

AMERICANA TOWNHOMES



**THIS IS A
GREAT
PLACE TO BE**



2017 BOARD OF DIRECTORS

President

Anissa Alderman

Vice President

Sonja Pridmore

Secretary/Treasurer

Linda Heersink

Member @ Large

Lotus Alexander

AMERICANA TOWNHOMES - A FEW GAME RULES

Trash must be placed in the trash dumpsters throughout the project. Trash must be enclosed in a tightly sealed bag. Boxes must be broken down and placed in a dumpster.

No resident shall permit or suffer anything to be done or kept in the unit which would increase the rate of fire or other insurance thereon or on the project as a whole.

No more than two (2) small (up to 35 lbs each) indoor pets per unit. Pets shall not be chained or tethered outdoors, unattended, so as to become a nuisance to others. Always use a leash when walking your pet and clean up immediately.

Do not feed the wildlife.

Maintain back patio in an orderly and clean manner.

Temporary A/C units and/or window fan units must be removed on or before September 30th to avoid \$50 immediate first fine.

(Inspections will take place beginning October 9, 2017).

Any broken windows, windows with grids no longer intact and peeling must be replaced immediately.

Torn or damaged screens and screen doors are replaced by owners.

Owners are responsible for the actions of their tenants and fines are levied accordinally

BOARD MEETING

The next scheduled Board Meeting will be held September 27, 2017 at 6:30 pm.

Owners are welcome. Please join us at the Aurora Municipal Bldg. Lowry Room Third Floor



ELECTRONICS RECYCLING EVENT – CITY OF AURORA

Sept. 16, 9 a.m. to 1 p.m. Central Facilities Recycling Station located at 13646 E. Ellsworth Ave. 303-739-7173 or AuroraGov.org/Recycle

Electronics are banned from landfills in Aurora, so take advantage of this recycling opportunity. Most items are free including VCRs, stereos, printers, cell phones, microwaves, small appliances and more. Appliances that contain refrigerant or coolant will be accepted. Cathode ray tube (CRT) computer monitors are \$10 each, CRT Televisions equal to or under 22 inches are \$20 each and CRT TVs over 22 inches are \$40 each. TVs larger than 42 inches will not be accepted. Please call for information.

Silence is Golden

Stomping, Barking, Screaming,
Shouting, Banging, Yelling,
Whining, Honking, Pounding,
Rumbling, ...add loud music,
sound and TV

There is no doubt that with 108 townhomes, with so many people living in close proximity to one another we will hear and be bothered by noises. But, there is no doubt that we can each do our part to control the noise coming from our units. Please help by training your dog, throwing down some area rugs, and reducing your volume whether it's from sound equipment or your vocals. Keep the noise down. Respect your neighbors.

Denver Free Days – September 2017

Denver Art Museum

Saturday, September 2, 2017

Saturday, September 9, 2017

Denver Museum of Miniatures, Dolls & Toys

Sunday, September 3, 2017

Children's Museum of Denver

Tuesday, September 5, 2017

Four Mile Historic Park

Friday, September 8, 2017

Denver Nature & Science Museum

Sunday, September 17, 2017

Buffalo Bill Museum & Grave

Sunday, September 17, 2017

Molly Brown House

Friday, September 22, 2017

Cyfford Still Museum

Friday, September 29, 2017

Denver Mint

Tours are free – call 303-405-4761

INSURANCE @ AMERICANA

How to Obtain Proof of Insurance and Other Insurance News

The Board of Directors renews the master insurance policy on a yearly basis. This year the property and liability package was again secured through the Mike Neff Insurance Agency with the insurance carrier Travelers Casualty and Surety Co for the property and Scottsdale Insurance for the Liability. This year's premiums are for the period from September 1, 2017 through September 1, 2018. Other master policies secured per the Association's Governing Documents include:

Directors & Officers

Fidelity Bond/Crime

Umbrella Policy

As an owner, it is important to maintain your own insurance to cover the unit's interior items that are your responsibility in addition to your personal property. Ask your agent about:

Renters Insurance

Personal Property Coverage

Liability coverage and,

Loss Assessment Coverage

Loss of Use coverage....

Are you refinancing or looking for a reverse mortgage, or is your lender requesting a copy of the Master insurance Policy for the association? Please contact Mike Neff Insurance Group directly by faxing in the request to (970) 949-0691 or call the agency at (970) 949-5633. A certificate of insurance will be sent to your bank specifically for your address.

Be prepared for the **PHASED FENCE REPLACEMENT PROGRAM**.

Owners must remove any and all structures and decorative items attached to the existing fencing in order to allow for the safe and proper removal of old posts, fences, gates and light posts. For some owners this will be a simple process and for others it will be a major project. Americana Townhome Association and the fence contractor to be engaged will not be responsible for damage to attached structures and decorations.

**The Aurora Police
non-emergency line
is 303-627-3100**



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