

TALL PINES NEWSLETTER



2ND QUARTER 2024

LCM Property Management

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LCM Emergency Number:

303-221-1117, follow prompts

LCM Website:

www.lcmpm.com

Tall Pines website

www.tallpineshoa.net

BOARD OF DIRECTORS

Mary Ann Bennett, Pres.

Debbie Teti, Vice Pres/Sec.

Patty Formosa, Treasurer

Amy Wagner, Member at Large

2024 Board Meetings*

January 10,

March 13, May 22,

July 10,

September 12 Annual Meeting

November 13 Budget Meeting

Tall Pines Mission Statement

To promote an atmosphere of safety, caring and community. To advocate for the well being of people, property and resources. To work together towards a culture of transparency, accountability and integrity. To uniformly uphold and apply rules and regulations for the benefit of all.

**Board Meetings will be held every other month.*

FINANCIAL UPDATE

- Financial information can be viewed on the website.
- Reserves continue to be stable.

Fireworks are illegal in Jefferson County and also go against Tall Pines covenants. Use common sense and refrain from lighting fireworks this 4th of July.

PROJECTS/PROJECT UPDATES

- **FHA approval** has been obtained for the next two years, until May of 2027.
- **The water damage policy** has been passed.

COMMON QUESTIONS & ANSWERS

What can I do about a rule or covenant violation? *Courteous verbal or written conversation between residents should be the first avenue. If offenses persist, a formal complaint can be submitted to the HOA. Under no circumstances should there be physical altercations, criminal mischief, or other tricks when discussing violations. We are all adults, so let's act like it! Please also note that the police should not be called regarding covenant violations.*

Where do I find current information regarding community events or other happenings? *Our website, tallpineshoa.net, is available 24/7 and has abundant information regarding events, financials, and board meetings. The information is easily accessible via phone or computer so that you can be an informed resident. If you do not own a cell phone or home computer, public libraries in both Denver and Jefferson counties offer free computer access.*

How much do board members make? *\$0. This is an unfortunate misconception that is categorically false. Board membership has been and always will be strictly on a voluntary basis. Members are proud homeowners who put in many unpaid hours for the overall benefit of the community. The board makes certain that the property remains in good shape while striving to keep costs of services down in order to ensure that reserves remain steady and resident dues are responsibly spent. There is also absolute transparency, as the board consistently remains an open book regarding activities, projects, and*

finances through multiple avenues including this newsletter and the website. There are also bi-monthly board meetings, which take place at the clubhouse and are open to everyone. The board encourages attendance at these meetings so that residents can ask questions and be informed rather than making assumptions or formulating opinions that are not based in fact.

Be assured that there are no hidden agendas or nefarious secrets. Anyone flippantly leveling baseless accusations at the board is invited to consider what the community would be like if the board members either chose not to volunteer their time or simply did not care about making Tall Pines the best possible place to live.

Are there any jobs currently open at Tall Pines? *Yes! If you or someone you know happens to be interested in a Maintenance job, please direct them to call 720-353-4071 and leave a message. Someone will follow up shortly.*

What is happening with BrightView, our landscaping company? *There were some very minor initial issues as BrightView took over. Fortunately, these are being resolved as we move forward.*

IN THE COMMUNITY

Well done, Ben Brown! (Such a superstar!) Your hard work and dedication to Tall Pines have absolutely not gone unnoticed and are to be strongly commended. It was great having you as part of our maintenance team for the past 6 years.

Please know how much you are appreciated! Thank you from all of us!

Your journey has been amazing to follow. From graduating with a BA in math at the top of your class and following your path to a PhD, all while working diligently at our property and marrying the girl of your dreams, you have truly done it all and then some. Congratulations on your many previous achievements, and we wish you much success with your accomplishments which are sure to come in the future. Residents, be sure to share your well wishes and big congratulations with Ben when you see him around!

The 2024 Yard Sale was a success. Despite cloudy skies and afternoon rain, June 8th turned out to be an exciting day for treasure hunters and a fun one for those who turned out to sell their wares. Residents throughout the complex eagerly set out merchandise, both big and small, and a good time was had by all. Thank you to everyone who participated in this summer tradition!



RESIDENT REMINDERS

The HOA is not a mediator for disputes between neighbors. Similarly, the HOA is not a branch of law enforcement. In the event that residents encounter harassment or disturbances, the best course of action is to call the Jefferson County Sheriff's office. The non-emergency number is posted on numerous signs throughout the complex as well as on the Tall Pines website. If you are not sure whether to call the non-emergency number or 911, call 911 and let them determine whether emergency response is warranted in a given situation.

Social media sites are not a reliable venue for unbiased information or facts regarding the community. They are often rife with a number of inaccuracies and can take on a deceptive, echo chamber quality. The best resource for anything Tall Pines-related is our website, tallpineshoa.net. Furthermore, upon receiving a violation, it is recommended to bring the matter to the board for appeal or discussion rather than endlessly venting on social media. We cannot resolve issues when they are not brought to the board in an appropriate manner. It is always a good idea to settle your violation rather than speculating on another resident's actions.

NATIONAL NIGHT OUT

AUGUST 6th, 2024

5PM - 7PM

EAST SIDE OF THE PROPERTY BEHIND THE POOL

Come meet local first responders and get to know your neighbors while enjoying free hot dogs and hamburgers. A bouncy house will be available for the kids to enjoy.
