

TALL PINES NEWSLETTER



4TH QUARTER 2023

LCM Property Management

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Denver, CO 80210

Elizabeth Sweeney, Property Mgr.

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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

2024 Board Meetings*

January 10,

March 13, May 8,

July 10,

September 11 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

- All financials are posted on the website.
- Reserves continue to hold steady.

Future Newsletters: Newsletters will no longer be mailed to residents. Please provide LCM with your email address and a digital copy will be sent to you. It will also be posted on our website, tallpineshoa.net.

PROJECTS/PROJECT UPDATES

- **Cleanouts Maintenance:** is in process and being evaluated and scheduled based on greatest need.
- **Security in the community** is being evaluated. Bushes to be trimmed to lower levels and junipers removed to improve visibility and safer grounds.
- **Parking lot striping:** to be reviewed and scheduled as funds allow in 2024.
- **Groundwater-flow improvement project:** areas are being reviewed for excavation and repair to address flooding problems during weather precipitation events..

COMMON QUESTIONS & ANSWERS

How can we help reduce water costs? Your ongoing maintenance helps control water costs. Repair leaky, dripping faucets immediately. Replace old toilets with the new lower water usage models. Collectively these will make a big difference in our water expenses.

Who is responsible for the outside water spigots? The maintenance guys will take care of spigots and will remove covers when appropriate. Please **DO NOT** touch these, as they are disappearing and replacement is costly.

How can we keep our mail safe? Getting the mail each day is the best way to protect yourself. Check mailboxes & take packages every day so thieves don't have the chance to steal. The postal office has posted an alert with regard to identity theft and how to help prevent it by getting your mail sooner than later.

How can chimneys be cleaned and readied for winter use? Please contact CHIMNEY SWEEPS at 303-973-7376. Then submit your paid invoice to LCM for reimbursement. You can only use Chimney Sweeps for reimbursement.

THANKS to everyone who attended the Halloween and Senior Christmas Party Events!!



2023 Halloween



2023 Senior Christmas Party



CONGRATULATIONS to the 2023 Holiday Lights Winners!

FIRST PLACE WINNERS:



1st Place Townhome
3556 5 & 6
Working together
split a \$100 gift card.



1st place Condo
3606 units 102 &
103 Working
together split a
\$50 gift card.

2nd Place Winners: Townhome 3556 Unit 8 and Condo 3586 Unit #201

3rd Place Winners: Townhome 3646 Unit 1 and Condo 3616 #204

Note: Judging was based on prioritizing units who have not won in the past.

CRIME PREVENTION STARTS WITH YOU!

If you have a crime-related issue please call 911 or Jeffco Sheriff's Dept., not the HOA or TP Maintenance Team.

Domestic disputes and crimes need to be reported directly to law enforcement authorities.

Jeffco Sheriff: 303-271-0211
