

Town & Country Crier

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SUMMER 2011



TOWN & COUNTRY VILLAGE
HOMEOWNERS ASSOCIATION, INC.

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Tidbits From Your Board

Roof Wind Damage Project —

Tennant Roofing Inc. was on-site recently to finish performing recent wind damage roof repairs per earlier estimates provided to the HOA. The damages include and are not limited to: loose, torn and missing shingle tabs, compromised pipe jacks, chimney chase flashing, roof leaks and sealing issues. These repairs are only associated with structures not having had complete roof replacement. To date, there are no issues with structures having had complete roof replacement.

Hail Damage Claim Summaries —

Additional hail restoration work will continue as the summer goes on. There wasn't much left to complete but we will be finishing as the summer progresses.

Pool Repairs Project —

If you haven't already been to the pool, please at least go by and see the improvements made over the fall and spring.

Parker Water and Sanitation District —

Well they did it. They raised our rates. Our rates increased, depending on the fee, anywhere from 12% to 22%. As you will see in the new budget, this was a signifi-

cant hit in our monthly expenses. Please help us watch water consumption by being conscious of your usage in your home as well as keeping an eye on the exterior usage.

Trash Pickup —

Trash day is on Wednesday each week. 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 or just return it to you. 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 the trash receptacles. 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 the next week. Our trash company will take large items but you need to contact them IN ADVANCE to make arrangements for those items. The trash company is AllBright Sanitation and their phone number is 303-688-8780. All trash need to be in bags and you must tie all bags closed so that all your trash doesn't scatter all over the property.

Xeriscape Test —

Each year the Parker water and sanitation District continues to encroach on the Town & Country Village budget. Over the past several years, the board has investigated various approaches to cut our water usage and thereby decrease our monthly water bills, especially in the summer. Knowing full well that a decrease in



water usage will give us a minimal decrease in our water bill, due to the fact that the fees for water service and sewer fees are so enormous, We nonetheless must do all we can to reduce our water usage costs. The average cost for water service fee and sewer fee is approximately \$32,300 per month. The actual cost of the water is only \$6-7,000 per month. We have evaluated various xeriscape plans and have decided to do a test plot down a portion of the north boundary fence from Long's Way, East to Rosewood Court.

From Rosewood Court, West to the rock pile drainage area, we will plant buffalo grass from the drain pan to the fence because it requires little water and will function with the available water supplied by nature. From the rock pile West to Long's Way we will do a complete xeriscape test plot, including groundcover some trees, some rock, and anything else we can do to eliminate the grassy area from the drain pan to the fence.

It will take a year for this test area to mature and function properly.

Monthly Maintenance Topic: How Plumbing Maintenance Can Conserve Water

By: Ed Dlugokecki

As a Town of Parker homeowner, you may be aware of the new water rate schedule used by Parker Water & Sanitation District (PWSD) and more importantly, how these new rates affect the Town and Country Village HOA community. If you are a tenant of the community you may not realize the impact until you receive an increase in your monthly rent payments attributable to the water rate increase. You may also wonder what can be done in your residence to reduce water consumption thus reducing the community's water bill. Although there are many Internet resources available discussing how to reduce water usage, many emphasize replacing plumbing fixtures with more "water efficient" fixtures to conserve water. That's great if you can afford performing replacement but in our current economy, this may not be reasonable let alone practical. So with that said, here are some plumbing maintenance tips to help reduce water usage.

Tip #1 – Dripping Shower/Bathtub Fixture

Note: As with most plumbing projects involving drains, always plug or cover the drain to prevent parts or fasteners dropping down inside them. Do this prior to any disassembly and it'll save a lot of headaches later.

Most units within our community still have original and reliable "MOEN" bathroom plumbing fixtures. If your shower or bath fixture drips after turning off the water, a valve cartridge replacement is available from Lowe's to cure this issue. Disassembly, removal & replacement procedures consist of removing the handle by removing the valve handle retaining screw from the valve stem and removing the exterior valve body sleeve. Once the sleeve is removed there is a retainer, similar to a snap ring, above the valve stem at the twelve o'clock position. Using needle nose pliers, pull the re-

tainer up and free from the valve body. When the retainer is removed, use pliers to grasp the valve stem and with gentle to moderate pressure, pull on the valve stem. The valve cartridge assembly should come free from the valve body. Once the valve cartridge is free, just place it in a plastic sandwich bag and take it to Lowe's to match up a replacement. Re-assembly consists of reversing the process listed earlier. It also helps if you apply some O-ring lube to the gaskets and O-rings on the new cartridge prior to inserting it into the valve body. Don't use petroleum-based lubricants such as "Vaseline" on the gaskets and O-rings as they will deteriorate quickly and cause premature seal failure.

Tip #2 – Toilet Tank Fills Intermittently Even When Unused

If you've noticed that your toilet seems to fill intermittently even when it hasn't been used, this means the flapper seal in the toilet tank is failing. The sealing surface of the flapper is probably deteriorated to the point that it can't seal/seat properly on the flange. The water level in the tank recedes slowly by flowing into the toilet bowl. When the water level recedes enough, the toilet valve turns on and allows the tank to refill. As this process repeats, you can imagine how much water is being wasted by literally going down the drain. Both Home Depot and Lowe's carry an assortment of replacement flappers and toilet tank kits having the needed parts to make an economical & successful repair. The repair process is accomplished by removing the toilet tank lid, removing the flapper from the base of the fill tube after disconnecting it from the flush lever. Turn the toilet water supply valve OFF prior to performing the replacement. This **10-minute** repair action can save many water dollars.

Tip #3 – Unexplained Wa-

ter Using Appliance Leaks

Water using appliances such as washing machines, dishwashers, refrigerators with water and ice "on-the-door" dispensers, water heaters and toilet valves all have water supply or input pressure ratings. If you noticing leaking water around any of these appliances, it may be a symptom of a much bigger problem. A water pressure test should be conducted to determine if your pressure-reducing valve (PRV) is functioning correctly. "Street" water pressure from the water main can be in excess of 200 lbs psig. (Pounds Per Square Inch Gage). Most water using appliances are rated to withstand pressure surges only up to 120 lbs psig. and only for a short period of time. The PRV typically reduces "street" water pressure to between 60 to 78 lbs. psig. When the PRV fails, it allows continuous application of "street" pressure and soon these appliances will start to leak, sometimes slowly at first, other times explosively by bursting hose(s) and causing extensive water damage within your home.

Other Considerations:

If you happen to notice irrigation system issues such as frequent sprinkler watering of specific locations or excessive watering within the Town and Country Village community, please let Laura Williams know by contacting her by phone 303-805-2926 or e-mail at towncountry.village@comcast.net. Please be specific of irrigation location(s) and time(s) of your observations.

Finally:

If you need assistance with or additional information about the tips mentioned, performing these repairs or you would like me to perform them for you, please contact me at **303-862-0938**, **Sarge's Home Improvement Solutions LLC**, www.relylocalparker.com (Construction & Repairs) or sargesllc@yahoo.com.

Let's Be Good Neighbors!!

By Sue Leonard

I think this is a great community to live in because we are good neighbors to each other.

And we have a good HOA Board and a great property manager!

I would like to encourage all of you to be good neighbors to each other by following a few simple rules.

- *Please don't put out your trash out before 7PM on Tuesday night.*
- *Please pick up your dog's excrement.*
- *Proper motorcycle storage.*
- *No Fireworks allowed on HOA property.*

Unfortunately, these are four rules that we need to stress because some of our neighbors have not followed them in the past. The first two of these rules are needed to protect us from unsanitary conditions, flies and possibly attracting stray animals. According to the Denver Dumb Friends League: "A number of common parasites including round worm, are transmitted via dog feces. The eggs of these parasites can linger in the soil for years." I am sure that none of you want bring these into your home! Please review these Rules and Regulations of the Town and Country HOA. If we all follow them, we can make this summer more enjoyable for all of us. Thank you and have a great summer!

III. PETS:

A. Household Pets: No livestock, poultry, potbelly pigs or animals other than household pets may be kept. Animals may not be kept for commercial purposes. The number of pets allowed is limited (3 pets per unit) by the Town of Parker and Douglas County Ordinances. **[Article 6, Section 6.8(a), page 16]**

B. Leash Law: Pets on or in the Common Areas must be carried and/or be on a leash. **[Article 6, Section 6.8(b) and Town of Parker City Ordinance]**

C. Animals Leashed/Confined: No animal may be leashed, tethered, attached or confined to any temporary or permanent object on or in any part of the Common Area nor tethered from inside the unit or from within any patio or fenced area to the common area. **[Article 6, Section 6.2(b), page 15]**

D. Excessive Barking/ Noise: Dogs shall not be permitted to bark excessively. Dog owners please be aware that your dog's barking is probably annoying your neighbors. For this reason, as a courtesy, do not leave your dog outside at night or when you are not at home. **[Article 6, Section 6.13, page 18]**

E. Spoilage: Pets must be curbed; the Owner/Occupant of the unit in which the pet resides must clean up any spoilage made by pets in the Common Area at the time of the incident. The standard fine procedure will apply to those not complying with this Regulation. Owners must carry in visible sight a pooper-scooper or other means of cleaning up after the pet. **[Article 6, Sections 6.2(b) and 6.8, pages 15-17]**

V. TRASH

A. Storage and Containers: Plastic rubber garbage cans shall be clean and covered at all times. No trash may be placed outside until 7:00 p.m. the day before pickup. Trash may be placed in plastic bags of sufficient strength and securely closed. Use of paper sacks and metal cans for trash are not allowed. Trashcans must be removed from the Common Area within 24 hours of disposal. Trash receptacles must be kept within fenced areas or garage at all other times and must be labeled with homeowners address.

*"A good deed is never lost:
he who sows courtesy
reaps friendship; and he
who plants kindness
gathers love."
Basil*

[Article 6, Section 6.19, page 19]

B. Rubbish/Debris/Odor: No rubbish or debris, including but not limited to, lumber, wood, dirt, grass clippings, pet droppings, etc., of any kind will be placed or permitted to accumulate upon any lot or Common Area within the community and no odors will be permitted to arise there from so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. **[Article 6, Section 6.13, page 18]**

C. Large Item Trash: No large items including, but not limited to, furniture, mattresses, appliances will be placed for trash pickup. Any item of this type will be the responsibility, including financial, of the Owner for removal from the premises. **[Article 6, Section 6.19, page 19]**

D. Hazardous Materials: No hazardous materials including, but not limited to chemicals, automobile fluids and paint, will be placed for trash pickup. Any item of this type will be the responsibility, including financial, of the

Owner for removal from the premises. **[Article 6, Section 6.15, page 19]**

Motorcycle Storage: Motorcycle storage or parking is not allowed on front porches/patios of any residence.

When parked on asphalt, motorcycles may not cause damage to the asphalt.

Fireworks/Firearms: No Fireworks or firearms may be set off, fired or discharged within Town and Country Village. **[Per Town of Parker Ordinances, Article 6, Section 6.14 and Section 6.15, page 19]**

HAVING A SWIMMING POOL IS SUCH A PRIVILEGE!

By Sondi & Larry Poffenberger

We know you love your children as much as we do! We have pool regulations and rules to protect their well-being. The first and most important regulation we have to emphasize is the fact that if your child is under the age of 14 yrs., he or she cannot come to Town & Country Pool without an adult (18 yr or older) with them at all times. We don't mean walk them over, open the gate and pat them on the "tush" telling them to have a safe and wonderful swim while you go home, curl up with a good movie or book and your cool drink and enjoy the peace and quiet (don't you wish!) or trudge off to work. Trust me, I have raised "6" children and I know those moments are few and far

between! If you have an older sibling or sitter with them they must be 18 years old. A child could drown in a miniscule amount of water. You are their exclusive and only "life guard". Since it is a privilege to have this lovely facility, please keep the area around the pool clean, unobstructed and trash picked up. We have upgraded the area and offered you restroom facilities that need to be treated with respect also. Flush the stools, clean up papers lying around and by all means, notify us if there is a malfunction! Ugh! Limit your number of guests (2 per resident) and if you can't remember all of the pool rules, please re-read them, ask Laura for a copy or read the

signs posted in the pool area. Note the pool hours posted 9AM to 9PM. It is great for "serious exercise swimmers" that there are "LAPS ONLY" times from 7PM to 9PM on Sunday, Monday and Wednesday evenings. Close and lock the gate after entering and leaving to protect your privacy. No alcoholic beverages or glass containers are allowed in the pool fenced in area. Remember, not all children can read so let's protect them by sharing the rules and regulations because we LOVE to see them safe & having an awesome time splashing and playing. Their laughter warms our hearts! **ENJOY!!**

2011 CALENDAR OF EVENTS

MONTHLY BOARD MEETING		SPECIAL EVENTS
		Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO
JULY	21	ANNUAL BOARD MEETING
AUGUST	18	NATIONAL NIGHT OUT—COMMUNITY MOVIE (stay tuned for more information)
SEPTEMBER	15	09/05/11—LABOR DAY (Last day pool is open)
OCTOBER	20	
NOVEMBER	17	
DECEMBER	—	<i>No monthly meeting due to the Holidays—Holiday Light Contest Judging</i>

Hello Town & Country Village Homeowners,

I am writing this article to share with you a new way to water some of the places that sprinklers can't reach and a hose is not readily accessible: like many of your front yard areas. As a hobby, I have been developing *Watering Rocks* and *Rock Pots*. Both are designed to provide water and nutrients to a plant in a more efficient and easy manner.

Watering Rocks come in 1, 2, and 5 gallon sizes and look great in your garden as well as serve as a portable drip system. Each is individually made and unique and provides an attractive container source watering system. Have you ever worried about that new plant, tree, or shrub that you just planted getting enough water and nutrients? Have you ever worried that you would forget to water daily? If so, you would definitely benefit from having a *Watering Rock*. Fill it from the easily accessible hole located on the top of the rock; add some additives if you choose and your work is done. The rock will do the rest. Your plants will love you for buying it.

There are currently 3 sizes available.

- The smaller One Gallon rock holds 1 gallon of water and one exiting drip line. It comes with 10ft of ¼" drip line, 2 adjustable drippers, 1- ¼" T connector, 1 straight ¼" connector and 1 metal loop stake.
- The medium size Two Gallon rock holds 2 separate 1 gallon containers with 2 exiting drip lines from opposite sides of the rock. The two lines can be connected with the enclosed T connector if you wish to water in one direction only. It comes with 2 -10ft sections of ¼" drip line, 6 adjustable drippers, 4- ¼" T connectors, 2 straight ¼" connectors and 2 metal loop stakes.
- The large Five Gallon rock holds 2-2.5 gallon containers with 2 exiting drip lines from opposite sides of the rock. The two lines can be connected with the enclosed T connector if you wish to water in one direction only. It comes with 2-10ft sections of ¼" drip line, 8 adjustable drippers, 6- ¼" T connectors, 2 straight ¼" connectors and 2 metal loop stakes.

Rock Pots provide a small reservoir water source to plants. The inside of the rock has a plastic container for each hole to hold a small reservoir of water. The holes are designed for 4", 6", and even an 8" potted plant to sit nicely in the hole. The plastic container can be filled, as long as the plant is elevated above the hole, to provide water when gone on vacation. *RPs* keeps your plant from blowing over in strong winds. Gardeners who buy *RPs* like the look of the rock and how the plants appear to be growing from a rock. Because of their uniqueness, they are also conversation pieces.

The *Rock Pots* come in a variety of sizes depending.

The smaller rocks are

- One 6" hole
- Two 6" holes
- Two 4" inch holes

The larger rocks are

- One 8" hole rock
- A 3 hole rock with Two 6" holes and One 4" hole
- A 4 hole rock with Two 6" holes and Two 4" holes

The 3 and 4 hole rocks are nice for a miniature arrangement with larger plants in the back and smaller plants in the front.

Watering Rock and *Rock Pot* colors include brown, red, buff and terra cotta.

For Town & Country Homeowners, I am offering the *Watering Rocks* and *Rock Pots* at wholesale prices including delivery to your home.

Watering Rocks

1. **One Gallon Watering Rocks** **\$26**
Includes 10ft of ¼" drip line, 2 adjustable drippers, 1- ¼" T-barbs, and 2 metal loop stakes
2. **Two Gallon Watering Rocks** **\$33**
Includes 20ft of ¼" drip line, 6 adjustable drippers, 4- ¼" T-barbs, 2- ¼" straight barbs and 2 metal loop stakes.
3. **Five Gallon Watering Rocks** **\$40**
Includes 20ft of ¼ inch drip line, 8 adjustable drippers, 6- ¼" T-barbs, 2- ¼" straight barbs, and 2 metal loop stakes

Rock Pots

1. **Small Rock Pots** **\$21**
Small rocks are the one-6" hole, 2-4" hole and 2-6" hole rocks.
2. **Large Rock Pots** **\$26**
Large rocks are the 1-8" hole, four hole and three hole rocks



If you would like more info or have questions please email me at jcpjenterprises@gmail.com or call 720-840-4093. More pictures and info are available at my web page www.1wp.com/go/wrocks/.

Thank you for your time,

Fellow homeowner and T&C Treasurer Jim Whitis.