

Dakota Station II Condominium Association Newsletter

SPRING 2016 ISSUE

Annual Meeting 2016!

Date and Time: April 12th at 6:30pm.

Location Lilley Gulch Recreation Center—Rio Grande room
6147 S. Holland Way Littleton CO, 80123

We will be discussing accomplishments from 2015 plans for 2016. If you cannot attend in person please return the proxy so it can be counted to establish quorum. Thank you!

Dakota Station II Projects

Many have seen the decking and stair projects that have been completed through the community. There will be additional stairs contracted for after October—the four stairs that were completed were the first phase of three.

The Board has also contracted for a large scale siding repair and re-painting project to begin April/May 2016 (weather depending). The first phase will be the west section of the community. We will be adding a second phase in 2017 and will have the community completed by 2018. New colors have been selected to give the community more of an updated feel.

Pool Opening

The pool will be opening May 28th (Saturday of Memorial Day Weekend). If you have lost your key or need a replacement please reach out to Abigail at HAVEN and she would be happy to get you one. Replacement keys are \$25. There should be only one key per unit.

Trash cans left out can and will be removed by Association

Trash day is Tuesday. Trash cans will be removed if left out in the common area. Per the Rules and Regulations....2.10.

Trash cans may be placed on the Common Elements for pick-up not earlier than 6:00 p.m. the day prior to pick-up and shall be removed by midnight on the day of pick-up. Trash containers must be stored in a location which is concealed from view from the Common Elements and neighboring properties. Containers still on the Common Elements later than noon on the day after trash pick-up may be disposed of by the Association or fines may be imposed.



***** Large items can be picked up for a fee***call 303-791-3827 to set up.**

Board of Directors

Paula Rosin, President
Scott Svenes, Vice-President
Christine D'Ugo - Secretary
Jim Reindel, Treasurer

Management Company

Haven Property Managers and Advisors
1000 South McCaslin Blvd
Suite #300
Superior, CO 80027
303.530.0700 Phone
303.530.0217 Fax
manager@havenpm.com
www.DakotaStation2.com

****Work Orders****

Please contact Haven Management directly:
manager@havenpm.com

Geol Scheirman
303-530-0700 X127

Abigail Snyder
303-530-0700 X124

Board Meetings

Board meetings are held the second Tuesday of each month (except December) at 6:00pm in the pool clubhouse.

All homeowners are welcome to attend!

Doing Summer Projects?

Just a couple reminders for everyone. In order to keep our community looking consistent, if you are considering making changes to the outside of your home, such as a new door or replacing windows or back yard landscaping, you must first submit an Architectural Request form. The form can be found by clicking the "documents" tab and selecting the "forms" category on the website,

www.dakotastation2.com. This form must be

completed in detail and must include all detailed information regarding any modifications that you wish to make. The architectural request must then be approved by the Board of Directors prior to beginning your project.



Work Order Process

In order to most efficiently process the community work orders, Haven Managers and Advisors has asked that all work orders be either emailed to manager@havenpm.com or contacted by phone at 303-530-0700 x124. Thank you for your help with this process.

Dog Waste Harms Community

It is a commonly held belief that pet waste left on the ground will simply enrich the soil as a good fertilizer does. Unfortunately, this could not be farther from the truth. Pet waste does not make good fertilizer and should never be used as fertilizer. In fact, pet waste can be hazardous to your health! Pet waste that is left on the ground is not only a health hazard, but it also damages our environment. We remind you to be a good steward to the community and pick up after your pet.

THERE'S NO SUCH THING AS
POOP FAIRIES



PLEASE CLEAN UP AFTER YOURSELF!

Common Area

A quick reminder—there should not be personal items in the common area. Items includes chairs, swings, and toys. These items are not allowed by our bylaws and do present a potential liability to the association.

Water Shut Off Locations

Water emergencies happen. Do you know where your main shut off water value is? Most are located in the crawl space. Those with second story units may find them in a closet.

Please take time to know where your main water valve is located BEFORE you experience a water leak!!!



Grill Safety

When firing up your grills this summer, the U.S. Consumer Product Safety Commission (CPSC) reminds you to barbecue safely whether you use gas or charcoal.

West Metro Fire Ordinance:

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of Combustible construction.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Gas Grills

Liquid petroleum (LP) gas or propane, used in gas grills, is highly flammable. Each year about 30 people are injured as a result of gas grill fires and explosions. Many of these occur when consumers first use a grill that has been left idle for a period of time or just after refilling and reattaching the grill's gas container.

To reduce the risk of fire or explosion, consumers should routinely perform the following safety checks:

- Check the tubes that lead into the burner for any blockage from insects, spiders, or food grease. Use a pipe cleaner or wire to clear blockage and push it through to the main part of the burner.
- Check grill hoses for cracking, brittleness, holes, and leaks. Make sure there are no sharp bends in the hose or tubing.
- Move gas hoses as far away as possible from hot surfaces and dripping hot grease. If you can't move the hoses, install a heat shield to protect them.
- Replace scratched or nicked connectors, which can eventually leak gas.
- Check for gas leaks, following the manufacturer's instructions, if you smell gas or when you reconnect the grill to the LP gas container. If you detect a leak, immediately turn off the gas and don't attempt to light the grill until the leak is fixed.
- Keep lighted cigarettes, matches and open flames away from a leaking grill.
- Never use a grill indoors. Use the grill at least 10 feet away from your house or any building. Do not use the grill in a garage, breezeway, carport, porch or under a surface that can catch fire.
- Do not attempt to repair the tank valve or the appliance yourself. See an LP gas dealer or a qualified appliance repair person.
- Always follow the manufacturer's instructions that accompany the grill and when connecting or disconnecting LP gas containers.
- Consumers should use caution when storing LP gas containers. Always keep containers upright. Never store a spare gas container under or near the grill or indoors. Never store or use flammable liquids, like gasoline, near the grill.

For more information, visit the CPSC website at www.cpsc.gov.

