

TALL PINES NEWSLETTER



3RD QUARTER 2024

LCM Property Management

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LCM Emergency Number:

303-221-1117, follow prompts

LCM Website:

www.lcmpm.com

Tall Pines website

www.tallpineshoa.net

BOARD OF DIRECTORS

Mary Ann Bennett, Pres.

Debbie Teti, Vice Pres./Sec.

Patty Formosa, Treasurer

Amy Wagner, Member at Large

2024 Board Meetings*

October 9 Budget Meeting

November 13 Budget Ratification
Meeting

Tall Pines Mission Statement

To promote an atmosphere of safety, caring and community. To advocate for the well being of people, property and resources. To work together towards a culture of transparency, accountability and integrity. To uniformly uphold and apply rules and regulations for the benefit of all.

**Board Meetings will be held every other month.*

FINANCIAL UPDATE

- Budget Meeting, **October 9th, 6:00 p.m.**
- Detailed financial information is available on the website.
- Reserves consistently remain balanced.

ALWAYS stop when the school bus has their STOP sign out during pickup and dropoff. Slow down and look!

PROJECTS/PROJECT UPDATES

- **Sewer cleanouts** continue to be scheduled and completed
- **Cameras** have been installed at the mail kiosk.
- **Bushes** continue to be dug up and fence lines cleared of dead debris.

COMMON QUESTIONS & ANSWERS

What should I do if I encounter ice? *Please report any icy patches to LCM, making sure to specify the location. Maintenance will also gladly distribute ice melt to residents upon request.*

I want to install or replace a door, deck, or windows. What does that process look like? *First, you will need to complete an ACC form, which is on the LCM website. The form should then be submitted for board approval. Approval must be granted before projects commence. Some reminders: Doors and windows cannot be white. Decks cannot be attached to buildings, nor can they cover gutter drainage. If completed renovations violate HOA rules, removal and re-replacement must be done promptly AND at owners' expense. Be sure to find out if plants that you would like to plant in your common area are approved.*

When will the holiday lighting contest take place? *The holiday lighting contest has been discontinued. It was originally implemented to create a bit of festive fun around the holiday season for those competing and so that residents could enjoy viewing decorations. However, in recent years this event has seemingly turned into a source of friction for the community, which is the polar opposite of what it was intended to be. Residents are still welcome to put out holiday decorations, but there will no longer be any contest or competition.*

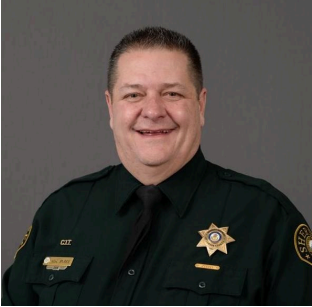
Are there limits or guidelines regarding appliances that can be used in the garages? *Garages in the complex were primarily built to power lights,*

as was standard in the early 1980s. Large appliances such as refrigerators and saws will cause the breakers to trip, so please do not operate them in garages. Lights and garage door openers are fine and will not cause the breakers to trip or overland.

Do you have any suggestions or ideas for seasonal chores? *Helpful ideas for fall chores include replacing smoke detector batteries, checking and replacing outdoor light bulbs if necessary, and sealing any gaps at windows or doors with caulk or weather stripping. For winter, you may find it useful to switch ceiling fans to turn clockwise, vacuum refrigerator coils, remove lint from the dryer exhaust, and replace any damaged window or door locks.*

Have you hired a second maintenance staff member? *Yes! His name is Kenny Rogers and he is a Tall Pines resident now working on our maintenance team. Be sure and say hi if you happen to see him!*

IN THE COMMUNITY



Deputy Sheriff Mark Bybee, the Crime Prevention Officer for Jefferson County, generously shared his time and knowledge with residents at the September 12th Annual Board Meeting. He spoke about crime trends throughout the county as well as ways to stay situationally aware. Some encouraging highlights included the fact that vehicle-related crimes have slowed down significantly throughout Jeffco, as has catalytic converter theft. Crime in general in Tall Pines has also fallen by half since the installation of new lighting. Deputy Bybee also shared some helpful tips that residents may want to keep in mind:

- If you see something, say something. Suspicious activity can be reported to the Jeffco non-emergency number at 303-271-0211. 911 should still be used for emergencies.
- Residents should become familiar with the arrival time of mail and get in the habit of picking it up **every day** so that mail thieves might have a greater chance of coming up empty-handed.
- Criminals will usually go to a poorly lit house as opposed to one that has ample lighting.
- communitycrimemap.com is a helpful resource to view specific crime occurrences across states and municipalities.

RESIDENT REMINDERS

Harassment toward HOA board members or maintenance staff is wholly unacceptable. If a resident has a question about a policy or rule, courteous inquiry and conversation are always welcome, while physical or verbal altercations are not. Let's all remember to be kind, put our best selves forward, and conduct ourselves in a civil manner, even in times of disagreement.

When driving or walking through the complex, be aware of fellow residents pulling out of garages. This helps prevent accidents and also keeps pedestrians safe. Stopping and waiting for a mere few seconds can make all the difference. Keep your speed at the speed limit! Violations are being issued to those who continue to speed through the complex.

Please refrain from parking in spots designated for snow as we approach the fall and winter seasons. This clearly does not apply in the warmer months when temperatures are in the 90s and there is no chance of snowfall. However, as temperatures drop and winter draws closer, kindly use common sense and leave snow-designated spots open so that snow removal may take place unimpeded. You may be towed, or your car will get snowed in by the plow pushing the snow to the back of your car.

ANNUAL HALLOWEEN PARTY AND PARADE

October 20th, 2024

Be on the lookout for posters with more information! More information is also on the Tall Pines website, tallpineshoa.net.

SENIOR CHRISTMAS PARTY December 17th, 2024

If you are a senior and we have missed you in the past, or you are new, please call this number and request an invitation.

720-353-4071
