



PRESIDENT'S MESSAGE



The 2009 Annual Meeting was held Jan. 26 and I want to thank all who attended and all who took the time to send their proxies. Your participation is very important and very much appreciated. Also appreciated is the participation of all the candidates who ran for the Board. This year we had an outstanding slate and every one of the candidates would have been fine additions to the Board. I want to thank all of them for making the effort and offering their time.

Also, at the meeting, John Cowan went over the results of the survey. His comments from the meeting are printed later in this newsletter. The actual survey is available for all to read both on the website and in a notebook in the office. I encourage you to read it.

Those of you whose units are scheduled to be painted this year will shortly be receiving letters from ARC concerning your choice of paint colors and letters from Oliver and Homestead Painting with information on siding repairs needed before painting. We have 48 cedar-sided units to be painted this year, most of which will need repairs. We ask for your cooperation and urge you to call Oliver or me if you have any questions or concerns.

In this newsletter, you will find a notice of classes on "Coyote Hazing" to be held in various city parks. Our city councilwoman, Peggy Lehmann, has asked that we publish it for you.

Once again, thank you, Dr. Bob Austin, for your three years on the Board. It truly was a pleasure working with you.

Ginny

Congratulations to Elected Board Members!

The 2009 Annual Membership Meeting was held January 26th at Samuels Elementary School. The results of the election to fill the three open seats on the 2010 Board were announced. John Cowan and Ginny Schneider were reelected, while Tom Jaspers was newly elected, to three-year terms. Congratulations to them and to the other candidates for their willingness to serve.



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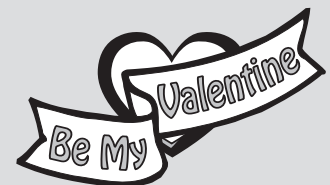
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Notes from the Stoney Brook Office

Annual Meeting: Glenda and Oliver wish to thank Russel and Margaret Givens and Ed and Kathy Sweeney for volunteering to assist with registration and ballot tallying for the January 26 annual meeting. We very much appreciate the support and assistance.

Reminders: If you have not already done so, please return your directory update forms to the office as soon as possible. We plan to go to print by the end of February with a new resident directory and want to include all new residents and changes to existing information. An update form was provided with materials mailed to you for the annual meeting. Just contact the office if you need another form. You may fax it to 303-796-7053 or email your update to glenda_stoneybrook@msn.com by February 15.

Snow Plows: Oliver and his staff must remind you to be observant and take special care when you see snow

removal equipment working in the complex. Our operators will make sudden stops and turns when clearing snow. Oliver has noted that some residents simply follow the equipment too closely. Please keep a safe distance and reduce your speed for the benefit of all.

Painting Preparation: Homestead Painting will begin preparing windowsills soon for those units to be painted in the spring. The contractor will notify Owners.

Parking: Please remember that on street overnight parking is simply not allowed in any area of Stoney Brook.



2010 Meeting Dates

(Please, note the new 6:30 PM start time for Board meetings.)

2010 Board Meetings: Feb 23, Mar 23, Apr 27, May 25, Jun 22, Jul 27, Aug 24, Sep 28, Oct 26, Nov 16, Dec 14. All Board meetings begin at 6:30 pm in the Clubhouse.

2010 ARC Meetings: Feb 8, Mar 8, Apr 5, May 10, Jun 14, Jul 12, Aug 9, Sep 13, Oct 11, Nov 8. All ARC meetings begin at 2:00 pm in the Clubhouse.

Your Pets and Coyotes

January and February are breeding season for Coyotes. They will be more active as they seek out mates and once the pups are born in the spring the adults may become more aggressive as they protect their dens.

- **Do not allow your pets to roam at large,** especially in early morning and evening or night. Coyotes will attack and kill cats and dogs.
- **Never allow dogs to “play” with coyotes.** Although it appears they are "playing", coyotes can turn on dogs to defend their territory. They may be leading your dog into an ambush.
- **Keep pets on a leash and close to you.** Dogs 15 feet away on retractable leashes are difficult to control and to a coyote do not appear to be attached to you. Coyotes must hunt to eat and your dog is easier prey than a wild animal.

Do not become a “coyote attractant”:

- **Never feed coyotes**
- **Remove attractants** such as pet food, bird feeders and fallen fruit.

- **Secure trash** in a secure container, not a plastic bag. If possible, put trash out the morning of pick-up, not the night before.
- **Trim vegetation** to reduce places for dens and hiding places.
- **Enclose areas under decks** with siding or lattice material to reduce places for dens.

Let the coyote know it is unwelcome in your presence:

- **Throw rocks or sticks** to frighten a coyote away if it approaches you or your pet.
- **Pick up your pet** if possible when coyotes are visible.
- **Make noise** - Use a loud voice, whistle or noise-maker to frighten the animal.
- **Do not run.** Face the coyote and back away

Coyote Hazing Training

- Learn about urban coyotes, why they are here, how behavior is changing and what we can do.
- Discover what “hazing” is and how we can reshape coyote behavior to avoid contact with people.
- Understand how to keep your pets safe and deter coyotes from entering your yard.

Offered by Denver Parks and Recreation
 Natural Areas Program Questions? Call Ashley DeLaup at 303_455_0785

WHEN	WHERE	LOCATION
February 9, 10 – 11:30 am	City Park:	Parking lot South of Ferril Lake, by Pavilion
February 11, 10 – 11:30 am	Eastmoor Park:	Parking lot South of E Princeton Ave
February 18, 10 – 11:30 am	Bible Park:	North parking lot at E Yale and Quebec
February 25, 10 – 11:30 am	Cook Park Rec Center:	7100 Cherry Creek South Dr
March 3, 10 – 11:30 am	Washington Park Rec Center:	701 S Franklin St
March 11, 10 – 11:30 am	Westerly Creek:	Picnic area on MLK Blvd & Beeler Ave
March 18, 10 – 11:30 am	Bear Creek Park:	Parking lot on S. Raleigh under 285
March 25, 10 – 11:30 am	Southmoor Park:	Playground East of S. Poplar St.
April 1, 10 – 11:30 am	Eisenhower Rec Center:	4300 E Dartmouth Ave

Water Conservation and Native Grasses

Faced with increasing water rates, Stoney Brook has entered into an agreement with the Denver Water Board to reduce water consumption

Long native grasses can survive drought and temperature extremes better and feed itself without fertilizer. Less formal than a manicured lawn, it can provide a

15% over the next five years in exchange for a significant financial rebate. Steps to achieve this goal include monitoring, repairing and replacing current irrigation systems and installing water-conserving devices. Stoney Brook has made a commitment as part of this agreement that native grasses and xeric shrub will be used where narrow strips of bluegrass can be replaced without changing the overall appearance of the community. A native grass lawn gives extra benefits over traditional turf grass. Installing a native grass area requires work and money up front, but is expected to repay the HOA with a healthier lawn that needs little or no water, uses no pesticides or fertilizers, and needs less frequent or no mowing.



natural area in a landscape with a flowing texture and lush appearance that ultra-short turf lacks.

The Architectural Review Committee supports this initiative and has recommend installation in appropriate areas. One native grass area is being installed on the island in the street by the Club House parking lot.



Survey Results

- 157 Surveys have been returned from 153 Units or just over 54%.
- 103 of them were completed using the website or 64%.
- The average number of years respondent lived in SB is 11.9 but the median is 9.5 years, which means that half of our residents are more than that and half less.
- There are 5 questions that relate to overall satisfaction. The satisfaction level is 1.5 with 1 being the best possible.
- We feel this is a pretty good report card.

Looking at individual questions:

- 88% pay attention to Board minutes or meetings at some level. _ of the people responding have been to the website. Just under 60% use the clubhouse, tennis courts or pool.
- Over 75% of the people with opinions think we have enough social functions.
- Who's going to do the Association work in the future? 13% said yes or maybe they would run for the Board. 1/3 said they might participate in a committee.
- This survey was extremely well received. 94% said we should survey every year or two.

Now the questions:

- All of these are either 1 for satisfaction or agreement or 5 for strongly dissatisfied or strongly disagree.
- The Board received an average score of 1.6 and Maintenance 1.8. The best scores were for snow removal and phone response.
- Email only was essentially not received well by most nor was establishing the Brown Fence replacement as a top priority.
- The questions relating to giving up something was more hypothetical. Overwhelmingly people indicated they would not trade off dollars for services.
- Similarly, and to a somewhat lesser degree, people agreed that they did not want a special assessment to protect the reserve - mostly because they correctly noted that it was not necessary at this time.

- The home value question, similar to the Board and Maintenance questions, was mostly positive, and to some degree, perhaps not as clear as it could be.

The open-ended questions provided some of the most interesting insight and useful information:

- When asked what was the most significant thing the Board should consider for the future, 105 people responded.
- When asked if there was one thing in Stoney Brook they would like to see changed, 97 responded.
- When asked if someone wanted to spend \$5 more to get something or \$5 less to give up something, 107 responded. Of course, everyone wanted to hear the options, but most people seemed to be content with a "no" to decreases that would result in the loss of anything.
- When we asked if there was anything else the person wanted to share, 71 people added something.
- We also noticed, especially on the lower scores, that frequently one issue, like a shrub, lawn or tree, was a particular annoyance to a homeowner. Oliver will be going through all of these with the intention of addressing those specifics that may be able to be changed or fixed. In some cases, he can accommodate the homeowner and in others, he can't.

Overall, this survey accomplished just what was intended. It got homeowners thinking about how they felt about our area, while offering insight to the Board and guidance to the Long Range Planning Committee.

The survey in a notebook with all responses will be kept in the office. It privately provides the comments written by over 140 homeowners who contributed something. It is also available as a PDF download on the website.

Thanks to all for making this effort to participate in your HOA. John Cowan



2009 Annual Meeting Minutes

2009 Annual Meeting Minutes

Stoney Brook Homeowners Association

January 26, 2010

Samuels Elementary School

Preliminary - Not Approved By the Membership

Board Members Present: Virginia Schneider, President; Brien Gidlow, Vice President; Donna DuHadway, Secretary; John Cowan, Director; David Hutchison, Director; Shirley Klotz, Director; Art Otten, Director; and Jackie Richardson, Director

Board Members Absent: Bob Austin, Director

Others Present: Tom Jaspers, Treasurer; Oliver Lynch, General Manager; and Glenda Beckner, Office Manager

Call to Order: Ms. Schneider called the meeting to order at 6:35 p.m. She introduced the 2009 Board of Directors, Treasurer, and Management staff. She thanked Ila Adams for her volunteer work on the newsletter, and George Clifford, volunteer webmaster. She acknowledged and thanked Bob Austin, who has retired from the Board after his three-year term.

Report from the Secretary: Pursuant to Governing Documents, Ms. DuHadway stated the required quorum of 1/3 of the Membership was present, either in person or by proxy. A motion (Peter Van Vleck/Arleen Lawrence) to approve the Minutes of the January 27, 2009 annual meeting was passed without opposition.

Report from the President: Ms. Schneider noted that the Association has remained fiscally sound during the downturned economy in 2009. She referenced the painting policy enacted in 2006. Approximately 46% of units in Stoney Brook have cedar siding. After inspecting each unit to be painted each year, Owners will receive a written detail of required repairs. She noted steps will be taken to improve the appearance of replaced boards during the interim between repairs and painting. Ms. Schneider reported that 33% of Members have replaced cedar shake roofs with the approved asphalt shingles. She commented that there is a goal of 50% replacement, as that would possibly reduce insurance premiums. She suggested that anyone considering roof replacement have it done prior

to painting. Finally, Ms. Schneider suggested that all Members mentally map out the best and fastest route to their homes, and to determine which entrance address should be given, in order insure the quickest response if emergency 911 services are needed.

Report from the Treasurer: Mr. Jaspers reported that the annual audit was completed and received this afternoon. It will be posted on the website. He stated the auditor, Jeff Reyes, has been impressed with the level of the Board's involvement and awareness over the years. Mr. Jaspers noted he has changed the presentation format for monthly financial statements in 2009. Net income for 2009 is reported at \$50,000 as opposed to a \$26,000 deficit in 2008. He presented the 2010 approved budgets and noted the five-year plan includes expenses anticipated for major repairs, such as street resurfacing and tree maintenance. Mr. Jaspers then reviewed the year-end income statement, noting the monthly summary will continue to be published in newsletters.

Report from the Long-Range Planning Committee: Mr. Gidlow reported the committee met six times in 2009 and works closely with the Finance Committee and Mr. Lynch regarding budget considerations. The Association has maintained a 30-year reserve study for several years that details every item of infrastructure for maintenance, repairs and component replacements. It became a state law in 2009 for Associations to provide such reserve studies and he feels the current procedures comply with the requirements. John Cowan provided results from the Member survey in 2009. 157 responses were received and he reported on the results to each question, noting it indicated an overall satisfaction with the Board and Management. A copy of the survey responses is available in the management office and will be posted on the website.

Report from the General Manager: Mr. Lynch reported that his focus in 2009 was on irrigation systems and pond and stream leak repairs. New remote controllers have been installed, sprinkler clocks have been updated. He noted the areas in the complex which require stream repairs. Lighting continues to be improved and retaining walls will continue to be upgraded.

Report from the Water Committee: Mr. Cowan noted that consumption has been tracked by meter since 2001. The Denver Water Board will most likely raise rates as much as 10.5% for home meters and 26% for common area irrigation water. There is a contract now in place with Denver Water which provides for rebates to Stoney Brook for as much as \$72,000 over five years, but would require usage to drop by 15%. Mr. Lynch and the committee are looking into additional options to curtail consumption as the irrigation systems are activated in April. Jack Klotz (Unit 501) asked if Stoney Brook owns any water rights. Mr. Cowan answered yes, however the costs involved with constructing a well have been prohibitive and there is no guarantee it would produce. Mr. Gidlow commented he has been in touch with Cherry Creek High School, the City of Greenwood Village Parks and Recreation Department, and the Goldsmith Gulch Metro District, but there has been no interest in purchasing the water rights at this time.

Report from the Education Committee: Mrs. Klotz certified that the Association has complied with state law by holding an owner education meeting October 6, 2009 and will continue to do so annually.

Report from the Security Committee: Mrs. Klotz reported 2009 was very quiet. She stressed the importance of keeping garage doors closed for security. She reported that the flu shot clinic was again successful and will most likely be offered again in 2010. She also intends to make arrangements for a second informational presentation from the Denver D.A.'s office. Finally, Mrs. Klotz thanked and acknowledged Bob Austin for chairing both the Security and Nominating Committees during his term.

Report from the Nominating Committee: Ms. DuHadway explained that there are always nine Directors on the Board and each term is three years. There were five candidates for the three open seats in 2010; Susan Christiansen (Unit 346), John Cowan (Unit 213), Tom Jaspers (Unit 204), Jerald Mounts (Unit 349) and Virginia Schneider (Unit 445). She thanked all candidates for volunteering their time and efforts to their community and also thanked Russel and Margaret Givens (Unit 434) and

Ed and Kathy Sweeney (Unit 142) who assisted Ms. Beckner as registrars and tallying ballots. Ms. DuHadway reported that Mr. Cowan, Mr. Jaspers and Ms. Schneider had been elected this evening.

Member Comments: Ms. Schneider opened the floor to comments from Homeowners. Ila Adams (Unit 112) reminded Owners that overnight street parking is not allowed in Stoney Brook for safety reasons. Russel Givens (Unit 434) asked for clarification of savings that could be realized when the threshold for roof replacements has been reached. Mr. Gidlow responded that when the new asphalt material was chosen, only Travelers Insurance was willing to insure the complex due to the number of cedar shake roofs. At that time, it was noted that when the Association reaches a goal of 50% replacements, premiums could decrease by 5%. He explained the advantage to Owners to replace cedar shake as regards how the deductible, which is paid by Owners, would apply per loss event. He commented that there is an insurance document outlining coverage and the deductible processes on the website and can also be obtained at the office.

There being no further business, and upon a motion and second (Givens/Adams) the meeting adjourned at 7:45.



Minutes of the Meeting of the Board of Directors

Minutes of the Meeting of the Board of Directors

Stoney Brook Homeowners Association

January 26, 2010

Preliminary – Not Approved By the Board

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

Others Present: Oliver Lynch, General Manager and Glenda Beckner, Office Manager

Ms. Schneider called the meeting to order at 7:50 PM, immediately following the annual Members meeting.

Approval of the Minutes: Mr. Gidlow proposed to amend the last sentence of the Treasurer's report of the December 15, 2009 Minutes to delete the words *if approved by the Membership* and substitute the words *as permitted by the Declaration*. A **motion (Gidlow/Richardson)** to approve the December 15, 2009 Minutes as amended passed unopposed.

Election of Officers: Ms. DuHadway reported the Nominating Committee had met and proposed the following slate of Officers: Ginny Schneider, President; Tom Jaspers, Vice president; Donna DuHadway, Secretary; and Tom Jaspers, Treasurer. A **motion (Gidlow/Klotz)** to accept the committee's recommendation and to name Officers as stated passed unanimously.

General Manager's Report: It was determined to have the clubhouse carpet cleaned in the near future. The purchase of a carpet-cleaning machine and a new vacuum was discussed.

Treasurer's Report: The December 2009 financial statements had been reviewed during the Member's meeting. Mr. Gidlow and Mr. Cowan noted that there was a bottom line budget variance of only \$3,500, in spite of large and sometimes unexpected costs. Mr. Lynch was congratulated for managing the budget, noting that the savings in the operational budget and was spent on tree removals and excess

pond repairs in the reserve budget. A **motion (Cowan/DuHadway)** to accept the Treasurer's report passed unopposed. It was then determined that since the audit report had just been received today, the board would take action to accept it at the February meeting to give Directors time to review it.

Committee Reports

Architectural Review Committee: Mrs. Richardson had provided Minutes of the January 11 meeting. The committee unanimously decided to recommend to the Board the removal of the pines along Temple. A discussion took place regarding communication with and input from nearby unit Owners. Replacement trees were also discussed. A **motion (DuHadway/Richardson)** to appoint David Hutchison as one of the required Board members on ARC to replace the retiring Bob Austin passed unopposed.

Committee Chair Appointments for 2010: ARC, Jackie Richardson; Long-range Planning and Insurance, Brien Gidlow; Water and Compensation, John Cowan; Education and Security, Shirley Klotz; Communications, Ginny Schneider; Social, Donna DuHadway; and Nominating, Art Otten.

Old Business: Mr. Otten reported there has been no change in the status of the property currently in collection. Mr. Cowan recommended looking into costs to bring suit for judgment against the owner. A **motion (Gidlow/Klotz)** to again accelerate monthly dues from February through December 2010, as provided in the Declaration, for the property in question passed unanimously.

New Business: The proposed schedule of Board meetings for 2010 was unanimously approved by **motion (Klotz/Gidlow)**. It was agreed that meetings will now begin at 6:30 p.m. instead of 7:00.

The meeting adjourned at 8:06 until Tuesday, February 23, 2010 to begin at 6:30 p.m. at the clubhouse.



Financial Report

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

	<u>DEC</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>JAN-DEC</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>OPERATING INCOME</u>						
Homeowner Dues	101,520	101,520	-	1,218,240	1,218,240	-
Other Income	1,824	1,587	237	17,762	19,088	(1,326)
Allocation to Reserves	(25,871)	(25,871)	-	(310,450)	(310,450)	-
TOTAL OPERATING INCOME	<u>77,473</u>	<u>77,236</u>	<u>237</u>	<u>925,553</u>	<u>926,878</u>	<u>(1,325)</u>
<u>OPERATING EXPENSE</u>						
Salaries & Benefits	51,596	39,614	11,982	468,247	479,797	(11,550)
Administrative	2,591	4,949	(2,358)	27,354	36,913	(9,559)
Maintenance	5,627	4,139	1,487	81,742	82,082	(340)
Pool/Clubhouse Expense	631	382	249	7,882	8,909	(1,027)
Utilities	8,471	16,081	(7,610)	198,704	202,907	(4,203)
Fixed Expenses	8,273	10,285	(2,012)	109,167	112,009	(2,842)
Income Taxes	1,480	-	1,480	1,480	3,315	(1,835)
Bad Debt Reserve	-	-	-	8,000	-	8,000
TOTAL OPERATING EXPENSE	<u>78,669</u>	<u>75,451</u>	<u>3,218</u>	<u>902,576</u>	<u>925,932</u>	<u>(23,356)</u>
NET OPERATING INCOME	<u>(1,196)</u>	<u>1,786</u>	<u>(2,981)</u>	<u>22,977</u>	<u>946</u>	<u>22,031</u>
<u>RESERVE INCOME</u>						
Reserve Allocation, Dues	25,871	25,871	-	310,450	310,450	-
Interest-Reserves	369	776	(407)	7,345	9,314	(1,969)
Total Reserve Allocation	<u>26,240</u>	<u>26,647</u>	<u>(407)</u>	<u>317,795</u>	<u>319,764</u>	<u>(1,969)</u>
<u>RESERVE EXPENSES</u>						
Landscape	-	-	-	81,811	71,000	10,811
Site Improvements	22	644	(622)	40,712	40,225	487
Exterior Painting	-	-	-	133,582	132,082	1,500
Ponds & Streams	-	-	-	34,884	24,000	10,884
TOTAL RESERVE EXPENSE	<u>22</u>	<u>644</u>	<u>(622)</u>	<u>290,990</u>	<u>267,307</u>	<u>23,683</u>
NET RESERVE INCOME	<u>26,218</u>	<u>26,003</u>	<u>215</u>	<u>26,805</u>	<u>52,457</u>	<u>(25,651)</u>
COMBINED OPS & RESERVE INCOME	<u>103,714</u>	<u>103,883</u>	<u>(169)</u>	<u>1,243,348</u>	<u>1,246,641</u>	<u>(3,293)</u>
COMBINED OPS & RESERVE EXPENSE	<u>78,691</u>	<u>76,094</u>	<u>2,596</u>	<u>1,193,566</u>	<u>1,193,239</u>	<u>327</u>
OPS & RESERVE CASH FLOW	<u>25,022</u>	<u>27,789</u>	<u>(2,766)</u>	<u>49,781</u>	<u>53,402</u>	<u>(3,621)</u>