

AMERICANA TOWNHOMES



August Summer News

2019

Your **2019** monthly assessments, due on or before the first of each month are \$185.00.

Assessments not fully paid within ten days after the due date receive late fees in the amount of \$20.00. You may set up automatic payments online. Please contact jean@weststatmanagement.com

BOARD OF DIRECTORS

President

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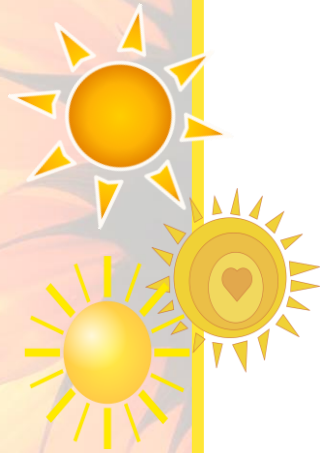
Members at Large

Lotus Alexander

Tom Alderman

BOARD MEETING

The next scheduled Board Meeting will be held August 28, 2019 at 6:30 pm. Owners are welcome. Please join us at the Aurora Municipal Bldg. Lowry Room Third Floor



DO YOU HAVE A COMPLETE COPY OF THE 2016 REVISED RULES AND REGULATIONS?

The Following is Straight from the Rules & Regulations;

- 1) The governing Documents and Rules and Regulations shall be made part of all leases.
- 2) Each owner shall be responsible for distribution of the Rules & Regulations.
- 3) Trash must be enclosed in a tightly sealed bag and placed in the trash dumpsters throughout the project. **No** electronics or large items such as mattresses are to be placed in the dumpsters.
- 4) No owner shall permit or suffer anything to be done or kept in the unit which would increase the rate of fire or other insurance or on the Project as a whole.
- 5) No more than two (2) indoor pets per unit (up to 35 pounds each).
- 6) Do not feed wildlife. Do not leave pet food outdoors.
- 7) Political signs may be displayed per the following: No more than one sign per political office or ballot issue. Signs may be posted not earlier than 45 days prior to the election and may remain 7 days after the elections. The signs may be no larger than 36 by 48 inches.
- 8) Volume of TVs, Electronics, Stereos and musical instruments shall be reduced after 10:00 pm and at all time be kept at a sound level to avoid disturbance to others.

NEED AN EXTRA COPY? Email jean@weststarmanagement.com

August and September are great months to repair and improve your home before the cooler, sometimes cold days of October come around. With the property values continuing to increase, this is an optimum time to invest in your property. Check for windows and screens that require replacement to help freshen up the look of your townhome.

VEHICLES WILL BE BOOTED AND TOWED IF PARKING RULES ARE IGNORED. Maintain valid license plate and registration. Do not park in the fire lane. Two vehicles maximum per unit. **NO EXCEPTIONS.** Visibly display Americana parking permits..

Denver Free Days - August 2019

Museo de las Americas – 861 Santa Fe Drive

Friday, August 2, 2019 4 pm

Denver Botanic Gardens at Chatfield

Tuesday, August 6, 2019

Clyfford Still Museum

Free every day from 5 – 8 pm

Free all Saturday, August 3, 2019

Denver Art Museum

Saturday, August 3, 2019

The Museum is free every day for children 18 years or younger

Four Mile Historic Park

Friday, August 9, 2019 from noon to 4:00 pm

Denver Firefighter's Museum - 1326 Tremont Place

Seniors 65+ are free the second Saturday of every month

Entry is free for all Saturday, August 10, 2019

Joy Park @ Children's Museum of Denver

Friday, August 16, 2019 – free from 4 pm – 8 pm

National Park Service Days

Free Entrance to Parks

August 25th from 8:00 am to 8:00 pm

Denver Museum of Nature and Science

Monday, August 26, 2019

Denver Mint

Tours are free – call 303-405-4761

Mondays through Thursdays

Thunderstorm Safety

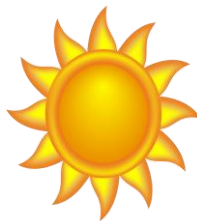
Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning. **Watch the weather** and pay attention to your local weather forecast. **Stay inside** if severe thunderstorms are imminent. Open structures and spaces do not provide adequate protection. **Surge protectors** may reduce the risk of damaging electronics. **Stay away from windows** as lightning is not only a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them. **If you are enjoying the pool, please leave the water and general pool area.**



Do not hesitate to call the Aurora Police Non Emergency Number to report suspicious behavior.

303-627-3100

If you rent out your Americana Townhome please ensure that your tenant receives a copy of this newsletter.



Satellite Dish Installation

Americana Rules & Regulations on the Installation of Exterior Antennas: Per the FCC Ruling, installation of satellite dishes that are less than one meter in diameter, radio, aerial, TV antennas, or a like apparatus or connection are permitted and may be installed by the owner outside of his respective unit and must conform to the following restriction: **No installations are permitted on the roof and/or siding. Owner is responsible for any damage caused by the antenna or dish installation.**

The Association has the responsibility of repairing the roof and the siding, however, if an owner has installed a satellite dish on the roof shingles or on the metal siding material, they become responsible for damage to those components and any repairs needed. Please remind the dish installer and avoid the cost of having to relocate a satellite dish, or other apparatus or antenna placed on a common element.

weststar

COMMUNITY MANAGER

Jean Ronald CMCA, AMS

jean@weststarmanagement.com

6795 E. Tennessee Ave. #601

Denver, CO 80224

Tel: 720-941-9200 fax: 720-941-9202

**MOBILE
SCREEN
REPAIRS**

Call
BUGS OUT!
720-315-8953