

# Americana Townhomes

June 2019

Spring

Spring is in the Air

Do you have your  
Parking Permit?

## MAILBOX KEYS POOL KEYS

ARE YOU LOOKING FOR THESE? Please contact Jim Crigler of Maximum Property. Call 303-369-0800 x1000

Owners: Attached to this newsletter please find your copy of the newly adopted Americana Townhome Information and Data Breach Policy. Please store this along with your HOA documents.

During the warm/hot summer days, residents may install window fans to help cool down their home. Please remember however that these must be temporary window fans and they must be removed by September 30<sup>th</sup> each year for the fall and winter months.

## ARCHITECTURAL REVIEW

As the years go by, home maintenance becomes more and more important. With the home property values continuing to increase it is a great time, as the warmer seasons approach, to replace windows, replace front and back screen/storm doors, and to replace window screens. Front doors must be painted the Americana blue as seen throughout the community. Please remember to submit the Architectural Review Form attached when making improvements or modifications to your townhome. Several owners have recently submitted for improvements to their back patio. When constructing a deck it is important to not attach the structure to the unit or the fence. Thank you.

The non-emergency help line for  
the Aurora Police Department  
is 303-627-3100

## BOARD OF DIRECTORS

**President**  
Anissa Alderman  
**V.President**  
Sonja Pridmore  
**Secretary/Treasurer**  
Linda Heersink  
**Members at Large**  
Lotus Alexander  
Tom Alderman

## BOARD MEETING

The next scheduled Board Meeting will be held  
July 26, 2019  
at 6:30 pm in the Lowry  
Room at the Aurora  
Municipal Building  
3<sup>rd</sup> Floor  
Please join us.



Be safe on your  
bike this  
spring and  
summer.



COMMUNITY MANAGER

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

## Denver Events & Markets - June 2019

Denver Pop Culture Con

May 31<sup>st</sup> – June 2<sup>nd</sup> at the Colorado Convention Center

Denver Chalk Art Festival

June 1<sup>st</sup> and 2<sup>nd</sup> at Larimer Square

Civic Center Eats 2019

1560 Broadway

April 30, 2019 through October 10, 2019

Denver's largest gathering of Food Trucks

Friday Night Bazaar

June 7, 2019 through September 27, 2019

1777 E 39<sup>th</sup> Street

Park Hill Farm & Flea Market

June 6, 2019 through August 29, 2019

Oneida Park – Thursday Nights

Union Station Farmers Market

May 11, 2019 through October 26, 2019

Do not feed the wildlife.

## SPRING CLEANING FOR YOUR BATHROOM AND KITCHEN DRAINS

Pour 1 cup of baking soda down the drain followed by 1 cup of vinegar. You can try heating the vinegar in the microwave for a few seconds before adding it to the drain. Wait 5 minutes before flushing the drain with 2 quarts of hot water. You can repeat this process a few times if it is necessary. If this is the first time you have cleaned your drain in a long time it may be necessary to repeat the baking soda flush a couple of times. You can also use this as a regular maintenance method for your drains. If you are experiencing clogged drains that just won't move, contact a licensed and insured plumbing company to help out. Don't wait for a back up.

## REFRESHER ON RULES

**TRASH** - The trash dumpsters are for daily household trash only. Please secure trash bags to avoid items spilling out. This will also help to maintain the dumpster area free from scavenging wildlife. No furniture, appliances, mattresses, electronics, TVs or other large items may be placed in or outside the dumpsters. Residents are responsible for arranging disposal of large items.

**PETS** – No more than two household pets shall be kept. Pet owners shall clean up after their pet and dispose of pet waste immediately. Pets shall not be allowed to roam unrestrained on the common areas other's units. Pets must be controlled and not allowed to become a nuisance to neighbors. The weight limit for dogs coming into the community is 35 pounds.

**PARKING** – Vehicles will be towed at the car owner's expense if license registration is out of date, or if parked in a restricted, no parking area. Parking is limited to two cars per unit. Each unit has one (1) lettered parking space. All other spots are on a first come first served basis.

**LEASING** – For emergency purposes please provide Management with contact information, names and phone numbers, for your tenants. The owner shall be responsible for distribution of the Rules & Regulations to the tenant. Fine incurred by a tenant shall be charged to the unit owner.

**OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.**