

AMERICANA TOWNHOMES

AUGUST 2018 SUMMER NEWSLETTER

Your **2018** monthly assessments, due on or before the first of each month are \$178.00.

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 at:

www.mutualofomaha.com

BOARD OF DIRECTORS

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BOARD MEETING

The next scheduled Board Meeting will be held August 29, 2018 at 6:30 pm. Owners are welcome. Please join us at the Aurora Municipal Bldg. Lowry Room Third Floor



DO YOU HAVE A COPY OF THE 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.

PARKING RULES: Each Owner and all occupants of a Unit may park no more than a **total of two (2)** motor vehicles within the Americana Townhome Association at any time. One vehicle in the space specifically designated at the building for the **lettered** unit. The second vehicle is to be parked in one of the unmarked spaces in front of the building. **2018 Parking Permits are required. Unmarked spaces are on a first come first served basis.**

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.

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 a/c units and window fans and they must be removed by September 30th each year for the fall and winter months.

Denver Free Days - August 2018

Molly Brown Museum

Wednesday, August 1, 2018

Museo de las Americas

Friday, August 3, 2018

Denver Botanic Gardens

At York Street

Wednesday, August 29, 2018

At Chatfield Farms

Tuesday, August 7, 2018

Plains Conservation Center

Tuesday, August 7, 2018

Children's Museum of Denver

Tuesday, August 7, 2018 – free from 4 pm – 8 pm

Denver Art Museum

Saturday, August 4, 2018

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

Denver Museum of Nature and Science

Monday, August 13, 2018

Aurora History Museum

15051 E. Alameda Parkway

Closed Mondays

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.



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

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**MOBILE
SCREEN
REPAIRS**

Call
BUGS OUT!
720-315-8953