



# AMERICANA TOWNHOMES

May Spring News

2019

## BOARD OF DIRECTORS

### President

Anissa Alderman

### V. President

Sonja Pridmore

### Secretary/Treas.

Linda Heersink

### Member at Large

Lotus Alexander

Tom Alderman

## BOARD MEETING

The next scheduled  
Board Meeting

will be held

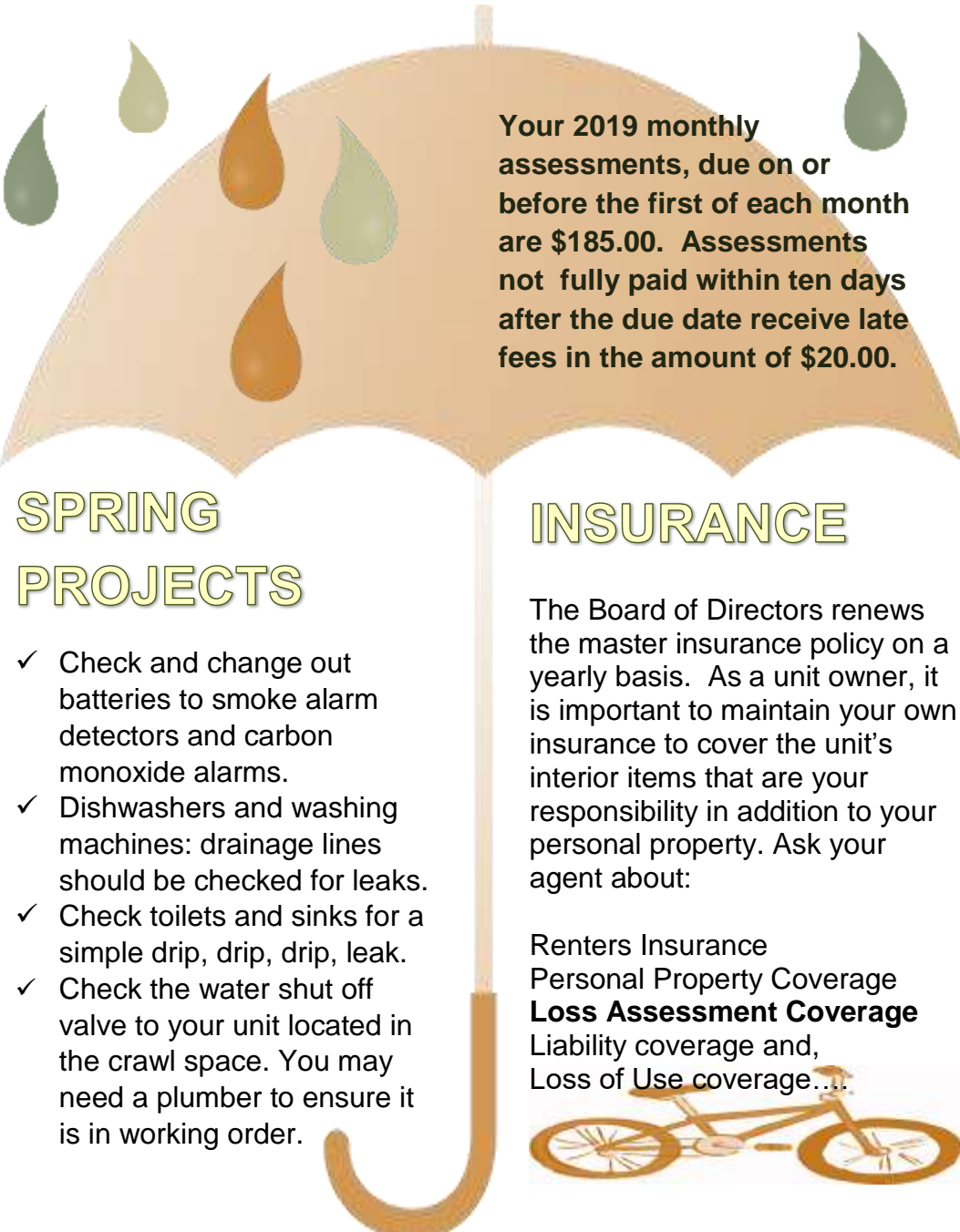
May 22, 2019

at 6:30 pm in the Lowry  
Room of the Aurora  
Municipal Building.

Please join us. Owners  
are encouraged to attend.

## Please Remember

**Charcoal grills are not permitted.** An electric grill or gas grill is permitted. Gas grills can only be used with a maximum 1-lb propane bottle. No more than three 1-lb propane bottles can be stored on a balcony at any time.



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.

## SPRING PROJECTS

- ✓ Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
- ✓ Dishwashers and washing machines: drainage lines should be checked for leaks.
- ✓ Check toilets and sinks for a simple drip, drip, drip, leak.
- ✓ Check the water shut off valve to your unit located in the crawl space. You may need a plumber to ensure it is in working order.

## INSURANCE

The Board of Directors renews the master insurance policy on a yearly basis. As a unit 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  
**Loss Assessment Coverage**  
Liability coverage and,  
Loss of Use coverage....





COMMUNITY MANAGER

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### DO NOT FEED THE WILDLIFE

Squirrels - Rabbits - Skunks  
Foxes - Prairie Dogs

**DO NOT LEAVE SCRAPS  
FOR THE BIRDS AS THIS  
WILL ATTRACT PESTS.**

## YOUR PETS

Maintain your pet on a leash when walking outside. Do not tether your dog and allow them to remain outside unsupervised and barking.

Clean up after your pet always. If you are considering a new dog, our rules limit each dog to 35 pounds.

## TEMPORARY AIR CONDITIONING /WINDOW UNITS/WINDOW FANS

These may be placed in windows during the warmer months from May 1<sup>st</sup> through September 30<sup>th</sup> and must be removed immediately to avoid an automatic first fine of \$50.00.

## Denver Events - May 2019

Cinco de Mayo Festival  
May 4<sup>th</sup> and 5<sup>th</sup> at the Civic Center

Don't forget Mother's Day Sunday, May 12<sup>th</sup>

Five Points Jazz Festival  
May 18<sup>th</sup> in Five Points, Denver

Colfax Marathon  
May 18<sup>th</sup> and 19<sup>th</sup> at City Park

Denver Day of Rock  
May 25<sup>th</sup> at the 16<sup>th</sup> Street Mall

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

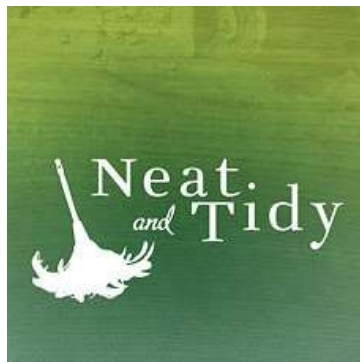


## YOUR BACK PATIO – 3 IMPORTANT REMINDERS



Trees in the enclosed back patio areas are the responsibility of each owner to remove, trim, and care for. If a tree encroaches on the structure, damage may occur. Any damage resulting from your back patio tree is your responsibility.

If you are planning to refurbish your back patio, install an awning, remove pavers, reinstall pavers, relandscape or simply resod the area, remember to submit the architectural form to obtain approval. Your installation may not attach to the fence.



Keep your back patio neat and tidy. Most patios are in the view of your neighbors.

A little spring cleaning is always a good idea.