

AMERICANA TOWNHOME ASSOCIATION

APRIL 2018 SPRING

Next Board Meeting
Wednesday, April 25, 2018
Aurora Municipal Bldg
Lowry Room 6:45 pm

BOARD OF DIRECTORS

President
Anissa Alderman

V. President
Sonja Pridmore

Secretary/Treasurer
Linda Heersink

Members at Large
Lotus Alexander
Tom Alderman

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.
- ✓ Old worn out caulking in the bathroom can also lead to slow leaks that you may not detect until they become major problems.
- ✓ Update your home/kitchen fire extinguisher.
- ✓ Have your dryer vents cleaned and cleared of built up lint. The lint that accumulates over the years can cause your dryer to work harder and it is a certain fire hazard.
- ✓ Time to open the windows and let the fresh air flow. Clean the windows and change out old screens for new.
- ✓ Tidy up your front stoop. If you have pots, it's time to freshen them up with new color and life.
- ✓ Store away the icy décor. It's spring!

OUR WILD NEIGHBORS WILL COME WITH SPRING

With the arrival of spring, we are bound to find more and more wildlife in the community. They will be searching for safe places for their families and for food. Wildlife should not be fed our food or trash and will fend for themselves. It is important to help out by never leaving food for the squirrels, raccoons, birds, or other visiting animals. Extra care should be taken when securing plastic trash bags prior to placing them in the dumpster.



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. You may set up automatic payments online at www.mutualofomaha.com. Management Company ID 2315 - Association ID ATHA - Acct # is your address number and unit letter (i.e. 488 H). For assistance call the Payment Customer Service number 866.800.4656.

Denver Free Days April 2018

**Denver Botanic Gardens
at Chatfield Farms**
Tuesday, April 3, 2018
Clyfford Still Museum
Friday, April 6, 2018 and
every Friday - free from 5 pm – 8 pm
Denver Art Museum
Saturday, April 7, 2018
Denver Botanic Garden
Sunday, April 8, 2018
Colorado Railroad Museum
Thursday, April 12, 2018
Four Mile Historic Park
Friday, April 13, 2018
Longmont Museum
Saturday, April 14, 2018
Denver Nature & Science Museum
Monday, April 8, 2018
Denver Mint
Tours are free – call 303-405-4761
Mondays through Thursdays


VEHICLES WILL BE TOWED

Per the Americana Parking Policy all vehicles parked in front on the townhome structures must display the above Parking Permit issued to owners. Cars without parking permits parked in lettered or unmarked parking spaces in front of the townhome buildings will be towed. Please ensure you have parking permits displayed in your vehicles. Avoid the expense of having your car **TOWED** from the property.



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


The Aurora Police
non-emergency
line is
303-627-3100

DID YOU KNOW?

- The Denver Mint is the single largest producer of coins in the world. You can tell if a coin is made in Denver by a D mark.
- Denver is one of the sunniest cities in the US, with 300 annual days with some sunshine each year.
- Denver is one of the 12 US Cities to have teams from four major sports (baseball, hockey, football, and basketball).
- Denver is ranked among the best cities for singles in the nation.
- At just over 26 miles long, Colfax Ave. is the longest continuous street in the nation.
- Denver's bright blue sky really is bluer than any other cities'. Because of Denver's elevation, the air has less water vapor than it would at a lower altitude, making for a gorgeous sky.
- The first permanent structure in Denver was not a hospital, bank or house – it was a saloon.
- The dome of the Colorado State Capital is plated with real 24K gold.

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.

Many thanks to all those who sent in their proxy for quorum purposes, allowing the Association to hold its Annual Meeting and election. Without the 25% quorum present in person or via proxy the Association cannot conduct business and a second notice must be sent out creating an additional expense to the membership. Many thanks.