

# TALL PINES NEWSLETTER



2ND QUARTER 2023

## LCM Property Management

1776 S. Jackson St., Ste 300  
Denver, CO 80210

Elizabeth Sweeney, Property Mgr.

303-221-1117, ext. 104

[esweeney@lcmpm.com](mailto:esweeney@lcmpm.com)

LCM Emergency Number:

303-221-1117, follow prompts

LCM Website:

[www.lcmpm.com](http://www.lcmpm.com)

Tall Pines website

[www.tallpineshoa.net](http://www.tallpineshoa.net)

## BOARD OF DIRECTORS

Mary Ann Bennett, Pres.

Debbie Teti, VP, Sec'y

Patty Formosa, Treasurer

## 2023 Board Meetings\*

July 12,

September 13 Annual Meeting

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.
- Reserves are holding steady.
- Grant money for the lighting project has been utilized.

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**Security Lighting:** Thanks to grant money from Jeffco Sheriff Dept., upgraded lighting has been installed property-wide. This lighting will help improve security & crime.

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## PROJECTS/PROJECT UPDATES

- **Next Phase of exterior painting** will begin August 1st, starting with wood replacement, followed by painting buildings. Please clear items from walls and surrounding areas for the painters. You will get a notice as to when they will do your building.
- **Cement work** is being done, filling cracks and improving broken and problem areas. Please be careful in areas being worked on.
- **Sewer cleanouts** are now scheduled for regular, on-going maintenance. This is to help prevent bigger problems.

## COMMON QUESTIONS & ANSWERS

**Why did I get a notice about my deck?** Notices are posted when decks need to be repaired or refurbished. This is the owner's responsibility. If you recently received a notice, please make needed repairs by August 1st. Contact Elizabeth Sweeney at LCM with questions or problems. Regardless of the condition when you moved in, it is still your responsibility. You can not enclose your balconies or decks with material that you are unable to see through. Lattice looks very nice and is used by many residents. Shades are not made to be coverups for your patios or balconies. They should only be used for keeping out the sun.

**Is visitor parking only for visitors?** VI (h) in the Rules & Regulations states that 1 vehicle per unit can only be in a visitor parking place. It should not be there for more than 72 hrs. It would be helpful if those on Depew St as you come in, would park their cars in their Reserved parking and free up the Tall Pines street parking for other Tall Pines residents.

**Why has there been flooding in some units recently?** *The unprecedented rain in Colorado has resulted in ground saturation and spot flooding in some areas. Please check your unit regularly for problems. Consult with your insurance provider to confirm coverage. Contact LCM with any questions or concerns.*

**Can children play in common areas?** *Children are encouraged to play in the park areas on the east and west side of the property. They should respect landscaping, gardens and trees. We have great open space available to enjoy.*

**Are we allowed to plant flowers?** *Yes, in front of your building or common area. Please be sure to maintain what you've planted and follow local water restrictions. Reminder - flowers do not need to be watered everyday. Every 3 days is recommended. **NO DIGGING UP THE GRASS.** If you have questions or concerns, ask maintenance for help.*

**How do I get a pool FOB?** *If you are a renter your landlord is responsible for your pool FOB. If their old tenant did not return the mailbox key or the pool FOB your landlord is responsible for paying for a new one. Any 2nd pool FOB that is requested from residents due to loss etc. will be charged to you. You should have received your pool FOB and mailbox key from your realtor when you moved in.*

## ***Resident Reminders:***

**Grease** going down the disposal will clog the bottom unit's sink and cause it to back up and overflow which is unpleasant and inconvenient. Disposals are NOT meant for food or grease. LCM will charge your account for the plumbing fix if it is indeed your mistake. It is expensive to have these sinks unclogged. Be mindful when you run the disposal.

**Thanks** for the donation of some pool lounges for your comfort at the pool. We are grateful that we have those who think about and share with our community.

**Do not** use dumpsters for items which are too large and remember to utilize the back dumpsters. Break down boxes and don't overfill the first dumpsters please.

**Are you new?** Please register your dog through LCM. All residents are required to register your dogs. If you haven't please contact LCM immediately.

**Every unit** must send proof of insurance to LCM.

**No dogs allowed** at Tall Pines events. This is for the safety of all attendees, as for the well being of your pet.

**2023 Tall Pines Pancake Breakfast** The annual Tall Pines Pancake Breakfast was a huge success. Thanks to all the families and residents that came out to enjoy homemade pancakes and sausage!

**2023 Tall Pines Community Yard Sale** There was a good turnout for this year's Yard Sale. Cloudy skies and anticipated rain made it a questionable day, but all and all it turned out to be satisfactory. Residents throughout the community set out their treasures and sales were good. Thanks to everyone who participated!



**2023 Crime Prevention Meeting:** Held June 21st was very informative. Thanks to Deputy Bybee for speaking with the community. He is responsible for getting us the lighting grant which is a big deal for Tall Pines. According to our budget it would have taken 40 years to obtain all this lighting. The residents that were present had positive feedback for the lights. He also discussed the other deterrent that would be helpful for our property is to cut all bushes down and thin out so you have an exposed window. Trees also need to be cut back. The HOA has already spoken to Arrowhead with regard to trimming. What they won't do, our maintenance guys will. It does not matter if you planted it or not, it will be trimmed as necessary. Finally, remember, we should all look out for each other. Garage doors left open, suspicious people driving or walking around. CALL 303-271-0211 ( Jeffco Sheriff) or inform your neighbor as necessary. Report any of the lights that are not working correctly so our maintenance guys can get it repaired.

Jeffco Crime Sheriffs Dept. will be sending a Tall Pines Safety Survey to all residents as follow up for the installed lighting. This will be a short, simple survey. Please take time to respond honestly. Your opinion is important and will help the Sheriffs' Department evaluate the effectiveness of the grant.



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### **SAVE THE DATES**

***National Night Out – August 1st  
Ice Cream Social August 13th  
Movies:***

***July 15 8:30 pm – Karate Kid  
August 26 8:30 pm – Wakanda Forever  
September 23 7:30 pm Sing 2***

***October 21 7:30 pm The Haunted Mansion***

*All events are free to residents and a lot of fun. Hope to see you there!  
Watch for details on [www.tallpineshoa.net](http://www.tallpineshoa.net) and posted flyers.*

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

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