

Town & Country Crier

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Summer 2015



Your Board of Directors:

- President:**
Larry Poffenberger
- Vice President:**
Britian Weise
- Treasurer:**
Jim Whitis
- Secretary:**
Sue Leonard
- Member At Large:**
Fred Couch
- Property Manager & Bookkeeper:**
Laura Williams

MAILING ADDRESS:
Post Office Box 1180
Parker CO
80134-1180

**PLEASE DO NOT MAIL
ANYTHING TO OFFICE
ADDRESS.**

CONTACT INFO:
Phone: 303-805-2926
Toll-Free: 800-905-2926
Fax: 303-805-9368
Email:
towncountry.village@com
cast.net
Website: www.tchoa.net
(NEW & IMPROVED!)

Tidbits From Your Board

Trash Pickup —

Trash day is on Wednesday each week (it is not typically delayed by the holidays). Per the Rules and Regulations, you may put your trash out after 7pm the night before. **Do not put your trash out on any other day!!** We will charge you to remove it from the common area plus there is a dumping fine of \$200. 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.

Remember also, your trash cans **MUST** be stored in your backyard or garage at all other times and must be labeled with the homeowner's address. If you put your trash out in plastic bags, please make sure they are of sufficient strength and are sealed to prevent blowing.

If you have large items, you must call the trash company to make arrangements with them for disposal—**AllBright Sanitation at 303-688-8780**. They will not pick them up if you don't talk to them first. As of July 1, 2013, Colorado residents are no longer be able to throw old or unwanted electronics, known as e-waste, in the trash per Federal laws. While phones can still be thrown away, prohibited items include television sets, laptops, tablets, DVD

players and video game consoles. **DO NOT PUT THESE ITEMS OUT IN THE TRASH. YOU MUST DISPOSE OF THEM PROPERLY!!!**

If you have any questions about a trash item, please call our trash company and confirm if they are able to take it.

New Trash Service —

In an attempt to help you help us keep your community clean, we will provide a roll off on community property on the **LAST** week-end of each month. It will be placed by the maintenance shed behind the pool for you to place any large items which the trash trucks will not take. This does **NOT** include electronics. They must be disposed of properly at your expense! Please place your items in the roll off neatly to accommodate others. The roll off will be monitored by camera and if you are caught placing non-approved items, we will bill you time to clean up and return the items as well as a dumping fine of \$200. This will also apply to items placed around the roll off and not **IN** the roll off. Please help us keep your community clean and your budget costs down. It is **YOUR** responsibility to properly dispose of **YOUR** trash.

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. The middle area is the responsibility of both homeowners so please coordinate with your neighbor to



maintain that area.

Allowed Vehicles —

Please remember that you may not park trailers, recreational vehicles, commercial vehicles over 3/4 ton in your driveway or in our parking lots. Please do not park in the fire lanes (not even hang over a little) or you can be immediately towed. Please do not park so that you block each others driveways!

Any cars parked on Town & Country property including your parking spaces or driveways must have current plates (permanent CO plates get a 30 day grace period from expiration date and temp tags have no grace period). They must be road legal and must operate under their own power. They must move every 14 days or they can be tagged to tow.

Motorcycles maybe parked in your reserved space but may **NOT** be parked in a guest spot overnight. It can be towed.

Vehicle repair and maintenance **MAY NOT** be conducted in our parking lots or in your driveway. You may maintain your vehicle in your

2015 CALENDAR OF EVENTS

MONTHLY BOARD MEETING		SPECIAL EVENTS
		Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO
JUNE	18	ANNUAL COMMUNITY GARAGE SALE 6/25-28, 2015
JULY	16	ANNUAL BOARD MEETING
AUGUST	20	8/8 National Night Out & Ice Cream Social
SEPTEMBER	17	9/7 Pool Closes
OCTOBER	15	
NOVEMBER	19	<i>Holiday Decorations may go up after Thanksgiving</i>
DECEMBER	—	<i>No monthly meeting due to the Holidays—Holiday Light Contest</i>

enclosed garage. If your vehicle leaks any motor fluid, it must be removed from the parking lot or your driveway or repaired immediately. Be considerate of your neighbors.

Pet Rules —

Please remember you must keep your dogs on a leash at all times you and your pet are out in our community and you are required to clean up after your dog immediately. Your pet may not be tethered on common area or in your yard and allowed to roam on common area. You must keep your backyard clean and free from feces and urine smell. Remember on these hot days, your neighbors don't want to have to smell noxious odors. When you clean up after your pet, please keep droppings in a sealed container until you dispose of it. Any violation is subject to a \$75 fine per pet, per violation. Please do not allow your cat/s to run loose. It's not fair to your neighbors or safe for your cat/s. Per our rules, you are limited to a max of 3 pets.

Fence Project—

Just an update on the fence project. We will complete the last section of the property this summer. Do not forget the inside of the fence is yours to maintain and seal. You must put a water-resistant sealant on the inside to continue the protection so our fences will last longer.

Annual Board Meeting—

Our Annual Board Meeting will be held

July 16, 2015 at the Parker Senior Center. You will receive the new budget in the mail shortly as was voted into effect by the Board of Directors. At this meeting, we will be electing 2 board members. The openings to be elected are held by Larry Poffenberger and Fred Couch. If you are interested in running for the board, please notify Laura in the HOA office. If you do not plan on attending this meeting, please send in your proxy to the office so your voice can be heard. If you have questions, please feel free to talk to one of the current board members or Laura in the HOA office.

Policies and Procedures —

Please make sure to go to the new and improved HOA website to review our Policies as required by law and approved by the Board. One of the newest policies is a Leasing, Rental and Tenant Screening Policy. Those of you who rent out your units please review this policy and make sure the proper steps are taken and the information is submitted to the HOA office as required. A copy of this policy is included in this mailing.

Fireworks —

With the 4th of July approaching, please remember that NO FIREWORKS may be set off, fired or discharged within our community.

Air Conditioners—

Please remember window mounted air conditioners are **NOT** allowed in our community. Indoor air conditioners should not extend beyond the screen and the screen must be in place. You can and will be fined for a window unit which extends

beyond the screen. There are units that vent directly out the window.

Pool Rules —

It is your responsibility as homeowners, renters and parents to familiarize yourself with the posted Pool Rules (you were given a copy at the pool party and they are posted on the website). Here are a few of the more important rules!

- Any child under the age of 14 may **NOT** be in the pool area unless supervised by an adult (over 18).
- Scooters, bikes and skateboards are not allowed in pool area.
- You are **NOT** allowed to smoke in the pool area.
- If you leave the pool area, please close the umbrellas so they aren't broken.
- If someone doesn't have a key to get in, they need to get one from the HOA office. Do NOT let someone in unless they have a key.
- Glass containers are NOT permitted in the pool area.
- Pets are NOT allowed in the pool area.

Our Community—

This is your community! Please take pride in your community and help us keep it clean and safe for our residents. We have completely reroofed and repainted all our buildings. We are working on refreshing the rock beds and will continue with other small projects throughout the summer. Keep your area clean and trash free. Thanks for your attention to these matters.