

Americana Townhomes

November

Fall 2017

FENCE PROJECT SURVEY

All owners were sent a Fence Project Survey on October 18, 2017. Please complete and return your response on or before November 17, 2017. Send your completed response to:

Americana Townhome Assoc.
c/o Weststar Management Corp.
6795 E. Tennessee Ave. #601
Denver, CO 80224

Or email to:

jean@weststarmanagement.com

Can't find a copy of the survey?
Please email Jean and a copy
will be sent your way. Thanks

HOLIDAY SAFETY

- LOCK YOUR DOORS
- LEAVE ON FRONT ENTRY LIGHT
- DO NOT LEAVE VALUABLES IN YOUR VEHICLE AND LOCK YOUR VEHICLE ALWAYS
- CHECK YOUR MAILBOX DAILY FOR MAIL
- SHRED BILLS, CREDIT CARD RECEIPTS, BANK STATEMENTS, HEALTH CARE INFORMATION, ETC TO AVOID ID THEFT
- IF YOU ARE EXPECTING THE DELIVERY OF A PACKAGE MAKE SURE THERE IS SOMEONE HOME TO RECEIVE IT OR ASK YOUR NEIGHBOR

BOARD OF DIRECTORS

President

Anissa Alderman

V. President

Sonja Pridmore

Secretary/Treas.

Linda Heersink

Member @ Large

Lotus Alexander

BOARD MEETING

The next scheduled
Board Meeting

will be held

November 22, 2017

at 6:30 pm.

Owners are welcome.

Please join us at the Aurora

Municipal Bldg.

Lowry Room 3rd Floor

2018 MONTHLY
ASSESSMENT

\$178.00



Our trash dumpsters are only for the disposal of household trash. No furniture, mattresses, construction material, or electronics are to be left in the dumpsters. When bulk items are left at the dumpster we are charged extra and the cost is often \$300 to \$400 over our monthly budgeted expense.

Sunday,
November 5, 2017
at 2:00 am clocks
fall back one hour
to 1:00 am.



OWNER MAINTENANCE AND INSURANCE RESPONSIBILITY

Interior Maintenance and Repairs are the responsibility of the townhome owner and such terms include the following:

- All cabinetry, flooring of any kind, stairs and stair cases, ceilings, any interior drywall, textures and paint on walls.
- All lighting fixtures, electrical wiring, maintenance, and replacement of electrical box on patio.
- All plumbing, water pipes that run within the unit, water heaters, faucets, tubs, sinks, showers, toilets, washers, dryers, hoses and connectors to all appliances, dishwashers, refrigerators, all other appliances and furnaces and air conditioning units.
- All fireplaces, windows and window frames, doors and doorframes, TV receptor and cables and equipment, patios and patio coverings.
- All personal property, e.g. furniture, clothing, electronics, etc.

Please review the Resolution to Clarify Maintenance and Insurance Terms recently mailed to all owners for further details on the maintenance and insurance responsibility of each owner.



Check out the new website weststarmanagement.com

Denver Free Days November 2017

Denver Art Museum
Saturday, November 4, 2017

Denver Museum of Miniatures, Dolls & Toys
Sunday, November 5, 2017

Children's Museum of Denver
Tuesday, November 7, 2017

Denver Botanic Gardens at Chatfield
Tuesday, November 7, 2017

Molly Brown House
Friday, November 10, 2017

Four Mile Historic Park
Friday, November 10, 2017

Denver Botanic Gardens
Friday, November 10, 2017

Denver Botanic Gardens
Saturday, November 11, 2017

Denver Nature & Science Museum
Monday, November 13, 2017

Cyfford Still Museum
Friday, November 24, 2017

Denver Mint
Tours are free – call 303-405-4761
Mondays through Thursdays

Please be considerate of your neighbors when parking and stay within the white lines. Also, parking spaces are limited to two cars per unit. Please ensure that your parking permit is visible. Thank you.

Spice up your pumpkin pie this year. Prepare a chocolate cookie crust using 30 crushed Nabisco Famous Chocolate Wafers (grind them to the texture of coffee grounds) and 4 tablespoons melted, cooled butter and press them into your pie pan. Add 1/4 teaspoon mild chili powder and 1/8 teaspoon of cayenne pepper to your pumpkin pie filling. Serve each slice with a dollop of whipped cream. To make it extra special add two tablespoon powdered cocoa to your whipped cream with a dash of cinnamon.



COMMUNITY MANAGER
Jean Ronald CMCA, AMS, CAM
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202