

Town & Country Crier

Volume 17, Issue 1

Summer 2017



Your Board of Directors:

- **President:** Sue Leonard
- **Vice President:** Fred Couch
- **Treasurer:** Jim Whitis
- **Secretary:** Lori Gehringer
- **Member At Large:** Larry Poffenberger
- **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
Fax: 303-805-9368
Email: towncountry.village@comcast.net
Website: www.tchoa.net
(NEW & IMPROVED!)

Tidbits From Your Board

Reminders —

We apologize that some of this information is a repeat from the last couple of newsletters. With the influx of new owners, we wanted to make sure that all of you have all the information.

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 broken glass in your trash, please put it in a box before putting it in the trash. Please don't set our trash guys up for deep cuts!

It has happened several times recently.

If you have large items, you have 2 options—1) wait until the last weekend of the month and place your time in the rolloff or 2) you can 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!!! WE WILL NOT PICK THEM UP FOR YOU!!!**

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

New Recycling Service —

Starting on Sept 1, 2017, the HOA will now include recycling as part of your trash removal services. If you are currently a customer, AllBright will issue refunds for any overpayments. AllBright Sanitation will deliver recycling tubs to your door prior to Sept 1st unless you are already an existing customer. If that is the case, just continue to use the tub you have. If the bin is not big enough for your home, you can go to a home improvement store and they sell blue totes which are approximately 45



gal size with the recycling emblem on the side. If that isn't big enough, you can rent one (96 gal size) from AllBright for \$5/qtr or \$20/yr. Here is a list of the items they accept for recycling.

- Paper Products (Junk mail, Newspapers, Phonebooks, Magazines, Broken-down/flattened cardboard (bundled))
 - Glass Jars & Bottles
 - Plastic Bottles (They must have 1-7 imprinted on the bottom. The neck must be smaller than the bottom (i.e. pop bottles are ok, butter tubs or cottage cheese containers are not ok. PLEASE rinse out containers.)
 - Steel, Tin and Aluminum Cans (Please rinse. You may crush for space if desired.)
 - **NO** Styrofoam
 - **NO** plastic film
 - **NO** grocery or shopping bags.
 - **NO** ziplock baggies
- When you are placing your trash out for pick up, please place the recycling bins out at the same time. Please place the recycling in a sepa-

2017 CALENDAR OF EVENTS		
	MONTHLY BOARD MEETING	SPECIAL EVENTS
		Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO
AUGUST	17	
SEPTEMBER	21	POOL CLOSURES 9/4
OCTOBER	19	
NOVEMBER	16	CHRISTMAS LIGHT MAY GO UP AFTER THANKSGIVING DAY
DECEMBER	—	

rate area from the rubbish. Please do not mix them together. If you move from Town & Country Village, please leave the bin for the next resident of your town home. If you chose to rent a bin from AllBright, please contact them to return that bin. If you need more information on recycling, please go to AllBright's website—AllBrightSanitation.com.

Monthly Roll Off —

In an attempt to help you help us keep your community clean, we will provide a roll off on community property on the **LAST** weekend 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.

LockBox for Payments —

The Board has voted to set up a lockbox at the bank for all homeowners to mail their monthly dues payments. Effective immediately, please mail all payments to:
Town & Country Village HOA

**PO Box 5844
Denver CO 80217**

Please be sure to notate your account # on your check so it is applied to the correct homeowner account. If you are unsure of your account #, please email the office so we can get that information to you. Make sure you allow enough mailing time so the payments are received on time. Remember your dues are due on the 1st of the month and late after the 10th. If the 10th falls on the weekend, get it there prior to the 10th. If you own multiple units, send separate checks or list ALL acct#s on the check. If you would like us to send you mailing labels for this new address, please email the office. Don't post date the check as they will not be held.

Allowed Vehicles —

Please remember that you may not park ATVs, 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 and possibly towed at your expense. Motorcycles may be parked in your reserved space but may NOT be parked in a guest spot overnight. It can be towed. They also need to be road legal and move every 14 days. Vehicle repair and maintenance MAY NOT

be conducted in our parking lots or in your driveway. You may maintain your vehicle in your 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 household pets.

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.