

TALL PINES NEWSLETTER



1ST QUARTER 2025

LCM Property Management

1776 S. Jackson St., Ste 300
Denver, CO 80210
Elizabeth Sweeney, Property Mgr.
303-221-1117, ext. 104
esweeney@lcmpm.com

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.
Patty Formosa, Treasurer
Amy Wagner, Secretary

2025 Board Meetings*

January 8, March 12, May 14, July 9,
September 10, November 12

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 have been posted on the website.
- Reserves remain consistent.

For information about all things Tall Pines, go to our website, tallpineshoa.net. Answers to most questions can be found, along with policies, financials, upcoming events, and meeting minutes. Simply take a few minutes while you are on your phone or computer and become informed.

PROJECTS/PROJECT UPDATES

The current mailbox kiosk will be demolished and replaced by three theft-proof mailbox locations. The completion date for this project is undetermined at this time.

Information is currently being gathered in anticipation of gutter and downspout cleanouts.

Scooter parking will be designated to prevent scooters from being discarded haphazardly around the property.

COMMON QUESTIONS & ANSWERS

How do I obtain a pool key fob? *If you did not receive one from a previous owner or your landlord, contact Elizabeth at LCM. There is a **\$25 charge** for fobs.*

Are there any suggestions for safe, obstruction-free use of pipes and garbage disposals in my unit? *The best way to keep kitchen pipes unobstructed is **not to use the garbage disposal** at all. Additionally, **do not flush wipes, diapers, or feminine products** down the toilet.*

What should I do if I hear or see woodpeckers? *Woodpeckers are a serious nuisance and can do immense damage in a short amount of time. If you come across them, contact Elizabeth at LCM immediately.*

I have seen Japanese beetles near my unit. Should I use Japanese beetle traps or lures? *It is strongly recommended that residents **not use** these products. Such measures are superfluous as the landscaping company already makes efforts to mitigate grass and plant pests around the property.*

Where can I donate books? Please visit the two lending libraries in front of the clubhouse. There are two separate libraries for adult books and kids' books. This is a fun (and free!) way to clean out your bookshelf or find your next great read.

RESIDENT REMINDERS

If you are a landlord or have renters, it is your responsibility to provide rules and regulations for your tenants and ensure that they comply.

Landscaping staff must be given ample room by residents so that they can work. Please be considerate and stay out of their way. It should also be noted that they are on the property to complete predetermined tasks. Therefore, residents should never ask them to do additional work as their job is not to fulfill individual resident requests. Finally, if landscaping is being performed at your unit, such as bush removal, please be patient and remember that these projects take time to complete.

Pick up after your pet. It is a violation of HOA policies **and** Jefferson County ordinances to leave pet excrement behind. Additionally, please pay attention to where your pet is urinating or defecating while on walks. Many residents spend their own time and money putting in flower beds or other plants and do not wish to have these areas ruined by pet urine or feces.

The HOA board requests that residents remain mindful of water usage. The price of water is rapidly increasing as of late. Widespread, excessive water usage is a prime example of something that affects HOA dues.

As summer break approaches, parents need to remember that it is their responsibility to ensure that their children aren't climbing in the trees/bushes or destroying property. Keep an eye on your kids if they are out running around. It may also be worthwhile to remind them to be respectful of property.

The best place for accurate information regarding policies, events, or board meetings is the Tall Pines website, tallpineshoa.net. Anyone with questions or concerns should be referencing the website. Information found there is far more accurate than what one will hear after asking a neighbor. Lastly, an important distinction is that the LCM website, lcmpropertymanagement.com, is the LCM Property Management website for Tall Pines, whereas tallpineshoa.net is the HOA community website.

UPCOMING EVENT

PANCAKE BREAKFAST
SATURDAY, APRIL 5TH
9AM - 11AM
TALL PINES CLUBHOUSE



SAVE THE DATE!

YARD SALE
SATURDAY, JUNE 14TH
8AM - 3PM
PROPERTY-WIDE

