



PRESIDENT'S MESSAGE



The long-range planning, compensation and finance committees are all deeply involved in planning and drafting next year's budget. Tom Jaspers, our Treasurer, and Oliver have presented a draft budget proposal for 2010 and committee members are in the process of evaluating and refining the numbers for the Board to consider at its October meeting.

Homeowners, as always, may participate in every stage of this process. The next Board meetings on Oct 27, Nov 17, and Dec 15 will include budget discussions with final approval at the December meeting. Homeowners are welcome to attend and give their input. Look for a copy of the proposed 2010 Budget in the next mailing of the Newsletter.

A final 2010 Paint Schedule was adopted by the Board at its September meeting and is printed in this Newsletter.

A reminder: The Visiting Nurse Association will be giving flu and pneumonia shots in the Clubhouse Oct. 15th. Dr. Bob Austin, Shirley Klotz and Jane Gibson have again done a great job organizing this event.

Finally, I urge all homeowners to consider making a contribution of your time and energy to our Stoney Brook community. We are still looking for candidates for the Board election in January. Simply contact the Office or Bob Austin at (303) 796-7557.

Ginny



Important Board Meeting Date Changes and the 2010 Budget

The Board will be discussing the coming year's budget at its next three meetings. A reminder - the meeting dates for the November and December Board meetings are moved up one week due to the Holidays. Please plan to attend the November 17 and December 15 meetings if you have input regarding the preparation of the 2010 budget. The Board will approve next year's budget and 5-year Plan at the December 15 meeting. Owners are, of course, invited and encouraged to attend Board meetings throughout the year.

In This Issue

Notes from the Stoney Brook Office

Snow Removal Policy

2010 Paint Schedule Finalized

Be Prepared! Be Aware!

New Homeowners' Education Meeting

Advertising Options

Architectural Review Committee Guidelines

Fondue/Football party

Minutes of the Meeting of the Board of Directors

Financial Report



Notes from the Stoney Brook Office

Warning! Beat the Freeze: It's that time of year again! We can expect freezing temperatures soon, so it's time to disconnect your outside garden hoses. Don't end up with frozen pipes and perhaps, a flooded basement.

Board Meeting Dates: A reminder that the dates for the November and December Board meetings are moved up one week due to the Holidays. Please plan to attend the October 27 or November 17 meetings if you have input regarding the preparation of the 2010 budget. The Board will vote on approve of next year's budget and 2010 5-year plan at the December 15 meeting. Owners are, of course, invited and encouraged to attend Board meetings throughout the year.

Parking Rule Reminder: Owners are allowed a total of four parking spaces, two of which are in the garage and must be utilized first; and two in the driveway, if the driveway is more than 18 feet in length. If the driveway is less than 18 feet in length, then parking pads may be used for up to two vehicles, but again, spaces inside garages must be utilized first.

Leaf-Clogged Gutters + Poor Drainage = Water Damage:

We would like to remind all of you to maintain your gutters and downspouts and to keep gutters cleaned out. Fall is a good time of year to take a look at your home's drainage situation. Are gutters and downspouts clean and in good repair? Is run-off from downspouts directed away from your home's foundation? Consider taking a look at the perimeter of your foundation and arrange for any repairs to help minimize settling and basement flooding. You may hire Stoney Brook workers after hours to clean the leaves out of your gutters. Give Glenda a call to make arrangements.

Check for Toilet Leaks: Water leaks in toilets are often not noticeable. A leaking toilet is the chief cause of wasted water, often without you even knowing it. Check with Oliver in the Office for suggestions on solving leaking toilet problems.



Snow Removal Policy

No Street Parking Allowed During Snow Storms

Plowing: Officially, plowing of streets begins when the depth reaches 3". However, when labor and equipment are available, we generally plow lesser amounts to reduce icing. Streets are our first priority. Plowing starts at 4:00 a.m. during the week and at 7:00 a.m. on weekends. **PLEASE BE AWARE OF SNOW PLOWS MOVING THROUGH STONEY BROOK AND LEAVE EXTRA SPACE BETWEEN THEM AND YOUR VEHICLE TO ALLOW FOR SUDDEN TURNS AND STOPS.**

Next we plow cul-de-sacs, which are plowed when the depth reaches 3", but again are generally plowed with lesser amounts. Starting times vary, but are generally plowed concurrent with streets.

The driveways are cleared next using a combination of mechanical equipment and personnel with snow shovels. Though we strive to have driveways cleared within 8 hours once it stops snowing, due to limited personnel and equipment, it may take up to 24 hours to get all the driveways cleared.

Following driveways are the walkways servicing units' front doors. However, because of limited available personnel on weekends and holidays, walkways may not be cleared until the next regular workday.

Paths that do not lead to the residence door will be shoveled if personnel are available.

Sanding: We generally sand streets at stop signs and mailboxes and will sand other areas when requested by a resident. Residents must call each time sand is needed as it will not be done on a regular basis.

Ice melt is very rarely used as this product will get washed into our ponds and can cause major damage to fish and other living organisms in the ponds. Ice melt may be applied depending upon location when requested.

As we all know, with winter in Colorado, we get snow and ice buildup from time to time, and it is impossible to provide an absolutely clear street, walk, drive, etc. at all times. We will do our best to maintain safe conditions for everyone.

If there is a true emergency, call the office at 303-771-4656, and we will respond as quickly as possible.

2010 Paint Schedule Finalized

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

Be Prepared! Be Aware!

There has been noticeably more dog waste in the neighborhood in the past few weeks. This represents a health hazard and is unsightly.



Be prepared: Have a refuse bag with you when you leave the house.

Try attaching bags to your leash so you are prepared when you walk out the door. Remember our HOA Rules require that animal waste shall be cleaned up immediately and this is the owner's responsibility.

Be aware of where your dog is urinating or defecating. Try to keep your dog away from the buildings, plants and shrubs. Keep them on a shorter leash when walking on the street in front of the units. Dogs can be "curb trained" or trained to "hold it" until you reach an appropriate place. Remember that our HOA Rules prohibit your animal from urinating upon any bush, evergreen, tree or flower in the complex.

Be a good neighbor: A barking dog is a nuisance and Homeowners are subject to HOA sanctions if they allow their dog to bark. Do not leave your dog outside uncontrolled.

If they begin to bark get them to stop or take them inside. Barking dogs can be a nuisance indoors as well and barking must be discouraged.



To file a complaint for violations of our animal rules, provide the Office in writing or email with details that include the time, date and location of the violation and if known the name and unit number of the offending owner or a description of the dog. Pictures while "in the act" are very helpful.



New Homeowners' Education Meeting

Stoney Brook HOA Board welcomed six new homeowners on Tuesday evening, October 6, at an educational meeting in the clubhouse. Board members talked about the workings of Stoney Brook and how new residents can become an integral part of the com-

munity. Questions asked by the attendees were answered at that time. Cookies and coffee were served.
The Education Committee

ADVERTISING OPTIONS

Stoney Brook has created an exciting advertising opportunity in our monthly newsletter. Purpose: to offset printing/ mailing costs of the newsletter and directory. It's an effective way to promote awareness and establish a company's image or to create new contacts for services. Black & white advertising units are available on a first-come, first served basis starting with the July issue. Each edition of the newsletter will carry four business-card style ads. Space size: 3.5" x 2". Unit price is \$200 per unit.

To reserve space, contact Shirley Klotz at sklotz39@comcast.net or 303-779-8898.



Disclaimer: The Stoney Brook newsletter is produced exclusively for the use of residents of Stoney Brook. Advertisements do not reflect any official policy of or endorsement by Stoney Brook Homeowners Association. SBHOA does not assume any responsibility for the quality or value of goods or services offered by any advertiser. SBHOA reserves the right to reject any advertisement for any reason.

Architectural Review Committee Guidelines

The following “Guidelines” are just that, guidelines, and are not meant to be the last word. These are meant to convey what is generally considered and accepted by ARC. In all cases, the homeowner should talk to the Chairman or make a request to the Committee before installation.

REMEMBER, ALL CHANGES TO THE EXTERIOR APPEARANCE MUST BE APPROVED BY ARC

Turf Grass and Groundcover

See the back section of the Stoney Brook Homeowner’s Directory

Floodlights / Motion-Detector Lights

In the interest of balancing safety and security with aesthetics, the following guidelines are established for installation and operation of flood or motion-detector lights:

- Should be installed in as obscure a place as possible
- Should be directed downward toward the specific object to be lighted, such as a walk or doorway, and not light up large, surrounding areas or neighbor’s unit
- Should not be continually turned on, but be properly adjusted to detect motion
- Should not replace existing front porch or garage lights

Storm / Security Doors

In the interest of balancing safety and security with aesthetics, the following guidelines are established for the installation of storm or security doors:

- The color of the security door should be white in all units, except for monochrome green or brown units, in which case it may be white, black or the same color as the unit.
- Monochrome green or brown units should try to pick the same color as the other units within their same building.

- The design of the door should be as simple as possible and not heavily ornamental.

Decorative Exterior Lanterns

The criterion that is generally considered acceptable to ARC for decorative light fixtures next to the garage includes:

- Hanging carriage/lantern style
- Bronze or brass in color
- Clear or diffuse glass preferable (not opaque)
- Similar size to the original fixture.



Exterior Decorations and Displays

- Yard decorations should be compatible with the Stoney Brook decor and not overly dominant or excessive in number.
- Exterior artificial flower displays generally are not appropriate

Dish Antenna

- Must comply with Federal Statute, no more than 18” in diameter.
- The General Manager must approve installation and site.
- See Rules and Regulations, Rule 10, last paragraph.

A Note of Thanks

Thank you, everyone! I may never know all of your names, and because of that, I would like to take this opportunity to thank all of you who helped save my life the evening of September 12th. Your quick thinking, timely actions, care and concern are appreciated more than you will ever know. If mere words

were ever inadequate, this is certainly one of those times, but because of your efforts, I am alive and able to ask that you please accept my eternal gratitude and heartfelt thanks for everything you did.

Shirley Roehrs





THANK YOU, SOCIAL COMMITTEE!

Thanks to Ila Adams, Sue Christiansen, Ginnie Deal, Diane Mounts and Dorothy Schoen for their work on a successful **Fondue/Football party**. Special thanks to Kerry O'Gorman for his excellent advice and expertise; and to Gay Dickerson and Rod Barbera for their assistance with the party. Donna DuHadway, Chair



Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association

Minutes of the Meeting of the Board of Directors

September 22, 2009

Preliminary – Not Approved By the Board

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

Directors Absent: Donna DuHadway

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

Homeowners Present: Jane Gibson (Unit 114) and Elizabeth Bushéy (Unit 21)

Call to Order: Ms. Schneider called the meeting to order at 6:58 p.m.

Homeowner Comments: Jane Gibson (Unit 114) requested that Directors consider not raising dues in 2010 as budget preparation gets underway. Elizabeth Bushéy (Unit 21) presented photos of the deck and walkway at her unit and asked that the Association investigate damage to paint she feels was caused by painting crews. Mr. Lynch and a director will investigate.

Approval of the Minutes: The Minutes of the August 25, 2009 meeting were approved as written. **(Klotz/Hutchison)**

President's Remarks: Ms. Schneider has followed up with emergency service providers regarding the location and access to the clubhouse. She noted that the map created by the sprinkler repair vendor has some errors which Mr. Lynch is getting resolved.

Manager's Report: Mr. Lynch was not in attendance but had provided a written report. The pool is closed and winterized. Painting should be completed by the end of the month. Pruning and sprinkler adjustments are ongoing and pond and stream cleanup continues. Winter aeration and fertilization will start at the end of the month and irrigation lines will be winterized between October 14-17. His report included a listing of past due accounts. A motion (Cowan/Klotz) to approve the proposed 2010 painting schedule as presented passed unanimously.

Treasurer's Report: Mr. Jaspers provided a balance sheet and income statements dated August 31, 2009. Mr. Cowan stated he feels the water expenses may be approximately \$7,000 better than budget at year-end. Mr. Jaspers discussed the bookkeeping methods in place to track reserve expenses that are paid from the operating account. A reserve for bad debt has been added. Operating expenses are under budget at August month end as are reserves; however, the painting expenses have not been fully paid. The finance committee has begun meetings to prepare the 2010 budget. A **motion (Klotz/Cowan)** to accept the Treasurer's Report passed unopposed.

Committee Reports

Architectural Review Committee: Mrs. Richardson provided Minutes of the September 21 meeting which outlined approval requests and a summary of year-to-date approvals. Bob Austin will be resigning from the committee effective 2010. There will be no October meeting; the committee will meet again November 9

Long-Range Planning Committee: Mr. Gidlow noted the committee plans to meet on September 28. He reviewed the past duties and goals of the committee. A discussion is underway with a vendor to perhaps change the method and materials for street re-surfacing at a significant cost savings.

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. Materials for the presentation were discussed.

Nominating Committee: Directors discussed possible candidates for the 2010 Director elections.

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 8:11 p.m. until Tuesday, October 27, 2009. **(Klotz/Richardson)**

Respectfully submitted,

Glenda Beckner, Recording Secretary

Financial Report

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

	<u>AUGUST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>JAN-AUG</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>OPERATING INCOME</u>						
Homeowner Dues	101,520	101,520	-	812,160	812,160	-
Other Income	1,502	1,591	(89)	12,728	12,728	-
Allocation to Reserves	(25,871)	(25,871)	-	(206,967)	(206,967)	-
TOTAL OPERATING INCOME	77,151	77,240	(89)	617,922	617,921	1
<u>OPERATING EXPENSE</u>						
Salaries & Benefits	37,177	37,911	(734)	292,397	310,843	(18,447)
Administrative	1,930	2,842	(912)	18,925	25,372	(6,447)
Maintenance	5,197	8,247	(3,051)	47,416	54,764	(7,348)
Pool/Clubhouse Expense	979	832	146	6,678	6,929	(251)
Utilities	22,831	37,594	(14,763)	114,002	119,402	(5,400)
Fixed Expenses	29,696	21,997	7,699	70,261	70,724	(463)
Income Taxes	-	-	-	-	3,315	(3,315)
Bad Debt Reserve	8,000	-	8,000	8,000	-	8,000
TOTAL OPERATING EXPENSE	105,809	109,424	(3,615)	557,679	591,350	(33,670)
NET OPERATING INCOME	(28,658)	(32,184)	3,525	60,243	26,571	33,671
<u>RESERVE INCOME</u>						
Reserve Allocation, Dues	25,871	25,871	-	206,967	206,967	-
Interest-Reserves	533	776	(243)	5,938	6,209	(271)
Total Reserve Allocation	26,404	26,647	(243)	212,905	213,176	(271)
<u>RESERVE EXPENSES</u>						
Landscape	7,249	2,000	5,249	77,511	66,500	11,011
Site Improvements	-	644	(644)	37,535	37,650	(115)
Exterior Painting	21,516	-	21,516	99,857	132,082	(32,225)
Clubhouse & Maint Bldg	(360)	-	(360)	-	-	-
Operating Equipment	-	-	-	-	-	-
Pool and Tennis Courts	-	-	-	-	-	-
Ponds & Streams	-	-	-	34,884	21,000	13,884
TOTAL RESERVE EXPENSE	28,405	2,644	25,761	249,787	257,232	(7,445)
NET RESERVE INCOME	(2,001)	24,003	(26,004)	(36,882)	(44,056)	7,175
<u>COMBINED OPS & RESERVE INCOME</u>						
COMBINED OPS & RESERVE INCOME	103,556	103,887	(331)	830,827	831,097	(270)
COMBINED OPS & RESERVE EXPENSE	134,214	112,068	22,146	807,466	848,582	(41,116)
OPS & RESERVE CASH FLOW	(30,658)	(8,180)	(22,478)	23,360	(17,485)	40,845