

# TALL PINES NEWSLETTER



1ST QUARTER 2024

## LCM Property Management

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Denver, CO 80210

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LCM Emergency Number:

303-221-1117, follow prompts

LCM Website:

[www.lcmpm.com](http://www.lcmpm.com)

Tall Pines website

[www.tallpineshoa.net](http://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\*

January 10,

March 13, May 22,

July 10,

September 12 Annual Meeting

November 13 Budget 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

- Financials can be found on the website.
- Reserves remain consistent.

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***Woodpeckers: Deterrents have been placed on buildings. However, should you see or hear woodpeckers OR encounter damage to siding, contact LCM immediately. Be sure to include the location, such as address and unit number.***

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## PROJECTS/PROJECT UPDATES

- **Excavation** for the groundwater flow improvement project has been completed.
- **Potholes** will be filled in when the weather improves. Snowy and unpredictable winter weather impedes this process significantly, making it an ideal project for the spring.
- **Sewer cleanouts** have been scheduled.

## COMMON QUESTIONS & ANSWERS

**What do I do if I encounter a broken sprinkler?** Please call or email Elizabeth Sweeney at LCM to report any broken sprinklers.

**Who is responsible for landscaping?** We have recently partnered with Brightview for all landscaping projects and needs.

**Which steps should I take before installing or replacing windows, doors, or decks?** The first step is to complete an ACC form, which can be found on the LCM website. The ACC form should then be submitted for board approval. Residents should await board approval before commencing any projects. **Doors and windows cannot be white. Decks cannot be attached to buildings, nor can they cover gutter drainage.** In the event that replacement windows or doors violate HOA rules, they must be taken out and re-replaced at owners' expense.

**What is and is not allowed in the dumpsters?** Dumpsters are intended for household trash ONLY. When working on projects, contractors must remove all trash from the property. Windows, doors, toilets, sinks, appliances, paint, and other related debris are NEVER permitted to be disposed of in the dumpsters.

**Where should I park?** *Out of courtesy for other community members, whether visitors or fellow residents who have more than one car, please consider utilizing your reserved spot rather than parking on Depew.*

**What will be done with the tennis court area?** *Other projects are superseding tennis court replacement at the present time. Repurposing of this area will be completed at a later date.*

## **IN THE COMMUNITY**

**Jefferson County Animal Control officers** generously shared their time at the March 13th HOA board meeting in order to educate residents about applicable laws and ordinances for dog owners in Tall Pines as well as Jefferson County as a whole. Perhaps the biggest takeaway was the advice to be respectful to each other, not to mention common areas, by picking up dog poop when necessary. In addition to being a citable county ordinance, failing to pick up dog poop contaminates the water supply and is also generally quite unsightly. Should residents witness others leaving dog poop behind, they are advised to make a note of the time as well as the specific location within Tall Pines where the incident occurred. Additionally, a detailed description of the dog and the owner also proves very helpful to the officers. Names and photos are not needed, as Animal Control will respond to complete an area check regardless. **Jefferson County Animal Control can be contacted at 303-271-5070.**

## **RESIDENT REMINDERS**

**The pool** is scheduled to open on May 25th. If you have lost or misplaced your pool key fob, please contact LCM. Key fob replacement is \$25. If your contact information listed with LCM is incorrect or your account is delinquent, your key fob will not work until such matters are remedied. Please also make it a priority to read and understand the pool rules before enjoying this amenity, because enjoyment of the pool is a privilege contingent upon adherence to rules, and rules are strictly enforced.

**Any and all plants** which may be planted by residents are considered to be in a common area and must be properly maintained. If plants are discovered to be unkempt, maintenance or landscaping reserves the right to trim or remove them.

**Car registration** must be kept up-to-date. Failure to do so may result in towing by **Tri-County Auto Recovery**. Tri-County will place a green or orange sticker on the driver side window if a car is found to have delinquent registration. Tall Pines has different tags and regulations.

**Reserved parking permits** are available to residents if desired. Please contact maintenance with a copy of your deed or proof of ownership, and they will be happy to provide you with one.

**Price gouging** has occurred with some homeowners as they seek to hire companies to remodel or complete upgrades to their homes. Some companies charge significantly more than is typical for certain projects, and others attempt to convince owners that wholly unneeded repairs are necessary. It is recommended to be diligent in your research by speaking with at least three different companies before making a decision regarding who to hire.

**The end of the school year** is fast approaching. Please be mindful of adhering to posted speed limits and carefully watching for children as you drive through the community. Let's keep Tall Pines a safe place for everyone!

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***SAVE THE DATES!***  
***PANCAKE BREAKFAST***  
***SATURDAY, APRIL 6th, 2024***  
***9AM TO 11AM***

***COMMUNITY YARD SALE***  
***JUNE - DATE AND TIME TBD***

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