



PRESIDENT'S MESSAGE



On page 2 of this newsletter, you will find the list of units recommended to be painted next year in 2010. These 48 units comprise the largest set of cedar-sided units to be painted following the new guidelines. Since the program to upgrade the siding by replacing damaged boards began in 2008, 49 of the approximately 136 cedar-sided units in Stoney Brook have undergone this process. At the completion of next year's recommended 48 units, the total for three years of this program will be 97 upgraded.

The final determination of the painting schedule will be made at the September 22nd meeting of the Board after considering any Homeowner input. The final list of units to be painted will then be posted and Oliver will begin the process of determining what repairs and/or replacement each unit needs to make before painting. Homeowners will receive a letter listing the necessary repairs.

I encourage any Homeowner whose unit is scheduled to be painted next year and who needs a new roof to consider getting the new roof before your unit is painted to avoid the inevitable damage to newly painted surfaces.

The early areas of Stoney Brook are now about thirty-five years old and these efforts are meant to keep us looking good!

Ginny

September 22 Board Meeting to Finalize Paint Schedule

The Board has approved a painting schedule for 2010 (See page 2) and will finalize the schedule at its next meeting, September 22nd. Homeowners who disagree with this proposed schedule for their unit may present evidence to the Board in person at that meeting on September 22nd or in writing prior to that meeting.



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Notes from the Stoney Brook Office

Work Orders / Staff Communication: During recent meetings with various committees, Mr. Lynch has noted that grounds crew staff members are often stopped during their assigned duties by Owners wishing to communicate directly with them regarding specific maintenance requests and have become abusive to employees in some cases. We would like to clarify that Mr. Lynch, General Manager, prioritizes and organizes work orders to be distributed to his supervisor and our staff. Please direct any requests to the office at 303-771-4656, not to the staff directly. The Office Manager is generally available to answer the phone and submit your requests in the routine manner, and an answering machine is also in use for

your convenience. Please note, however, that Mr. Lynch, not Ms. Beckner, oversees grounds operations and neither she nor the grounds staff can always answer your questions or concerns to your immediate satisfaction.

Pool Closing: We anticipate closing the pool and hot tub on September 15, weather permitting.

Dog Population in Stoney Brook: Mr. Lynch has noticed several loose dogs in the complex on various occasions. All Owners, with no exception, are expected to comply with Rule 5, "Restrictions on Animals and Pets," which can be found in your directory and on the website at www.sbhoa.org.

Important Notice: 2010 Painting Recommendations

At its August 2009 meeting, the Board, based on the findings of an inspection report, recommended the following units be painted in 2010:

48 Cedar Units: Entirely repaint but serious problems with siding may require repairs or replacement of significant portions of the siding prior to painting. Homeowners will be notified of necessary repair work needed to be completed before painting.

200, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 343, 344, 345, 346, 347, 348, 349, 350, 351, 355, 356, 357, 358, 359, 382*, 360, 361, 362, 383, 401, 405, 406, 407

*Non-sequential

In accordance with the "Revised Painting Schedule and Cost Control Policy for Units" adopted August 2006, the Board will finalize the 2010 painting schedule at its September 22nd meeting after considering the General Manager's recommendations and any Owner comments and evidence received.

Any Owner who disagrees with the determination made for that individual Owner's unit or units must present evidence to the board in person or in writing prior to or at the September 22nd Board meeting.

We Want You!

Again, a reminder that the Nominating Committee is soliciting interested members to serve on the Stoney Brook Board of Directors. There will be three terms for three years each open for election in January 2010. If you are interested, you are encouraged to pick up a Board Application form at the office or download it from the website (www.sbhoa.org). It is critical that we have qualified and energetic people on the Board who are willing to give their time. The deadline for application is December 1, 2009.

Also, if you know someone you think would be a good candidate for membership on the Board, call the chairman of the Nominating Committee, Bob Austin at 303-796-7557, and he will call that person to encourage them to run.



Spotlight On:

As Cooler Air Prevails by Ann Kochenberger

Ah, fall. One of my favorite seasons. Cool and crisp air surrounds the end of summer and fall's beginning. I walk in and around Stoney Brook and, just today, noticed the chill along and yellow leaves lying on the ground. All are reminders of the changing weather.

I don't walk alone because Chloe is always with me. She, too, loves to walk, and the cooler weather suits her just fine. We often run into some of our friends who, like me, never walk alone. We might see Jan and Oliver, Missy and Stella or Sue and Nikki. Pat, Dot and Lucy are regulars along with Marilyn, Lou and Mikey are regulars too.

As you might have guessed, our constant companions are not people. We are the proud owners of dogs, our friends that not only provide company, but also request regular exercise and, along with all of the pleasure, need responsible owners.

I've yet to meet a Stoney Brook dog owner who is not responsible. Now, I will readily admit, that I was not so responsible at one time because Chloe would run free down Verbena to the north side of the park, chas-

ing rabbits in and out of yards. I knew that she would never catch one, but the fun was in the trying. Then a newsletter article mentioned that there was a "near hit" of a dog running leash-free, and I knew it must have been Chloe. There was immediately an abrupt end of that activity.

The dog owners we know are responsible...they leash their dogs when walking in Stoney Brook, they get them out regularly and they are great in the "poop patrol" department. I've yet to see one who isn't, but then I'm not looking for them to be otherwise.

Please remember that those of us who have dogs love our pets. We try our best to be responsible owners and, in the event that we are caught without a bag that we quickly run home to get or that our dog barks a bit loudly as you walk by, remind us. You see, responsible dog owners are also good people who take "constructive criticism" well. We all live in this community together, and it's important that we respect the differences in one another as well as the things we have in common.

Thanks for reading this,

Ann and Chloe, et al

Orientation Meeting

Tuesday, October 6, 2009: Stoney Brook's Education committee will sponsor the 2009 Orientation Meeting for new homeowners, to be held from 6:45 pm to 8:30 pm on Tuesday, October 6, in the clubhouse. Board members will present a brief

overview of their responsibilities followed by a question-and-answer period. New homeowners will be sent special invitations and established homeowners are also welcome to attend. To reserve space at this meeting, please call **Jane Gibson at 720-529-5618**.

Flu Shot Clinic - October 15



The second annual Flu Shot Clinic will be held on Thursday, October 15 at the Stoney Brook Clubhouse from 3 to 6:00 pm. Flu shots, flu mist and pneumonia shots will be administered by the Visiting Nurse Association. Check the flyer in this issue for additional information on cost and participating insurance companies.

Shots will be available by appointment only – call **Jane Gibson @720-529-5618** to reserve your time slot.



Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association Minutes of the Meeting of the Board of Directors August 25, 2009

Preliminary – Not Approved By the Board

Directors Present: Virginia Schneider, Brien Gidlow, Donna DuHadway, John Cowan, Dave Hutchison, Shirley Klotz, Art Otten and Jackie Richardson.

Directors Absent: Bob Austin

Others Present: Tom Jaspers, Treasurer, and Glenda Beckner, Office Manager

Homeowners Present: Jane Gibson (Unit 114) and Karen Bacon (Unit 464)

Call to Order: Ms. Schneider called the meeting to order at 6:58 p.m. There were no comments from Owners.

Approval of the Minutes: The Minutes of the July 27, 2009 meeting of the Board were unanimously approved as written. (**Klotz/Otten**)

President's Remarks: Ms. Schneider noted the recommendation of 48 cedar-sided units to be painted in 2010. The notice will be posted following this meeting. Members who may disagree with the recommendation are asked to present evidence to the Board in person or in writing prior to or at the September 22nd Board meeting. A **motion (Gidlow/DuHadway)** to accept the 2010 painting recommendation passed unopposed. Ms. Schneider also outlined the critical dates for the 2010 budget timetable for the Finance Committee. A **motion (Cowan/Klotz)** to set the 2009 annual meeting date for Tuesday, January 26, 2010 passed unopposed. Ms. Beckner has submitted the application to Denver Public Schools.

Manager's Report: Mr. Lynch had provided a written report. Deciduous trees have been sprayed for the year. The irrigation meter near unit 474 has been repaired and is no longer split with the Denver Water Board. Common area pruning and xeriscape projects continue. Pond and stream cleanup and sprinkler repairs continue. Mr. Lynch expects painting to be completed by the end of September, weather permitting. Pine trees will be sprayed for beetles during the week of August 31. A listing of past due accounts had been provided.

Treasurer's Report: Mr. Jaspers and Directors discussed the status of two units currently in collection proceedings and Mr. Otten reported on the status of foreclosure proceedings. A **motion (Cowan/DuHadway)** to expense \$8,000 as a reserve against bad debt passed unanimously. Mr. Gidlow and Directors reviewed the profit and loss statement dated July 31, 2009. He noted salaries and

benefits are under budget due to the absence of a staff member due to injury. Gasoline is under, as costs were higher when the budget was prepared. Denver Water is now billing monthly instead of bimonthly, but water costs are under budget approximately \$4,000. Insurance will continue to run under budget as the renewal premium was not as much as anticipated. He estimated that overall expenses are under budget by approximately \$10,000. A **motion (Cowan/Richardson)** to accept the Treasurer's report passed unopposed.

Committee Reports

Architectural Review Committee: Mrs. Richardson had provided the Minutes of the August 10 meeting. Directors discussed the possible removal or modification of a wheelchair ramp. A discussion took place regarding the removal/replacement schedule for pines along Temple. Mr. Gidlow noted that three arborists' opinions have been obtained. Mr. Lynch will be providing more information regarding costs to the Finance Committee as the budget process begins. Mrs. Richardson noted the next meeting will be held September 21, which will encompass both the September and October meetings.

Long-Range Planning Committee: Mr. Gidlow noted this committee has been charged with building reserves to \$500,000 by a previous Board. He has researched risk and exposure issues with the Association's insurance agent. He will begin committee meetings in September as the 2010 budget preparation begins.

Education Committee: Mrs. Klotz noted a new owner education meeting is scheduled for October 6 to begin at 6:45. Each Director/Committee Chair will be asked to make a brief presentation.

Security Committee: Mrs. Klotz noted the Visiting Nurses Association will again provide flu and pneumonia vaccines on October 15. This year will be by appointment only.

Social Committee: Ms. DuHadway reminded Directors that the Fondue/Football Party is scheduled for September 12, 2009 and outlined preparation plans.

Old Business: Mr. Otten reported on the status of two accounts in collection proceedings and the position of the Association's liens.

Adjournment: There being no further business the meeting adjourned at 8:03 p.m. until Tuesday, September 22, 2009. (Cowan/Klotz)

Respectfully submitted,
Glenda Beckner, Recording Secretary

Financial Report

**STONEY BROOK HOA
FINANCIAL REPORT (SUMMARY)
JULY & YEAR TO DATE 2009**

	JULY	BUDGET	VARIANCE	JAN-JUL	BUDGET	VARIANCE
OPERATING INCOME						
Homeowner Dues	101,520	101,520	-	710,640	710,640	-
Other Income	1,839	1,591	248	10,603	11,137	(533)
Allocation to Reserves	(25,871)	(25,871)	-	(181,096)	(181,096)	-
TOTAL OPERATING INCOME	77,489	77,240	248	540,148	540,681	(532)
OPERATING EXPENSE						
Salaries & Benefits	37,792	38,216	(424)	255,220	272,932	(17,712)
Administrative	2,198	2,036	162	17,008	22,530	(5,523)
Maintenance	13,325	8,924	4,401	42,220	46,517	(4,297)
Pool/Clubhouse Expense	737	832	(96)	5,699	6,097	(398)
Utilities	23,339	4,526	18,813	91,171	81,808	9,363
Fixed Expenses	-	9,727	(9,727)	40,565	48,727	(8,162)
Income Taxes	-	-	-	-	3,315	(3,315)
TOTAL OPERATING EXPENSE	77,390	64,261	13,129	451,882	481,926	(30,043)
NET OPERATING INCOME	99	12,979	(12,881)	88,266	58,755	29,511
RESERVE INCOME						
Reserve Allocation, Dues	25,871	25,871	-	181,096	181,096	-
Interest-Reserves	645	776	(131)	5,341	5,433	(92)
Total Reserve Allocation	26,516	26,647	(131)	186,437	186,529	(92)
RESERVE EXPENSES						
Landscape	5,930	3,000	2,930	70,262	64,500	5,762
Site Improvements	924	644	280	37,535	37,006	528
Exterior Painting	28,688	33,019	(4,331)	78,341	132,082	(53,741)
Clubhouse & Maint Bldg	-	-	-	360	-	360
Operating Equipment	-	-	-	-	-	-
Pool and Tennis Courts	-	-	-	-	-	-
Ponds & Streams	(2,826)	-	(2,826)	34,884	21,000	13,884
TOTAL RESERVE EXPENSE	32,716	36,663	(3,947)	221,382	254,588	(33,207)
NET RESERVE INCOME	(6,200)	(10,016)	3,816	(34,945)	(68,060)	33,115
COMBINED OPS & RESERVE INCOME	104,006	103,887	119	726,585	727,210	(624)
COMBINED OPS & RESERVE EXPENSE	110,106	100,924	9,182	673,264	736,514	(63,250)
OPS & RESERVE CASH FLOW	(6,100)	2,963	(9,064)	53,320	(9,304)	62,625

**FLU & PNEUMONIA SHOTS & FLU MIST
THURSDAY, OCTOBER 15, 2009
STONEY BROOK CLUBHOUSE
3 TO 6:00 PM**



- Flu shots - \$25 unless covered by Medicare B, Humana Gold, Aetna, Rocky Mountain Health or Tri-Care insurance. Bring your insurance card.
- Flu Mist - \$35
- Pneumonia shots - \$45 unless covered by Medicare B or Tri-Care.

By appointment only - deadline for appointments: Monday, October 12

Call Jane Gibson for reservations: 720-529-5618

Provider: Visiting Nurse Association