

TALL PINES NEWSLETTER



3RD QUARTER 2023

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, VP, Sec'y

Patty Formosa, Treasurer

2023 Board Meetings*

November 8 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

-All financials are posted on the website.

-**November 8th Budget Meeting**

-Water, Insurance, Plumbing, Landscaping all going up in cost.

Dumpster Issues: *Dumpsters are for residential trash only. DO NOT use for furniture, appliances, renovation materials or large items. Violators will be fined and billed for overcharges. The Maintenance guys are tired of cutting up furniture and lifting heavy contents and always monitoring the trash! They ask that you watch for those doing this and act on it to prevent this from happening. It can cost up to \$2000/month if they didn't do it. Christian and Ben waste a lot of time on trash when they could be more productive on the property. Please help them out.*

PROJECTS/PROJECT UPDATES

- **Final Phase of exterior painting** has begun and will be completed shortly. This is the final phase and all buildings will be uniform in color when painting is done. We are aware that some of the first buildings that were painted are looking ragged. However, we have been told that the cedar siding on the buildings will not hold paint for more than a few years. Something for the Board to consider.

- **Exterior Faucets** Winter covers will be placed on all outside faucets to prevent pipes freezing. **DO NOT** remove. Residents will be charged for any damage due to removal of the covers and the covers themselves if lost.

- **Sewer Cleanouts** are now scheduled. Some lines will need to be reworked which will be an added large expense.
- **Parking/Towing Tags** are available to simplify having violators towed from residents' reserved parking spaces. Please talk to our Maintenance Team for details. DO NOT call LCM. This is between the towing company and our property. There is an explanation accompanying this Newsletter.

Reminder, when it snows you **cannot** use the parking places where the snow signs are. Some residents have taken the liberty of doing so because they think they will be out before the plows get here. Not so, they come at all hours and we will not hesitate to tow.

COMMON QUESTIONS & ANSWERS

How can chimneys be readied for winter? *Contact CHIMNEY SWEEPS at 303-973-7376. Submit your paid invoice to LCM for reimbursement. You MUST use Chimney Sweeps for reimbursement.*

What can be done with the icy problem areas? *Ice melt is available from the Maintenance Team for problem areas. Please reach out to them. Use common sense when getting into your vehicle. We do not shovel the parking space and it can be tricky to enter your car.*

What has been done about the flooding in some units recently? *We are consulting with engineers to address specific problems from the recent heavy rains.*

Where do we send proof of insurance? *Tall Pines requires anyone living here to submit Proof of Insurance to LCM/Elizabeth Sweeney. Please include your name, address and unit number. This includes renters.*

Are children allowed in common areas? *Yes, but should be supervised. Recently there has been an issue with kids breaking sprinkler heads and vandalizing sprinkler boxes. When caught, there will be back charges for the repair. Please report any suspicious activity as this is a very expensive vandalism.*

Resident Reminders:

Furnace temperature - Remember to keep your thermostats turned up in the colder weather to prevent pipes freezing. If you are leaving for an extended amount of time you need to make sure that your furnace is set to at least 65, and in very cold temperatures be sure to open cabinet doors to keep the pipes from freezing.

Architecture forms are required for any door or window replacement. White windows and doors are not allowed. Forms are available on the website.

Decks - Your decks were approved with the provision that they be kept in good shape. This summer we inspected those decks and hopefully everyone has done the necessary repair or refurb.

Storage doors should be replaced, or if they only have issues at the bottom with peeling, a kick plate will do nicely. You can obtain them at Home Depot.

Dogs - Some of you have more than 2 dogs per unit, or have a dog that is not allowed on the property. We are aware of those who are trying to convince others that they don't have more than 2 dogs by walking them at different times. We would hate for you to have to have one of the dogs leave your home. That is the rule and others abide by it and often they are the ones that let us know.

Landscaping - Some of you have had your bushes removed and left with just rock in front. We are slowly removing all the junipers and we will be replacing them with xeriscape plants when finances allow us to do that. Xeriscape plants are the type of plants we will be putting on the property due to the increase in water prices as well as the concern for water conservation throughout the state.

Water usage - The average family uses more than 400 gallons of water per day, with 70% for indoor use. Showers 20%, toilet 24%, leaks 12% washer 17%, faucet 19%, other 8%. Water used to be one of the cheapest bills we received, now it is expensive. Consider your individual water usage because ultimately you are paying for it through your HOA. Fix the leaks, purchase water saving toilets and showers. Snowpack is declining as are other forms of precipitation.

2023 Annual Meeting: There were 5 proxies and 13 residents for the meeting and 96 are required for a quorum. No meeting was held. The time included two guest speakers. A Jeffco Sheriff's Department Victim's Advocate talked about services provided to victims when a crime or crisis has occurred. She explained that seniors 70 or older can also call them to come out for various crimes and fear of harassment. There was also a representative from our HOA Insurance provider who spoke about the importance of HO6 (condominium owner's policy) in the event of hail or extensive damage to Tall Pines property. Details will be posted on the Tall Pines website. This is also sent out once a year from LCM. Please read it and know what you should have on YOUR policy to cover what Tall Pines does not cover.

Recent Events

2023 Tall Pines Ice Cream Social This year's Ice Cream Social was enjoyed by kids and adults! Thanks to all who stopped by for a frosty treat and chance to chat!

2023 National Night: Residents came out for a fun time in the jumping castle, greeting police officers and chowing down on brats and burgers. Thanks to everyone for joining this annual event! Even though it rained no one got wet and a good time was had by all.



SAVE THE DATES

Halloween Trick or Treat Event – October 29th

Holiday Light Decorating Contest will start the 1st of December and conclude the 15th of December.

This year you and your neighbor can collaborate together, or your whole building. Prizes will be given appropriately.

Senior Holiday Party - December 19th

If you have not attended before and would like to, please put your name, address, and phone number in the clubhouse mailbox by the front door. It is a secure box. This is for seniors. No children please.

Other Events throughout the year~

Young children must be accompanied by an adult at all events. Anyone that is rowdy and disturbing others will be asked to leave. No pets please.

All events held at Tall Pines are free to residents and a lot of fun. Hope to see you there! Watch for details on our website www.tallpineshoa.net and posted flyers.

All current information is always posted and updated on the Tall Pines website. We encourage all of you to keep yourselves informed by reading the information and you will not have to ask your neighbor or be surprised by what is going on in our community. Tall Pines is an open book if you will just read what we write. Thanks to all of you who take the time to get on our website, read the Newsletter and look for the posters we post.

-----tear off here -----

Tall Pines Holiday Decoration Contest Ballot - place in clubhouse box by 12/15/23

My favorite decorated unit is:

Address _____ **Unit #** _____

Your Name: _____

