



### **Community Manager**

Betina Hemingway: 303.233.4646  
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### **ACM:**

9250 W. 5<sup>th</sup> Ave.,  
Lakewood, CO 80226  
Phone: 303.233.4646  
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### **Board Members**

President: Shane Lacey [president@stonebridgehome.org](mailto:president@stonebridgehome.org)  
Vice Pres.: Shelley Ward [vicepresident@stonebridgehome.org](mailto:vicepresident@stonebridgehome.org)  
Treasurer: Karl Hawkins [treasurer@stonebridgehome.org](mailto:treasurer@stonebridgehome.org)  
Secretary: Helen Feiner [secretary@stonebridgehome.org](mailto:secretary@stonebridgehome.org)  
Member at Large: Tom Osborne [atlarge@stonebridgehome.org](mailto:atlarge@stonebridgehome.org)  
[Community Webpage: http://stonebridgehome.org/](http://stonebridgehome.org/)

## **STONEBRIDGE NEWS**

### **Quarterly Dues Are Due**

Quarterly homeowner association fees of \$154 are due April 1st, 2012. A \$20 processing charge & interest at a rate of 21% will be assessed to delinquent accounts. If your **payments are deducted automatically using SmartStreet, please remember you must renew the auto payment annually.** SmartStreet does not charge for echecks, but does for credit card processing. The charge for this is \$9.95 per transaction and they do not accept Visa. If you have not received your coupon book, or would like to sign up for automatic withdrawal, please call the ACM office at 303-233-4646.

### **Help With Stonebridge Website**

Russell Hawkins has been taking care of the Stonebridge website since its inception. We are looking for someone with experience to work with Russell and eventually take over the site. If you have the ability to help with this, we would appreciate your time to help our community.

### **Solicitors**

#### **By Mail and Phone**

The Direct Marketing Association provides a services for consumers who would like to receive less advertising mail and fewer telephone solicitation calls at home.

To register, write to:

Mail Preference Service  
Direct Marketing Assn.  
P.O. Box 9008  
Farmingdale, NY 11735-9008

Telephone Preference Service  
Direct Marketing Assn.  
P.O. Box 9014  
Farmingdale, NY 11735-9014

### **Colorado No-Call List**

In 2001, the Colorado General Assembly passed legislation that allows consumers to protect themselves from many unwanted telemarketing calls. To sign up for this free service, visit [www.coloradonocall.com](http://www.coloradonocall.com) or call 1-888-249-9097.

Include your name, home address and home telephone number (with area code) with a letter requesting your name be removed. For this service, consumers must register directly; second party requests cannot be processed.

Consumers also can call 1-888-5OPT-OUT for instructions on how to get their name blocked for pre-approved credit card offers.

### **In Person**

Currently, there is no resolution or law specifically related to solicitors. The Sheriff's Office recommends that if you have a problem with solicitors in your neighborhood, try some of these measures:

- ⤴ Do not answer the door
- ⤴ Do not purchase anything
- ⤴ If the solicitor will not leave or becomes agitated, call the Sheriff's Office for assistance
- ⤴ Talk to your homeowner association about posting "no soliciting" signs around the community.

### **Radon Testing**

Radon is a naturally occurring radioactive gas responsible for hundreds of Colorado lung cancer deaths each year. The gas is colorless, odorless, and tasteless and enters homes through cracks in the floor or spaces around utility pipes and accumulates unless properly mitigated. Winter is the best time for testing because doors and windows remain closed.

The Colorado Department of Public Health and Environment provides coupons for reduced-cost radon test kits at [www.coloradoradon.info](http://www.coloradoradon.info) or call 1-800-846-3986 for information.

Please remember to fill out and send an ARC form to management before making any changes to the exterior of your home that may be required for radon mitigation.

### **Does Your Home Need a Fresh Coat of Paint?**

We love our 300 days of sunshine, but the sun, wind, hail, and other elements can be really tough on your home exterior. Since 2003, 31% of homes have been painted, leaving 69% that really need an objective scrutiny as to the luster of the finish. This spring, please take a look at the appearance of your

property, and please don't forget to submit your ARC form to management before any exterior work is started.

### **Community Directory Update**

The Stonebridge Community Directory was last updated in April 2010. Since then many new home owners have joined the community and may feel a little lonesome not knowing any of their neighbors. Enclosed you will find a form to fill out and return to ACM. If we do not receive your form by May 1, 2012, the home owner's name and address will be published with no further information. This directory is only for members of the community and management. It will not be posted on the web.

### **Revised ARC Guidelines**

The Architectural Review Committee (ARC) is happy to announce that the ARC Guidelines have been updated and the document is now available on the Stonebridge website at <http://stonebridgehome.org/>. A major objective in updating the Guidelines was to improve the clarity and organization of the document, and to update project requirements where needed. In particular, a new section has been added for "Fast-Track Applications"; the section on "Exemptions" has been updated and clarified; the sections on Landscaping and Xeriscaping have been combined; and the section on "Colors" has been expanded significantly to cover the wide variety of exterior paint projects that are possible, including descriptions of the different Phases of color palettes used throughout the neighborhood, the use of color schemes on each house, and details related to custom paint requests. Homeowners are encouraged to consult the Guidelines before beginning any new exterior home improvement project and before submitting an ARC application.

The ARC has also prepared some 'project checklists' to help guide homeowners through the ARC process. Have you dreaded submitting an ARC application for an upcoming home improvement project that you had planned, because you weren't sure what you needed to submit and were afraid that your request might get dragged out indefinitely? We hope that the project checklists will be a helpful resource for homeowners, by providing you with a checklist of required information for some of the more popular improvement projects. Each project has a customized list of information that the ARC needs for that type of project, with a short description of each item, and examples given in some cases. A separate project checklist has also been created for the 'Fast-Track Applications'; you will see that for each of those types of projects, generally only one category of information is needed for your ARC application to be complete.

Finally, the ARC strives to respond to ARC applications as quickly and efficiently as possible, while also considering the aesthetics and qualities of each and every improvement project in order to maintain the excellent appearance of properties in our community. From the time a completed ARC application is submitted to ACM, Fast-Track applications are usually approved within 1-2 days. Most other ARC requests are usually approved within 1 to 2 weeks of receipt, depending on the availability of all of the volunteer ARC members to review the applications, the volume of requests in the queue at that moment, and the completeness of the information received with the ARC application. If your application is not complete or detailed, that will extend the time it takes for approval. With spring just around the corner, homeowners are reminded to submit their requests well in advance of when you would like your contractor to begin work - remember, yours may not be the only project under consideration by the ARC at that time! The ARC members conduct most of their business with each other via emails and phone calls, so ARC applications are reviewed as they are received; we also meet face-to-face once a month. As always, if you have any comments or questions about your home improvement project, feel free to contact the ARC at [ARC@stonebridgehome.org](mailto:ARC@stonebridgehome.org).

Your ARC team has been working very hard on revising the ARC guidelines over the past year. Soon these revised guidelines will be posted to the Stonebridge website. We do not intend on mailing a hard copy to

all 232 homes; however, should you wish to obtain a hard copy, please call or email ACM and we will mail a copy to you.

### **Upcoming Events**

Neighborhood clean up day is Sunday, April 15<sup>th</sup> from 1-3 pm. We will meet at the playground. Please bring gloves, we will provide drinking water and trash bags. Please stop by for a while and help keep our neighborhood looking attractive. Sadly, most of this is unbagged debris and from unsecured barrels put out for curbside pickup.

### **Legal Requirement**

State Law requires that we annually communicate to owners the following information:

Name of the Common Interest Community: Stonebridge at Eagle Ridge Master Owners Association, Inc.

Initial Date of the Recording of the Declaration: December 16, 1999

Reception Number: F0991835

### **Community Event Dates**

**April 15** – 1-3 pm Neighborhood clean up. Meet at play ground, bring gloves.

**April 7** – 3-4 pm Easter Egg Hunt at playground.

**May 19** – Neighborhood Garage Sale

**September 8** – Annual Picnic 4-7:30 pm at playground

**December** – Decorating

**December** – Caroling

### **Stonebridge at Eagle Ridge HOA**

c/o Association and Community Management

9250 W. 5<sup>th</sup> Ave.

Lakewood, CO 80226

# Balance Sheet

Saturday, December 31, 2011 for Stonebridge @ Eagle Ridge

## Consolidated

Cash Accounting Year Starts January 1, 2011

### ASSETS

#### Current Assets

RBC Checking 0256

\$8,815.23

RBC Money Mkt 0387

\$105,588.91

Total Current Assets

\$114,404.14

#### Restricted Reserves

MileHi 12mCD 3/27/12 0821

\$52,961.73

RBC Reserve MM 1005

\$166,496.90

Total Restricted Reserves

\$219,458.63

TOTAL ASSETS

\$333,862.77

### EQUITY

#### Equity

Retained Earnings

\$294,129.22

Total Equity

\$294,129.22

Current Year Earnings

\$39,733.55

TOTAL EQUITY

\$333,862.77

TOTAL LIABILITIES AND EQUITY

\$333,862.77

# Revenue and Expenses

Saturday, January 1, 2011 to Saturday, December 31, 2011 for Stonebridge @ Eagle Ridge

## Consolidated

Cash Accounting Year Starts January 1, 2011

	Current	Percent	Year To Date	Percent
<b>INCOME</b>				
Income				
Association Dues	\$150,650.56	80.6	\$150,650.56	80.6
Fines & Penalties	\$450.00	0.2	\$450.00	0.2
Interest Income	\$1,800.18	1.0	\$1,800.18	1.0
Late Fee Income	\$1,736.82	0.9	\$1,736.82	0.9
Reimbursable Legal Fees	\$1,249.85	0.7	\$1,249.85	0.7
<b>Total Income</b>	<b>\$155,887.41</b>	<b>83.4</b>	<b>\$155,887.41</b>	<b>83.4</b>
Restricted Reserves				
Transfer from Operating	\$31,006.20	16.6	\$31,006.20	16.6
<b>Total Restricted Reserves</b>	<b>\$31,006.20</b>	<b>16.6</b>	<b>\$31,006.20</b>	<b>16.6</b>
<b>TOTAL INCOME</b>	<b>\$186,893.61</b>	<b>100.0</b>	<b>\$186,893.61</b>	<b>100.0</b>
<b>EXPENSES</b>				
Administration				
Billing Svcs Reimbursed	\$2,480.00	1.3	\$2,480.00	1.3
Board Meeting Expense	\$1,511.25	0.8	\$1,511.25	0.8
CPA / Tax Prep	\$300.00	0.2	\$300.00	0.2
Insurance	\$3,630.00	1.9	\$3,630.00	1.9
Legal	\$3,257.85	1.7	\$3,257.85	1.7
Management Fee	\$30,895.80	16.5	\$30,895.80	16.5
Office Supplies/Expense	\$2,933.69	1.6	\$2,933.69	1.6
Storage Facility	\$182.35	0.1	\$182.35	0.1
Website	\$109.44	0.1	\$109.44	0.1
<b>Total Administration</b>	<b>\$45,300.38</b>	<b>24.2</b>	<b>\$45,300.38</b>	<b>24.2</b>
Grounds Maintenance				
General Grounds Maint	\$35.00	0.0	\$35.00	0.0
Lighting-Repair/Replace	\$151.45	0.1	\$151.45	0.1
Signage	\$186.70	0.1	\$186.70	0.1
<b>Total Grounds Maintenance</b>	<b>\$373.15</b>	<b>0.2</b>	<b>\$373.15</b>	<b>0.2</b>
Land Maintenance				
Island Manintenance	\$1,702.00	0.9	\$1,702.00	0.9
Lawn Maintenance Contract	\$13,750.01	7.4	\$13,750.01	7.4
Playground	\$2,871.69	1.5	\$2,871.69	1.5
Snow Removal	\$5,238.75	2.8	\$5,238.75	2.8
Sprinkler Repairs	\$2,543.55	1.4	\$2,543.55	1.4
Trails Maintenance	\$6,884.10	3.7	\$6,884.10	3.7
<b>Total Land Maintenance</b>	<b>\$32,990.10</b>	<b>17.7</b>	<b>\$32,990.10</b>	<b>17.7</b>
Utilities				
Electric	\$1,065.20	0.6	\$1,065.20	0.6
Trash Collection	\$27,779.01	14.9	\$27,779.01	14.9
Water & Sewer	\$6,274.55	3.4	\$6,274.55	3.4
<b>Total Utilities</b>	<b>\$35,118.76</b>	<b>18.8</b>	<b>\$35,118.76</b>	<b>18.8</b>
Other Expenses				

# Revenue and Expenses

Saturday, January 1, 2011 to Saturday, December 31, 2011 for Stonebridge @ Eagle Ridge

## Consolidated (Continued)

Cash Accounting Year Starts January 1, 2011

	<u>Current</u>	<u>Percent</u>	<u>Year To Date</u>	<u>Percent</u>
EXPENSES (Continued)				
Other Expenses (Continued)				
Assoc Social Activities	\$2,371.47	1.3	\$2,371.47	1.3
Transfer To Reserves	\$31,006.20	16.6	\$31,006.20	16.6
Total Other Expenses	<u>\$33,377.67</u>	17.9	<u>\$33,377.67</u>	17.9
TOTAL EXPENSES	<u>\$147,160.06</u>	78.7	<u>\$147,160.06</u>	78.7
NET INCOME (LOSS)	<u>\$39,733.55</u>	21.3	<u>\$39,733.55</u>	21.3

## Your Entry in the Stonebridge Neighborhood Directory

Your Board of Directors would like to update the community directory for Stonebridge at Eagle Ridge HOA with the intent to enhance the spirit of community and update homeowner information.

If you have not done so yet, please provide your family information for the handy Neighborhood Directory by submitting your information by May 1, 2012 either by:

1. **Paper**...Use this form and mail it to Stonebridge HOA, c/o ACM, 9250 W 5<sup>th</sup> Avenue, Lakewood, CO 80226 or
2. **Email**...Write the information in an email to [betina@aacm.us](mailto:betina@aacm.us).

Please note: The directory is distributed only to the homeowners and our Management Company. If you wish **not** to have an entry in the directory and appear as "unlisted" next to your address, please let us know by responding to this as well. ***If you do not respond, the owner's name and address will be published with no further information.***

Address:	
Names of Adults:	
Names of Children:	
Email address(es):	
Home Telephone Number:	
Work Telephone Number(s):	
Cell Phone Number(s):	
Schools the Children attend in the 2012/2013 school year (for carpool purposes)	
Child/School:	Child/School:
Child/School:	Child/School:
Services Available: Children's services (i.e. lawn-care, babysitting, snow removal, etc.) and adults' services you would like to share (real estate broker, restaurant owned, tax accountant, etc.).	
Service:	By:
Service:	By:
Other Miscellaneous Information	