

** Town & Country Crier **

Volume 8, Issue 4

WINTER 2008

Tidbits From Your Board

Your Board of Directors:

- **President:**
Dave McNab
- **Vice President:**
Larry Poffenberger
- **Treasurer:**
Jim Whitis
- **Secretary:**
Sue Leonard
- **Member At Large:**
Steve Nelson
- **Property Manager & Bookkeeper:**
Laura Williams

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Trash Cans —

Trash day is on Wednesday each week. Per the Rules and Regulations, you may put your trash out after 7pm the night before. Your trash cans must be retrieved within 24 hours, so they must be picked up by Thursday morning. If they are still outside by Thursday afternoon, we will gather them up. If you don't request them back within 2 weeks, we do throw them away. If you put your trash out late and it isn't picked up, just bring it in and wait until next week.

ACC Volunteers —

We are looking for a 'few good people' who would like to volunteer to be on the Architectural Control Committee. Your job will be to know the rules and to review variance requests. Please contact Laura if you are interested.

C&B Landscaping —

We are just finishing up Phase 3 of our fencing project. We have sealed the exterior of your fences. We HIGHLY suggest that you seal the interior of the fence.

Personal Items —

We hope that as homeowners, you can use the common areas for your families enjoyment. However, when you finish, please pick up your belongings and put them away. Put the furniture away, put the toys away, put the bikes away, etc. We don't want to have to walk around them or look at them.

Meeting Reminder —

There is NO meeting in December due to the holidays. Remember that these meetings are one way for you as a homeowner to stay informed and aware of the happenings in your community. It's also your forum to voice any concerns that you may have.

Gates and Garage Doors —

Please remember that per the Rules and Regulations, you are required to keep your gates and garage doors closed when not in use. Not only for aesthetics but also for your safety.

Trailers —

Per the Rules and Regs, no trailers of any kind are allowed on Town & Country property except for loading and unloading. They may be parked inside your garage with the door closed.

Parking Lots —

The parking lots are NOT a trash receptacle. Please do not pull into your parking space and dump your trash and ashtrays into the parking lot. Not only is it against the rules, it is disgusting! You chose to live in a community that you share with 500 other families. Please be considerate and take pride in your home. Also, please keep your car in good repair so they don't leak various fluids onto the parking lot surface. I can charge you for the clean up of the parking lot due to your lack of repair and the car dripping/leaking fluids. You may NOT work on the vehicle in the parking lot either.



Front Porches & Patios —

According to the Rules and Regs, you may have ONLY patio furniture in good repair. You may also have flower pots/barrels as long as they have living plants in them. They may not have artificial flowers/plants in them. So once the growing season ends or the plants are no longer living, you must remove them.

Screens —

All screens on your unit (includes windows, sliders, screen/security doors, etc) must be in place and in good repair. They must also properly fit the window. The rear sliding screens must be properly installed and in good repair.

Driveways —

The landscaping maintenance of the driveway areas is the responsibility of the homeowner/resident. You must keep the areas well maintained as well as all weeds removed. If you pull them and spray them, it will inhibit continued growth.

Vandalism Problems!!!

By Jim Whitis

It has recently been brought to the Town & Country Village HOA Board members attention that some sprinkler heads are being broken due to the vandalism.

The Board recently met with Perennial Landscaping to discuss minimizing our water usage by conserving whenever and where ever possible without compromising the appearance of our common areas in an attempt to reduce costs.

As we are increasing our efforts to improve our building and common area appearance, we need your help to stop vandalism and reduce costs. ***If you see vandalism, please report it and document who, when and where of the occurrence.***

The Board has decided after discussion, that if any property owners, their tenants and their children are found to be involved in or guilty of vandalism of Town &

Country buildings or common area appurtenances, the property owner can and will be held responsible for the cost of repairing the damage and any utility usage (water, etc.) caused by this damage.

Your help and support in this matter is greatly appreciated. Your help is critical to the improvement of our community and reducing costs.

Things You Need To Know..

By Dave McNab

Town and Country Village is a community of 501 townhomes governed by a set of Covenants, Bylaws and the Rules and Regulations which are available to all on the website at www.tchoa.net, at Laura's office or we will hand deliver a copy to you if you call Laura at 303-805-2926.

The following are the first three paragraphs of our Rules and Regulations:

These are the Rules and Regulations that govern Town and Country Village Homeowners Association, Inc. They apply to all residents, guests and licensees of Town and Country Village Homeowners Association, Inc. - Owners and non-owners alike. They are enforceable under our Declarations and Bylaws. The purpose of these Rules and Regulations is to ultimately provide all residents maximum enjoyment in living at Town and Country Village and to protect and enhance our property values.

Town and Country Village is not an apartment complex where one pays the rent and someone does all the work for us. The assessment covers the basic cost of water/sewage, garbage pickup, and routine maintenance. It is an Association of individu-

als and a community of residents with a common interest. That common interest is to maintain the highest quality of living for all residents, and to protect and enhance our mutual investment. Damage by one resident to our common areas is a cost for all residents. Please refer to the Enforcement Section for Procedures, etc. for non-compliance of the following Rules and Regulations.

Remember - to have a good neighbor, you must first be a good neighbor. Here are some facts you will need to know.

"The purpose of life is not to be happy – but to matter, to be productive, to be useful, to have it make some difference that you have lived at all."

*- Leo Rosten,
American teacher and
humorist*

It is our purpose, as your board of directors, to do all we can to continue to provide exactly what paragraph one prescribes. In addition, we want to emphasize our community atmosphere and encourage our residents to recognize the value of our unique location and take pride in our homes and grounds.

We would encourage everyone to read the **Rules and Regulations** and abide by all of them, especially those that relate ***trash, dog poop, abandoned cars, your back yards, pets, unacceptable noise levels and odors, screens, common area courtesy and disallowed vehicles.***

Knowledge of these rules and regulations is necessary for everyone because they are enforceable, and failure to abide by them will result in fines and/or additional remedies available to your board.

These rule were developed and put into place for a purpose. The purposed being "to ultimately provide all residents maximum enjoyment in living at Town and Country Village and to protect and enhance our property values. Please help us continue to make Town and Country Village the desirable place to live.

If The Shoe Fits....

By Steve Nelson

This is my first article for the neighborhood newsletter, and my first opportunity to say hello. To those of you who voted for me, thank you! I am very excited to be on the Board of Directors, and with your help we can make our neighborhood a great place to live.

So that I don't to keep writing the phrase "Laura and the board," I will be using the word "committee". The committee has been busy the last few months meeting with the companies that are doing business with Town & Country Townhomes to get a better accountability and to let them know how we stand on different issues. We feel that these meetings have been productive and we hope that our neighbors are noticing the improvements that are being made. We are also in the process of making the website a better place to communicate with the committee, so that as issues come up, or you have suggestions on how to make our community better, you will be able to do so. The current site lets you communicate with Laura, but not with the board directly; hopefully this change will ease Laura's workload and make the board members more accessible. We want to hear from you and work together to make our community a place we can be proud of and be an example for other neighborhoods to follow. In the future, the neighborhood newsletter will be published in a timelier manner and hopefully will be full of great information and articles from your board members about various topics. With that said, here is my first article for your paper, please keep in mind that I am an x-ray tech, not a journalist.

As a child, I was told by my mother when my sisters and I got in trouble and she was not quite sure who was at fault, "IF THE SHOE FITS, WEAR IT". So if this "shoe" fits you, then put it on, and

take the responsibility to admit it, and the actions necessary to correct it. I am referring to those people who let their animals run free and those who put their animals on a leash, let them take a crap on the lawn (or even worse-- the sidewalk) and DO NOT PICK IT UP. I know things have been written in the past about this issue, and people have been fined, letters written and so on. It is still an issue and it has gotten worse. I am appalled by some people's rudeness, disrespect for their neighbors, and their inability to understand how NASTY this is. The health issues alone should be enough to make these people aware how bad this is. The diseases in animal waste are many, and for the most part are communicable, which means that they can be passed on to other animals and mostly importantly TO HUMAN BEINGS! Animals will eat other animal's waste, and there is nothing worse than dog or cat crap on your shoe being tracked into your home or car. If your animal has an accident in your house do you not clean it up??? Plus there is the smell, the flies, the maggots, the unsightly mess. I could go on but my goal here is not to ruin your dinner. The community has at least seven doggie sanitation stations so there are no excuses for not picking up after your pets. The only reason I can think of is that you are lazy and nasty.

The committee is in the process of establishing a new program to help us catch and stop those of you who are nasty and inconsiderate. It is not final, but my name for this program is "The Nasty Neighbor of the Month". What we are planning is something like this: When you see a person and their animal or you see a "free range" animal leave a deposit on the ground which is not cleaned up, take a picture of it as it is happening. We will post the picture on the Town & Country website. If this pet owner can be identified and fined, then we will give a reward to the individual that sent in the photo. The person who sent in the picture will only be

known to the committee and will not have to fear about retribution from the offender. This will take the effort of every person in this community--adults and children. As I said, this plan is in the works and when it is up and running everyone will be notified.

One more comment on animals running free, and then I will get off of my soap box. I have noticed from time to time that there are notices placed on the mail kiosks about missing or lost small animals. First let me say I am terribly sorry that you have lost this member of your family. I have recently lost my dog to cancer, and I do know how you feel. Unfortunately, your pet, if it has been left out at night unsupervised has probably become dinner for the less than desirable wildlife that is in and around our neighborhood. I work the late shift and I am out very late at night coming home. I have seen foxes, coyotes, skunks, deer, and other animals wondering around our neighborhood at night looking for something to eat. I think you get the picture. Bring your pets in and don't let them wander around loose. The committee is going to increase efforts to rid our neighborhood of free wandering cats, which may be attracting unwanted wildlife. We will have the city increase its patrols by animal control units and they will pick up your cat. It is against the law for animals to run free both by the Covenants of the HOA and the Town of Parker.

I know I may have upset some people with this article and have made some people happy. For those of you who are mad, I don't care. Pick up after your animals!! Let's work together to make this a great place to live and a safe place for our children and grandchildren. Thank you.



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EMERGENCY PHONE NUMBERS:

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 PARKER FIRE DEPT: 303.841.3131
 PARKER TOWN GOVT: 303.841.0353
www.parkeronline.org
 DOUGLAS CO SHERIFF: 303.660.7500
 DRIVER'S LICENSE OFFICE: 303.627.0985
www.mv.state.co.us
 MOTOR VEHICLE: 303.660.7440
 DOUGLAS CO SCHOOL DIST: 303.387.0100

A MUST READ...
By Sue Leonard

We, as the Board, would like to suggest and request that you please read the Minutes of the Board Meeting of October 16, 2008 which concern mandatory replace-

ment of old water shut-off valves and regulators. This motion was passed at the meeting to prevent possible water damage to **your property.**

A copy of the minutes will be posted at each mail kiosk or online on our community website. www.tchoa.net Please attend the next meeting with any questions that you might have regarding this issue.



HAPPY HOLIDAYS TO ALL OF YOU!!!!

MAY YOUR HOLIDAYS BE FILLED THE BEST TIMES AND MEMORIES AND MAY EACH OF YOU BE BLESSED!!!

TOWN & COUNTRY VILLAGE HOA BOARD OF DIRECTORS
AND LAURA

2008 CALENDAR OF EVENTS		
MONTHLY BOARD MEETING		SPECIAL EVENTS
NOVEMBER	20	Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO <i>Holiday Decorations may go up after Thanksgiving</i>
DECEMBER	—	<i>No monthly meeting due to the Holidays—Holiday Light Contest</i>