

# Town & Country Crier

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WINTER 2010



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Dave McKnab
- Vice President:**  
Larry Poffenberger
- Treasurer:**  
Jim Whitis
- Secretary:**  
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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 is still in progress throughout the community. As this work is also nearing completion, insurance claim summaries are created for submission to Town and Country Village HOA's insurance carrier. Each individual summary packet contains itemization and audit documentation for all restoration work performed on each community structure

### **BF10818 Fire Restoration —**

Currently, criminal proceedings are underway in Douglas County Court as related to the fire incident at BF10818. Restitution for damages is being sought from the responsible and involved party(s).

### **Pool Repairs Project —**

The Town and Country Village HOA pool was resurfaced and skimmer repairs performed. The waterline tile and coping-stones were also replaced. Additionally, the concrete pool

deck was also replaced. Pool winterization actions have been completed.

### **Pet Rules —**

Remember that you must keep your dogs on a leash anytime you and your pet are out in our community. You are required to clean up after your dog at all times. Any violation is subject to a \$75 fine per dog, per violation. Please do not allow your cat/s to run loose. It's not fair to your neighbors or safe for your pet/s.

### **Parker Water and Sanitation District —**

Jim Whitis, Dave McKnab and Sue Leonard stated that they attended the PWSD Board Meeting on November 11th. The Water Board discussed large increased fees to pay for new water treatment facilities for Rueter- Hess Reservoir. The Parker Water Board wanted to increase fees an estimated 27% which we felt could translate to a serious increase in our HOA dues. PWSD Board Member, Darcy Beard, offered an alternative budget proposal with significant decreases in specific expense categories which would reduce PWSD Fees that are passed on to Parker homeowners. Her budget was accepted by the PWSD board. Thank you Darcy!

Dave McKnab scheduled a meeting with the Assistant Director of PWSD to discuss exactly how Town and Country Village will be affected and what alternatives, if any, will be available to us. Dave, Jim Whitis and Laura Williams met with Jim Nikkel, PWSD Assistant Director, on Tuesday, November 30, 2010. We are currently evaluating the information and will advise you as to how our future budgets will be affected. This new fee structure from PWSD will be effective January 1, 2011.



### **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.

**The Board of Directors and Laura would like to take this moment to wish each and everyone of you a very safe and Happy Holiday Season!**

## Monthly Maintenance Topic: Successful Window Well Sealing

By: Ed Dlugokecki

As we're nearing the end of summer, now is the time again to inspect and perform exterior maintenance to help preserve the integrity of our home. Little things we do now can help to prevent major problems later when the weather changes and chances for precipitation increase.

Case in point, during the course of heavy early spring downpours, our front window well tended to fill with water. The water level rose above the lower portion of the window frame and about ¼ up the glass panes. Then the water started to come into the basement interior through the window frame flowing down the inside of the basement wall. You may have seen me out in the rain using a shop vacuum to suck the water out from the window well. I was amazed to see just how much water accumulated and after emptying my 12-gallon shop vacuum for the 9<sup>th</sup> time during one rainstorm, my concern was if the window glass had broken, we would have had roughly 108 gallons of water flooding into the basement. During the course of performing water extraction, it was observed how water was streaming between the foundation footing and the metal window well. So, my research began to find a way to prevent this condition from re-occurring.

Once the rains stopped, a careful examination was conducted inside the window well. During this examination, visible gaps were seen where the metal window well casing was separating from the foundation footing. The separation is due to ground movement over time, soil expansion and contraction. Some of the visible gaps

were almost ¾" wide and the gap ran vertically along the entire transition. What this meant was when the surrounding ground around the window well became saturated with water, the water had to go somewhere and the window well became an aquarium. The repair needed had to use materials able to bond to both metal and concrete, be flexible, **durable**, waterproof and not sag on vertical surfaces. After additional research to include reviewing all "spec data" of potential materials needed to solve this issue economically, I was able to get the right materials and devise a method to make a successful repair. Perhaps you may find the information presented useful if you are experiencing similar window well flooding situations.

### **Here's the materials used:**

(2) 12 oz. cans, DOW Great Stuff, Window & Door Insulating Foam Sealant, Lowe's, Item # 15634, Cost \$5.40 each.

(2) 10.1 oz tubes, Commercial Grade Quikrete, Non-Sag, GRAY, Polyurethane Sealant, 866011, Lowe's, Item # 317273, Cost \$4.72 each.

You can probably find these items at Home Depot or other home repair retailers although prices may vary. I wouldn't suggest substitutions though. You get what you pay for and this is one of those projects you don't want to repeat periodically!

For successful material bonding, recommend the repair action to take place during dry weather and not immediately after rain or snow. Wear appropriate work

clothing and use safety gear.

### **Recommended safety gear:**

Safety Glasses

Long sleeved shirt and long pants

Gloves, don't need to be heavy duty – the latex or nitrile variety work just fine and allow more dexterity

### **Here's the tools you'll need:**

(1) Old toothbrush

(1) Heavy duty caulk gun

(1) Utility Knife with extra blades

(1) Narrow, flat tipped screwdriver

(1) Roll of paper towels, old rags work in a pinch also

(1) Trash bag

(1) Short ladder, our window well is about 5.5' deep

(1) Wood tongue depressor or popsicle stick

(1) Wire brush

(1) Paint scraper

### **The repair process:**

**Step 1:** Clean out the gap area between the window well casing and concrete footer. An old toothbrush works well in the gap area or a flat tipped screwdriver. Yep, there will be spiders, remember the long pants?

**Step 2:** Once the gap area is cleaned out, spray in DOW Great Stuff in the gap area. Make sure you are wearing gloves and safety glasses otherwise it's painful (*cont'd on pg 4*)

## Crossroads Community Church

By Jim Whitis

Hello Fellow T&C homeowners. I thought I would put a word in the newsletter about another great benefit of living in T&C Village.

The benefit is the close proximity of a very active community church with a broad array of programs to help people of all walks of life. Pam and I have been attending Crossroads Community Church since November, 2009. I cannot say enough about how wonderful this church and the people of the church have been



to us. I really recommend that if you are looking for a church or are inclined to visit please consider visiting Crossroads. It is close by just up the hill from OBrien Park ball fields.

I thought I would include some of the many activities available thru Crossroads.

Church services are held Saturday Evening 5:00 PM, 3

services on Sunday 8:00, 9:30, and 11:00 AM.

MOPS Mothers of Preschoolers 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays 9-11:30 at Crossroads.

High School Youth Meetings Every Sunday, 6:30 PM at Crossroads

Middle School Youth Meetings Every Wednesday, 6:30 PM at Crossroads.

There are many other services and outreach programs available. If you would like to visit the website of the church it is located at <http://www.crossroads-parker.org>.

Hope to see you there!

## Smoke Alarms

By Sue Leonard

Not too long ago, I happened to look up in the hallway and I noticed how old and yellowed my smoke detector looked. It was here when I bought my house in 1987. I think it is the original equipment installed by the builder in 1983. But I don't think about smoke detectors often and I bet you don't either! Looking at the damage caused by the fire on Bayfield is also a good reminder that we need smoke detectors in our homes.

Consumer Reports recommend that smoke alarms be replaced every 10 years and

Carbon-monoxide alarms be replaced every 5 years. Although there are combination smoke and CO alarms, I decided to buy a separate CO alarm because it needs to be replaced more frequently. After doing some research, I bought the dual-sensor model which detects both flaming and smoldering fires. Consumer Reports recommend the Kidde P12010 dual-sensor smoke alarm, a CR best buy at \$30, which is hardwired

with battery backup. In addition, if the alarm in the basement goes off, it communicates with the upstairs alarm which will also sound the alarm.

*"Put on the glasses of optimism and you'll see a world of potential."*

I also bought a CO alarm which I keep in the basement near the gas furnace. The new smoke detectors look much

better than the old ones did and I have peace of mind that I will have warning in case of a fire.

# MAINTENANCE ....

(CONTINUED FROM PG 2)

to remove the dried overspray, as it tends to remove hair and skin, wanted or otherwise. I used the Great Stuff because the gap width was large and it provides an additional anchor point for the sealant to help prevent sealant sags. **Great Stuff is expansive foam and comes with an applicator tube. It is not entirely waterproof, becomes porous when dry and deteriorates when exposed to sunlight so it, by itself, cannot be relied on as the only repair material for this project.** Follow the use directions on the can and after attaching the tube to the can being careful not to spray yourself, insert the supplied applicator tube into the gap area, hold the can in an inverted position and begin spraying. Start at the bottom of the window well and move up along the vertical separation to the top while ensuring the tube is inside the gap area at least 2". Spray in enough material so that only a small portion expands out of the window well gap area otherwise you will have more work to do in Step 3.

**Step 3:** After filling the gaps with great Stuff, let it dry and harden for at least 3 hours before proceeding. After sufficient drying time has elapsed, you need to

trim or cut back into the gap area with a utility knife to remove all protruding and exposed Great Stuff material. A wire brush and paint scraper is also helpful in removing the hardened overspray.

**Step 4:** Next, apply the Quikrete, Polyurethane Non-Sag Sealant using a heavy-duty caulk gun. Why heavy-duty you may ask, well, this sealant is very thick and takes a little time and a pretty good amount of pressure to come out the tube tip. You'll definitely improve your hand and arm muscles using this material. Like the Great Stuff application in Step 2, start filling the gap area from the bottom of the window well working towards the top. Don't worry about the bead, when you get to the top, you'll need to spread the material or bead horizontally so that it covers the metal window well edge and the concrete footer to bond across the entire width of the gap area. If you have to apply extra material, just go over the affected area adding more sealant and "work or tool" it across the gap area. I used a tongue depressor to "tool" the material. If you don't have one, any narrow flat item will work.

**Step 5:** Inspect the sealed areas for coverage and uniformity. Then clean up the work area.

The only other thing is to periodically check the window well area during or after a rainstorm to determine whether or not the repair is holding. There should be little if any visible standing water.

**Other Considerations:**

If after the repair you are still finding standing water in the window well area and cannot locate the source of the water, look to see how close the nearest downspout is in proximity to the window well, it may require an extension. Another possibility is if the gutter above is spilling water directly in the window well. If it is, a cover can be purchased and installed to deflect the waterfall and let Laura Williams know the gutter needs to be inspected.

**Finally:**

If you need assistance with or additional information about performing this repair or would like me to perform it for a nominal fee (materials & labor), please contact me at **303-862-0938, Sarge's Home Improvement Solutions LLC, or sargesllc@yahoo.com.**

<b>2010 CALENDAR OF EVENTS</b>		
	<b>MONTHLY BOARD MEETING</b>	<b>SPECIAL EVENTS</b>
		Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO
<b>DECEMBER</b>	—	<b><i>No monthly meeting due to the Holidays—Holiday Light Contest Judging—December 19th</i></b>