

** Town & Country Crier **

Volume 6, Issue 1

SPRING 2006

Your Board of Directors:

- **President:**
Len Price
- **Vice President:**
VACANT
- **Treasurer:**
Charles Dohnalek
- **Secretary:**
Kris Sutton
- **Members At Large:**
Sharon Roybal
- ◆ **Property Manager & Bookkeeper:**
Laura Williams
- **ACC Committee:**
Micah Saumier
Susan Nelson

Inside this

- A 'Trashy' Situation 2
- We're Sick of Your 'Poo-Poo!' 2
- Parking Rule Reminder... 3
- Step up to the Plate 3
- Rules and Regs Update 4
- Calendar of Events 4

Tidbits From Your Board

Fences —

As promised, we are putting out specifications and seeking bids to replace one-fourth of the existing fences this spring/summer. Each year for the next three years, we again will be replacing one-fourth of the fences until all fences have been replaced.

Please remember that you, the homeowner will be required to remove any decorations, dishes, landscaping (including trees and shrubs), etc. that will be in the way of the fence replacement. All fences will be replaced along the same and current boundary line.

ACC Volunteers —

We are still looking for volunteers for the Architectural Control Committee. You will meet once monthly and basically be there to approve or deny variance and create rules as necessary. I currently have 2 volunteers and I would like to have approximately 5 members. If you are interested, please contact Laura to make an appointment to meet with the Board.

Columbine Painting —

It looks like the painting and construction is almost completed. However, it will probably be this spring before we are willing to sign off on the complete project. There are still several issues with things that need to be done or have not been finished to our specifications. If you have concerns on something that was not up to our specs or was in the original bid specs, please contact Laura at the office. Some homeowners have noticed that there are other things that were not in the original specs that need to be addressed. Again, this should be given to Laura so we can address these issues.

Centex Homes —

Town & Country HOA has met twice with Centex Homes to discuss the proposed development of 65 homes to be built along the North boundary of Town and Country Village. When it comes time for a public hearing, the homeowners will be invited to attend.

Annual Meeting Reminder —

Just a reminder that the Annual Meeting will be held at the Parker Senior Center on July 20, 2006 at 7pm.

2nd Annual Community Garage Sale —

We will hold our 2nd Community Garage Sale on the weekend of June 23—25. I will provide signage to get everyone to the community but each of you is responsible for your own signage to direct them to your homes. Just remember that you are also responsible to take all your personal signage down at the end of the weekend. I will need a couple of handy-dandy volunteers to help me get organized.

Pool Opening Party —

We will hold our annual pool opening party on May 27, 2006. We will be serving hotdogs and hamburgers again. Also, at the same time, we will swap out pool keys. Remember that your HOA account must be current in order to get a pool key. If you don't have one to swap out, there is a \$10 fee.

I also need some of my wonderful volunteer cooks, supervisors, set-up/take-down folks. Give me a call to let me know you can help me.

Parker Police & Sexual Offenders —

The Parker Police Dept will be at our next homeowner's meeting in February to give a presentation on Sexual Offenders. That meeting will be at the Senior Center at 7p on



March 16th. Please plan to attend!

Monthly Drawing —

As previously mentioned in the last newsletter, we have changed the drawing at the monthly meeting. At the February 16th meeting, we had a small change up and since there were only nine homeowners at the meeting. We drew nine account numbers out of the bucket. I wanted to let you know that had any of the following homeowners been present at the meeting, they would have won a \$400 credit for your dues. The accounts drawn were 10920 Bayfield Way, 19933 Briarwood Ct, 10775 Longs Way, 19609 & 19712 Rosewood Ct, 19802, 19820 and 19822 Summerset Lane and 10818 Summerset Way. All of you should make plans to attend. These meetings are very informational. They are to keep the homeowners updated on all situations within our community. Please make plans to attend the next homeowner's meeting. It will be March 16, 2006 @ 7pm at the Parker Senior Center. The drawing for this meeting will be for a \$500 credit. See you there!!!!!!

Possible Investments—

The Board of Directors is currently considering the possibility of purchasing a foreclosed town home to be used as an office. They will distribute more information as it becomes available.

A 'Trashy' Situation!!!

By Sharon Roybal

Recently, we've had a rash of people putting their trash out WAY too early or waiting until it was too late. It is such an eyesore to see the couches, the mattresses, the carpet and all the other trash out there any longer than necessary. Please take some pride in ownership! No one really wants to look at your mess for a week. Homeowners who rent out their units should check the properties while the renters are moving out and after they've moved out to clean up whatever mess they've left behind. Ultimately, the homeowner is responsible for the actions of their renters and therefore, responsible for the trash they leave behind. A homeowner can be fined \$50 for an ACC violation and up to \$200 for large item dumping.

Our trash pick up day is Wednesday.

According to the rules and regulations, you can put out your trash after 7pm the night before trash day (Tuesday in our case). Also, your trash should be out by 7am on Wednesday. DO NOT put it out after all the trash has been picked up. Your trash containers must be removed from the trash area within 24 hours so that is by Friday morning. If you do not remove them, we do and dispose of them on the next trash day.

When you put your trash out for the trash company, there are a few rules that you need to keep in mind.

- 1) All trash containers need to be 0 to 10 feet from the curb. The trash company is going to come in and paint temporary lines so you know where 10 feet is. If your trash is behind the line, it won't get picked

up.

- 2) All trash needs to be in closed containers and closed bags so that it doesn't blow everywhere.
- 3) If there are electrical boxes at the curb, your trash MUST be in front of them.
- 4) If you want to put out appliances, carpet, construction debris (more than 2 cubic yards), etc., you need to call the trash company and talk to them about that so they are prepared for the extra trash. If you don't, they probably won't pick it up.

You, as a homeowner, are responsible to help us keep our yards and streets clean and most important, take pride in our community.

We're Sick of Your Poo-Poo!

Sharon Roybal & Len Price

Poo-poo on top of poo-poo!!! Dog poop is such an ongoing problem throughout our entire community. What is so difficult about carrying a bag with you, bending over and picking up after your beloved pet and then disposing of it in a proper receptacle. Maybe a little exercise is all we get out of it, but ohhhh.. it's so much easier to stand upright, let the dog poop, look at the poop and walk away! Poop does not disintegrate in the snow or other weather elements or when the sprinkler hits it. It does, however, attract flies, get on the bottom of your shoes, smell horrible, create health hazards (Giardiasis—http://www.cdc.gov/ncidod/dpd/parasites/giardiasis/factsht_giardia.htm) (2 confirmed cases have been reported at T&C) and is just plain **NASTY!!!** Your children play around on the grass and fall or step in it and then track it into your home. Is that really where you want it??

You need to always have a bag present and *visible* while we are walking our

dog. There are containers throughout our community for the disposal of your dog's 'fido-sciary doodie'. We will gladly empty those for you.

If you see anyone who isn't picking up after their pet, please feel free to contact the management office. We will be more than happy to send out a complaint letter regarding the 'poopy' violation. You can even send it to us anonymously if you so chose. We just need the complaint in writing and it must contain the date and time of the offense and the address of the offender. We will keep your identity as the 'informant' confidential.

We have a 'pooper scooper' lady to help

"To reach a port we must sail, sometimes with the wind and sometimes against it. But we must not drift or lie at anchor."

- Oliver Wendell Holmes

us keep a handle on this situation. Please help us lighten her load. The amount of money budgeted and paid to her on a regular basis could be spent for other things if you, as a pet owner, would only clean up after your pet.

As a responsible pet owner, it is your job to clean up after your pet and no one else. If you do not clean up after your pet, the fine is (at minimum) \$50 per incident. By incident, we mean \$50 per poop and \$50 per leash offense. So... if you chose to allow your dog to run loose and don't clean up the poop, that's a \$100 fine.

And FYI, you CAN be fined for not cleaning the poop out of your backyard. Again, it is unfair and disgusting to expose your neighbors to the smell and all the associated perils that go along with poop.

Let's keep our common areas and yards clean and work together as a community to get it done!

Parking Rule Reminders...

By Laura Williams

We had several complaints recently about the parking situation around Town & Country Village and rightly so. Each unit has one assigned parking space and those spaces are for the specific and sole use of that particular homeowner/occupant. If someone else chooses to park in a reserved space that isn't theirs, they can be towed (the cost is a little over \$200 for one day and goes up with every day the car is in the impound lot) at the vehicle owner's expense. I suggest to the owners of the parking spaces, that the first time someone parks in your parking space, write a polite note and ask them not to park there again as this space is for your exclusive use. After that, all bets are off...

As far as the visitor or guest spaces are concerned, keep in mind that these are for EVERYONE'S use. You can't just park your extra car there and not move it. The rules and regulations require that your car

be moved every 14 days. Those same rules also require that your vehicle must be able to move under its own propulsion and be road legal. In layman's terms, the car must run and drive and the emissions and the license plates must be current and valid. So IF your car sits for more than 14 days, I will tag it. If your emissions sticker is expired or missing, I will tag it. If your plates are expired or missing, I will tag it. It will be tagged for a 72 hour period in order to give you time to move it or correct the issue. If the problem has been corrected or the vehicle has been removed, no further action is necessary. If you don't resolve the issue within the 72 hours or contact the management office to make arrangement for an extension of time, your vehicle will be towed at your expense.

On the streets where there are driveways, there are also fire lanes. The fire lanes are on the south side of

each street and/or at the end of the streets and are marked with red curbs. At NO time may you park there. These fire lanes are for emergency vehicles ONLY. If your vehicle is in a fire lane, the police can and probably will ticket and tow you immediately. Our towing company has permission to wait a courtesy 20 minutes and tow you immediately. When you park on the other side of the street (opposite the fire lanes), please be aware of where you are parking and whether you are overlapping someone's driveway, especially for the homes that have the split driveways. To back out of those narrow, fenced driveways is bad enough without someone parking right up to the edge of the fence and creating an even larger hazard.

Please be courteous to your neighbors. Share the guest spaces and pay attention to where you park.

Step Up To The Plate!!

By Len Price

For your information!!

There are things that are going to change and these changes will affect all homeowners in one way or another. At the present time, there are only 4 board members and 5 board positions. There is a good possibility that there will be only 2 board members for the 5 positions in the next few coming months.

Charles Dohnalek, Treasurer and Len Price, President both have their town homes on the market and are just waiting for the right buyer to come along. If and when these town homes are sold, that will leave only 2 board members

and one of those member's term expires at the next annual board meeting in July. Now is the time to step up to the plate and get on a committee, be prepared to step into a position on the board of directors.

Over the last several years the board has worked hard to bring this association to where it is today. Homeowner attendance and participation has been minimal. Generally, there are less than 15 homeowners present at each meeting. And to those of you who do participate on a regular basis, we do appreciate your feedback,

suggestions and presence.

I have great concerns as to what will happen if no one steps up and becomes an active board member. One thing for sure, it is not an easy job. It is time consuming and requires intricate knowledge in many areas.

The board is looking for individuals that are willing to step up and become a board member when the vacancies occur. Individuals who care about Town and Country Village and are willing to continue to look out for the best interests of Town and Country Village, please apply!!!!



Post Office Box 1180
Parker CO 80134-1180

Phone: 303-805-2926
Toll-Free: 800-905-2926
Fax: 303-805-9368

Email: towncountry.village@comcast.net
Website: www.tchoa.net

EMERGENCY PHONE NUMBERS:

PARKER POLICE DEPT: 303.841.9800
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

Rules and Regs Update

By Laura Williams

We are requesting that everyone review the most recent set of rules and regulations. If you don't have a printed copy, you can find them on our website and print them from there. Also, remember that if you are a landlord, it is your responsibility to provide your tenant with a copy of these rules and regulations. There are some things that have been

previously overlooked or not properly enforced as they should have been. The current board, Architectural Control Committee and management will be readdressing these issues.

Keep in mind that the association has various rules and these rules are important to maintain a harmonious community and to sustain property values.

We are currently seeking a new person to conduct our ACC walks and issue the letters. If you know someone who is a non-owner/resident who might be interested, have them contact Laura at the office.



2006 CALENDAR OF EVENTS

MONTHLY BOARD MEETING

SPECIAL EVENTS

Monthly Board Meetings are held at Parker Senior Center, at 7PM, 10675 Longs Way, Parker CO

FEBRUARY 16

MARCH 16

APRIL 20

MAY 18

Pool Opening Party 05/27/06

JUNE 15

2nd Annual Community Garage Sale 06/23-25/06

JULY 20

Annual Board Meeting 07/20/06

AUGUST 17

SEPTEMBER 21

Pool Closes 09/04/06

OCTOBER 19

NOVEMBER 16

Holiday Decorations may go up after Thanksgiving

DECEMBER —

No monthly meeting due to the Holidays—Holiday Light Contest