materials to be used. Detailed drawings must be submitted with this application, *including any required building permits.*

Attach Additional sheets of paper if necessary.

Attention Homeowners & Landlords

Please make sure Western States has your current contact information. If you have a change of phone number or mailing address, please send your new information to Earl Johnson at earl@wsps.net

Important Phone Numbers:

Emergency.....911

Jeffco Non-Emergency.....303-277-0211

Animal Control.....303-271-5070

Xcel Energy Customer Service.....1-800-895-4999

Xcel Electric Outage.....1-800-895-1999

If the lights are out in your home or neighborhood, or you notice downed power lines or damaged equipment call the above number.

Xcel Gas Emergency.....1-800-895-2999

A persistent sulfur-like odor could mean you have a gas leak. If you suspect a leak in or around your home, leave the area immediately and then call the number above.

Call Before You Dig.....811

Sex offender registry information can be found at:

www.littletongov.org/police/list

Closest Emergency Room

Southwest ER

6196 S Ammons Way (off Wadsworth)

Littleton, CO 80123

303-932-6911

Other Useful Information:

Garbage Pickup Day - Tuesday

Recycle Pickup Day - Every Other Tuesday - See Calendar

Annual Water Payment - Due in July - City of Littleton

Property Management

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Earl Johnson, Property Manager

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