



Community Manager

Betina Hemingway: 303-233-4646
betina@aacm.us

ACM:

9250 W. 5th Ave.,
Lakewood, CO 80226

Board Members

President: Shane Lacey president@stonebridgehome.org
Vice Pres.: Andy Mills vicepresident@stonebridgehome.org
Treasurer: Tom Vesey treasurer@stonebridgehome.org
Secretary: Helen Feiner secretary@stonebridgehome.org
Member at Large: Tom Osborne
Community Webpage: <http://stonebridgehome.org/>

Stonebridge News

QUARTERLY DUES ARE DUE

Quarterly homeowner association fees of \$154 are due July 1st, 2011. 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.

Call for Action – A letter from the HOA Board President

Dear Stonebridge Homeowners,

Every day there are incredible reminders of how fortunate we are to reside in the Stonebridge community. The abundance of open space in our neighborhood harboring resident wildlife we see when traversing frequent trails and bike paths, Lookout Mountain towering over our homes and patios while we overlook the City of Golden, the diverse collection of people and associated talent that reside in Stonebridge, etc....

Our community has many great people who selflessly give their time, energy, and knowledge to make our community an even better place. These people know the community requires effort beyond their immediate property boundary. All homeowners in our community reap the benefit of these volunteers who muster up the energy and carve out the time to serve on Committees, or the Board, they head up community events, and show up at community work events. There are also those special people who without a committee or any help simply care for our community property as if it were their own (they kill weeds, varnish the playground equipment, clean up trash in open space, make sure the doggy litter bags are filled, etc...).

Have you ever wondered how all this gets accomplished? The bulk of the details of our community lie in the hands of volunteers. We pay HOA dues which cover the big stuff: trash pickup, landscape and mowing company, snow removal, community sprinkler system maintenance, but all the rest of the details lie in the hands of volunteers. You can't imagine how much your dues would go up if we attempted to purchase the services provided by volunteer help. Without the volunteers, the community quality would be drastically reduced.

We need new, fresh community volunteers to join the effort so some of our exhausted volunteers can take a break. Our community has a Board, Committees and events which are in need of help.

Examples: The Board has two positions that will be vacated this fall - will you serve a 3-year term on the Board? The ARC Committee has volunteers that cycle out each fall. The Landscape Committee is in need of volunteers to bring the Committee back to full roster. We need volunteers to help with the Stonebridge website maintenance and the quarterly newsletter articles. Community events need organizers, hosts and volunteers – to name a few Community Events; we have the Annual Picnic, the Christmas Caroling event and party and the Easter Egg Hunt. We also need every homeowner to send a volunteer to participate in the annual cleanup of our common grounds each spring.

Please consider helping on a committee; if that commitment is too great, consider helping with an event. If you will step up and give some of your time to benefit our local community you can contact me personally to discuss where the community needs help, you can contact Betina at ACM or you can contact any current Board member or Committee member. Forms to volunteer for the Board or a Committee are also on the website at stonebridgehome.org.

Shane Lacey – shanewlacey@gmail.com 303-589-7743

Betina Hemingway – betina@aacm.us 303-233-4646

Time to Paint Your House

The first house in Stonebridge was built over 11 years ago. It stands to reason with the extreme weather and bright sun that we experience, it is probably time to paint your home if you haven't done so already. The most obvious sign of your house needing an exterior painting job is the fact that it does not look very good from the street as you approach it. In order to keep our community looking up to date and neat, homes need to be maintained, which includes paint and trim. This is something that ACM will start looking at in their "drive by" assessments.

Now is the perfect time to paint your home or hire a contractor to do so. The Board has recently approved a new group of exterior paint schemes making even more choices available for you to explore.

ARC Update

New Paint Palette Approved

The Architectural Review Committee (ARC) is happy to report that at long last, a new paint palette for the neighborhood has been approved. Since the 2010 Stonebridge Annual Meeting, the ARC has worked with a color designer from Kwal Paint to identify a selection of earth-toned colors representing more updated palettes that would also align with recent selections by Stonebridge owners. The goal was to ensure we maintain the high property values in our community, meet the desires of our neighbors to update their homes, ensure the new colors blend with existing colors and to facilitate a more efficient review process for owner requests.

Two Open Houses were held in April to allow homeowners to preview the new palettes and to comment on the color selections. The Open Houses were well attended, and comments received were largely positive. Draft sample books with the new palettes were also available at the ACM offices since that time. We've had very positive response to the new colors, and many homeowners have already painted their houses using the new palettes. We are now in the process of getting final color books made by the Kwal designer. Two copies of the color books will be available for homeowners at the ACM office, and one book will be on site at the Kwal paint store at 8460 W. Colfax Ave. in Lakewood.

As part of the process of adopting new color palettes, the original Phase 1 colors will be removed from the approved color palette choices, except for homes already painted with Phase 1 colors. Those homes can be repainted their existing Phase 1 colors. (Phase 1 refers to the paint palettes originally approved for those homes in Stonebridge from the entry monument to the point where Eagle Ridge Drive crosses the playground gully just south of 19070 ERD, and all relevant side streets.) The new palette will include the remaining twelve Phase 2 Sherwin-Williams color palettes, as well as 25 new Phase 3 Kwal color palettes.

We will keep the current four-color scheme of different colors for the body, garage, trim, and front doors (paint/stain), although homeowners will now have the option of painting the garage doors the same color as the body color. Front doors, which are stained rather than painted, are still considered the fourth color. In order to ensure a certain amount of diversity in the appearance of the neighborhood, the same color palette will not be allowed more frequently than on every fourth house.

The ARC intends to make the paint approval process as painless as possible for all homeowners. Owners selecting from the approved palettes should benefit from a more streamlined decision-making process from the ARC. Choosing paint for a home can be tricky, and since we have not seen many of the Phase 3 colors painted on houses, there will be some delays, even for requests for the approved palettes, where the ARC may request that samples be painted on the home so that both the homeowner and the ARC agree that the colors are as expected and that they match the other features of the home. However, as we gain more experience with the look of new colors, paint samples will be requested less often.

Custom paint palette requests will continue to be considered by the ARC; however, the approval process is expected to take longer. The ARC will be retaining the ongoing services of a color expert for advice and counsel on proposed colors to ensure the continuity and appearance of the neighborhood. If the ARC requires additional input on a proposed custom palette, ARC may enlist the advice of the color expert and the relevant fees will be paid by the owner. Use of the color expert will be at the discretion of the ARC; the ARC still retains the responsibility for the final approval. Therefore, owners are encouraged to consider the approved palettes and take advantage of the expertise already provided by the designer commissioned by the Association.

We would like to thank everyone who participated in the process of selecting the new paint palettes, and we look forward to working with owners when they decide to repaint!

Landscape Update

Our committee has taken several walks recently to survey the common areas, islands and bump outs. As you are probably aware, with all of the damp weather this spring, the weeds are beginning to take over in some areas. We have reported this to the landscape company and they have been working to eradicate them. We have also requested a bid to remove dead tree limbs and several dead trees from the property. Boulders will be placed in some of the islands where dead plant material now exists. Once the bid has been approved, the work will proceed.

Exploring a Shade Structure at the Park

Many families visit our neighborhood park. This is a perfect opportunity for park visitors to help the Board explore the idea of installing a permanent shade structure at the park. The structure would be in the current grassy area of the park, it would not have water or electricity, and it would be consistent with the look and feel of the neighborhood, preliminary budgeting would allow \$20,000-\$30,000. Please contact Betina at ACM to volunteer or to provide your comments – betina@aacm.us
303-233-4646

Help with Stonebridge Web Site

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.

Annual Picnic is September 10th – Help Wanted

Don't let this event end. It is time for some of you to step up and give back to your community. It runs on the volunteered time of your neighbors who have been working to keep the neighborhood functioning and attractive. Besides volunteers to put the Summer Picnic together, there will be two HOA Board seats open in November. Get involved in Stonebridge and keep it the place you want for your home.

Margaret Brown has been taking the lead on planning this annual event for several years (thank you!) and would now like to pass on this lead opportunity to another volunteer. She is looking to work with someone in the next few months to make the transition. This annual gathering has been a popular event within the neighborhood with many people attending. If you have attended the last few years, you should consider this role. Please contact Betina at ACM or a Board member for details. The picnic takes place at the playground from 4:00 – 7:30 p.m.

District Attorney's Community Safety Day and Shred-a-thon

The Community Safety Awareness Day will be August 27th, from 9:00 a.m.-1:00 p.m. at the Jefferson County Fairgrounds. This event offers a complete range of safety services for the entire family. Free document shredding and electronics recycling, free credit reports printed on-site and consultation with bank officers, 80 vendor booths, and lots of activities for kids.

Shelton Coyote Classic 5K to route through Stonebridge Neighborhood

The Shelton Elementary School Parent Teacher Student Association (PTSA) is pleased to announce its second annual **Coyote Classic** 5 km race and 1-mile fun run. This event will take place on September 25th, 2011 at 8:30 a.m. at Shelton Elementary School in Golden, CO and will **route through the Stonebridge neighborhood** on Crawford Street and Eagle Ridge Drive. This event is to help raise money for Shelton Elementary School and is open to the public.

Post race activities, located at Shelton, will include healthy snacks, music, a climbing wall, Golden fire trucks, a silent auction, and a great goodie bag for all participants! All school-aged participants will earn a medal at the awards ceremony immediately following the run and prizes will be awarded to the best male and female runner in each grade level. The fundraiser is also a minimal waste, environmentally friendly event with recyclable products and no water bottles. Participants are encouraged to take alternative transportation to this local community event because parking will be at a minimum. For more information please go to www.coyoteclassic5k.com.

Stonebridge Events

September 10th – Annual Picnic 4:00 -7:30 p.m. at the playground

December – Decorating

December – Caroling (December 10th is tentative – look for update in the next newsletter).

Event Wrap Up

The **Neighborhood Clean Up** was held on April 17th. An enthusiastic group of about 20 Stonebridge residents from about 10 homes came to help maintain and beautify our neighborhood. Thank you to all that participated. This group represents approximately **4%** of the neighborhood.

April 23rd started off as a slightly snowy and overcast morning for the **Easter Egg Hunt**. Understandably, the attendance was lower than anticipated. Regardless, all the hunters enjoyed themselves and went home with treasures.

The **Annual Garage Sale** was May 21st. It looked like we had at least 20 families share their treasures and make extra room in their homes!

Stonebridge at Eagle Ridge HOA

c/o Association & Community Management

9250 W. 5th Avenue, Lakewood, CO 80226

Phone 303-233-4646 **Fax** 303-233-1018

E-mail betina@aacm.us