



Stonebridge Quarterly

October 2010

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Community Webpage: <http://stonebridgehome.org/>

Newsletter Contributions

Please email newsletter ideas
or information to Helen at
ghfeiner@msn.com

Newsletter items are due by:
December 1st 2010

Quarterly Topics

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Vice President:
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vicepresident@stonebridgehome.org

Treasurer: Andy Mills
treasurer@stonebridgehome.org

Secretary: Helen Feiner
secretary@stonebridgehome.org

Member at Large:
Vince Markovchick
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Annual Meeting

The Annual Meeting of the Membership will be held Wednesday, November 17, 2010 at 7:30 p.m. at the Golden Recreational Center, 1470 10th St., Golden, CO. A quorum must be in place to conduct the business of this meeting. Among the items on the agenda will be the Stonebridge House Paint Palette.

If you are unable to attend, don't miss this opportunity to have your voice heard by completing the proxy and returning it via U.S. Mail to the Management Office or giving it to your designated proxy holder no later than *November 16, 2010*. **Please fill out the proxy and return the pre-paid card to ACM, even if you plan to attend.** In the past when we haven't had a quorum present at the annual meeting, it resulted in the HOA having to conduct costly mailings to elect officers and make strategic decisions.

There is an opening on the Board of Directors

Vince Markovchick has been a Board member for the past three years with his term ending in October. The Board would like to thank Vince for all the time and effort he put into helping our community. As much as we have enjoyed working with Vince, we are now looking for a new Board member. Please consider becoming involved in your community. Applications can be found at www.stonebridgehome.org or contact the ACM office.

Nonbinding Guidelines for Committee Members

The Board has adopted a nonbinding guideline for appointing new members to Committees. Highlights are as follows:

- Applications for membership to committees will be received throughout the year and held until the October meeting, or any time determined by the Board.
- 1-2 members may be replaced per year. Typically, the Board will replace members with 3+ years of service, if qualified new applicants are available.
- If committee membership falls below full levels, qualified candidates may be appointed as soon as practical.

You can review the guidelines document in its entirety at www.stonebridgehome.org.



Community Notes

Vandalism Emerging – by Tom Vesey

Several properties in Stonebridge have been damaged recently by vandals. One of our light fixtures on a traffic island was mauled during August. The cover was ripped off which broke welds, and the person used rocks to break the plastic lenses. Within several days of that, the sliding beads abacus was torn loose from the playground equipment and the caps that top the playground posts were removed and discarded. Some of our community members have been able to patch these things back together. We need all of the community to be on the lookout for questionable activity in our neighborhood.

In March, a vehicle struck the light pedestal in the traffic island at Shelton Road knocking it into the street. It wasn't reported to our management company or a Board Member for about five days, by which time the city had hauled it away and trashed it. Rebuilding it has taken five months. If a homeowner had reported the damage to ACM promptly it is likely it could have been repaired promptly.

LANDSCAPE CARE – by Leslie Markovich and Jennifer Combs

The Landscape Committee and HOA Board have received many positive comments regarding the new landscape plantings at the playground and at the bed at the trails intersection. We continue to be pleased with our new landscape company, Summit, who installed the rocks, flowers and mulch.

You may have noticed some dead plant material in the islands this summer which we plan to have replaced either this fall or next spring. We feel this is due to the excessive heat and dry weather we've had. In case you don't already know, the islands with lights have an irrigation system but those without require extra water to keep plants healthy. It is expensive to have a water truck irrigate these islands and bump outs. However, Summit does come out from time to time to do so.

We are asking for your help. If you see what appear to be thirsty plants in an island or bump out near your property, please feel free to give them a drink. We'd appreciate hearing from you if there's a problem with lack of moisture at a particular location. We've discovered that even some of the irrigated islands have dry areas which need extra attention. The HOA Board has requested Summit to take a look at this to see how this problem might be corrected.

We welcome your comments and suggestions. Please send any communication to the Board; they'll pass it along to our committee of volunteers. If you have an interest in our plantings, please join our Landscape Committee by contacting them at landscape@stonebridgehome.org.

Additional color schemes for our homes?

Some of the homes in Stonebridge are now more than 10 years old. Age, change of ownership and storms are just some of the reasons our owners face repainting their homes. The HOA Board of Directors and our management company have received complaints that the architectural review process has been too slow and/or cumbersome when trying to get approval to paint one's home, especially into a different color, and that our color schemes are dated and out of style.

In response to concerns voiced on this subject, your HOA Board would like input from Stonebridge's members on our home color palette. At the annual meeting in November we would like the member owners to first express whether they would like our palette of color schemes replaced and if a majority of owners, either present or through their proxy agree to it, we then will ask them to vote on their preference for schemes from among new offerings. A design consultant has been retained to recommend additional color schemes. Their instruction is to recommend currently popular colors that will compliment those presently in the neighborhood. It is anticipated that the consultant will create sample sheets that our members can examine prior to, as well as view at, the November 17th homeowner's meeting. Members may express opinions regarding the colors to the Board via ballots that will be available.

By updating our schemes to a palette of current color styles we hope to increase the attractiveness of our community and to streamline the approval process through the ARC, which is still required for all repainting.

Hello Neighbors, (Letter from ARC)

Well, it has been a very busy summer for members on our Architectural Review Committee (ARC). ARC has had over 210 applications for improvements, representing applications from almost every household in our community, and we've had our hands full trying to turn around timely approvals. That represents almost a five-fold increase in the normal application load that has come through the system in each of the last four years. To that end, ARC has added a few categories to the "fast-track" processing list. Those applications that can be fast-tracked are ideally turned around one-to-three days after receipt. ARC apologizes to any homeowners who may have experienced slow responses on apparent fast-track requests this summer while we worked to create these new categories amid the increased volume of requests. Here is a list that represents the fast-track categories:

- * Roof repair/replacement. Submitted applications which include a pre-approved shingle selection/color and contractor are considered complete. ARC has added two new shingle selections to the existing approved shingle list, which can be found on the Stonebridge web site;
- * Home painting using the existing color palette and scheme. The application should include the color name/numbers just for the record;
- * Gutter repair using "with like" materials;
- * Window/screen repair/replacement "with like" materials. Submitted applications require the replacement window manufacturer, type and quantity of windows, and installation locations.

A few side-notes are of interest. When painting a home in color choices that are different from the home's existing colors, ARC now requires samples of the colors to be painted on representative areas of the home, rather than just submitting paint chips with the ARC request. Painting the sample colors on the house has two desirable effects that may directly impact the homeowner's selections. After applying the colors, homeowners have been known to decide that the selected color choices really don't blend together as they had seemed to at the paint store or the homeowner sees that the color choices don't go well with the stone/brick façade or other existing feature. This also provides ARC with a basis for selecting additional color choices for inclusion in an expanding community color choice palette.

For window installations/repair, it is in the homeowner's best interest to make sure your contractor understands and follows the window manufacturer's correct installation procedures. By not doing so, the contractor may void the manufacturer's warranty, leaving the homeowner in a pickle if installation becomes an issue in the future.

Matters concerning fence installations were investigated in detail by both ARC and our Board of Directors (BOD). Homeowners should be aware that some fence installations may fall under certain local city ordinance provisions regarding easement access and an approval process granted by the City of Golden. It is ultimately the obligation of the homeowner to recognize that there may be a City approval requirement. At a recent BOD meeting, the City restated its position: Fences under six-feet in height do not require permits in order to be constructed. However, fences that encroach on city-maintained easements do require written approval from the city. The City's concern is two-fold: 1) that the drainage patterns are not changed as a result of the fence installation, and, 2) that the homeowner is aware that if any city maintenance is required, the fence may be dismantled to allow access to the easement and replacement would be at the homeowner's expense. Your drainage and utility easement locations are documented on the plat drawing you should have received at closing.

Finally, ARC encourages your attendance at our community's annual homeowners meeting in November. Along with an informative update of the general state of our community, discussion of revising our default home color palette and painting schemes is anticipated. Our goal is to instill community dialog and input such as consulting expert guidance in these fields.

The ARC wishes all of you the very best for a great autumn and winter season, and reminds homeowners to get their applications in early for next year's planned improvements.



ACM Contact Information

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Notes from the Board

Stonebridge Picnic

The Annual Picnic was a huge success with approximately 100 attendees. Beautiful weather and great planning/execution by Margaret Brown made this a perfect community event (thank you Margaret). Thank you all for attending, it was nice to meet some new neighbors and catch up with everyone.

Upcoming Events

➤ **Holiday Decorating Party and Caroling Party**

Please check

<http://stonebridgehome.org> for event details and updates.

Stonebridge at Eagle Ridge

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