



LAKE FRONT

At Broadlands

Issue 1.01 April 2010

News and Notes

Dues Payments:

Make checks out and send payments to:

Lake Front HOA

15400 W. 64th Ave.
Suite 9E53
Arvada, CO 80007

Important Numbers:

SCM's after-hour emergency response number:

(303) 872-9224 ext. 1

Please call if there is an HOA issue that needs immediate response.

Xcel Emergency:

Electric -
1-800-895-1999

Gas -
1-800-895-2999

Lake Front Website

Your Association is on the internet. Governing documents, financials and homeowner resources are at:

www.scmhoa.com

select Lake Front

It's Spring!!!

Landscaping and landscape maintenance has begun. Nu-Style, our landscape contractor has scheduled Lakefront maintenance to be on Thursdays through the summer. Of course, this may change but be aware that Nu-Style will be out and about.

Sprinkler leaks

As the cost of water rises, it is vital that we watch for leaks in the sprinkler systems. Whether in the patio homes or open spaces, if you notice what looks like a leak, please contact SCM right away, this is considered an emergency and after hours calls are appropriate.

Design Review Requests

Another summertime activity is working in the yard. Please remember to submit any permanent exterior changes to your yard via Design Review Requests. You can find DRRs on SCM's website at www.scmhoa.com, go to Homeowner Resources, and then Homeowner Forms. You can email your request to SCM or fax it and we will get it turned around ASAP.

Solar Accent Light

This was in the last newsletter but many homeowners asked for this information again. A number of residents of Lakefront Townhomes have installed solar lights along their walk-ways or on the out side of their homes. If you would like to install some for yourself, the following is the brand name and style of the lights: Model 79339 Hampton Bay 3-Tier Metal Solar Light available at Home Depot.

As with all exterior changes, a Design Review Request is required prior to

installation and should include the above specified light or an approved equal.

DOGS, DOGS and more DOGS!!!!

This will probably be in every newsletter. Please make sure to pick up after your dogs. We have noticed and have had complaints about poo being left around open spaces and especially in the little pocket park.

It has gotten pretty bad and neighbors are starting to get irritated. Please be considerate of your neighbors and clean – up, it is also against City of Broomfield ordinances, the Lakefront governing documents and looks bad too. Thank you for your help!

We have installed dog clean-up stations at two locations in the community. We are looking for input on where others can be placed. Currently they are installed on existing sign posts. New ones will need dedicated posts, so we will have to weigh the suggestions carefully.

Parking

Lakefront's other continuous issue. Parking, please try to park in your garages. Visitor parking is meant for visitors. In addition, please refrain from parking behind your garages. This is an inconvenience and a hazard for others.

Annual Meeting Issues

Several items raised in the Annual meeting have been addressed. The entry monumentation lighting has been repaired, twice. It looks like someone is stealing the light fixtures. If you see anyone suspicious playing around with

Community Manager:

Holly Bristol
(303) 872-9224 ext. 101
Holly.Bristol@scmhoa.com



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Community
Management**



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the monumentation lighting, please call SCM.

Dog waste stations have been installed. To help control costs, the homeowners decided to use stations that can be re-supplied by common grocery store type bags. If you commonly use these station, try and save your bag from the grocery store and put a handful in the waste stations from time to time. SCM would like to add additional stations, please call or email Holly with suggestions for station locations.

Lake Front exterior lighting was in question during the meeting. Light bulb replacement on the outside of the homeowners unit is the responsibility of the homeowner. Please refer to 11.2 Maintenance of lots and dwelling units on page 42 of the decs and covenants. If any homeowner has difficulty with replacing exterior lighting, contact Holly at SCM to discuss other options.

Neighborhood Directory

New residents, please be aware that there is a full neighborhood directory available and is maintained by your neighbor, Jean Alongi. If you would like a directory or would like to be added to the directory, please contact Jean at: mjeanalongi@juno.com.

Neighborhood Watch

Lakefront has an established Neighborhood Watch program. If you are not involved and would like to be included in the watch, please contact one of your five captains:

Len Beasley, Al Cameron, Kim

Christiansen, Jennifer Gloss, Christina Standifird. The neighborhood directory is up-to-date. You can get the contact information for any of the captains in the directory.

Your Board Members

Your Homeowner Board Members for the Lakefront HOA are Brandon Standifird and John Christainsen. They represent the interests of Lakefront on the Board.

Lakefront Website

Please remember that your website, www.scmhoa.com, click your community and then Lakefront, is full of valuable information. Included on the website are the governing documents, financial information and meeting minutes. Please check it out!

Drainage and Spring Maintenance

During this rather severe winter, several items did not weather the storm particularly well. If you have issues, please contact Holly. Downspout tails that channel water from the downspout out to the street were hit pretty hard. SCM has inventoried these damaged downspouts and will be coming out to replace and paint in May.

In the Annual meeting, street drainage was discussed. It was thought that one of the reason for ice buildup in the alley ways was that the streets do not drain properly down to the storm drains on the lower north side of the property.

Property drainage was tested in

February. There are a few very small areas that water pools and these will be fixed towards the end of development. The highpoint in the community is the middle of the street where the main entrance and community park are. Water run into the street at this point runs right down the middle of the street around the two loops to the lower street and into the drains. Drainage worked very well and was approved by the City of Broomfield.

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