

Lake Front Homeowners Association, Inc.

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LAKE FRONT *At Broadlands*

Issue 1.04 October 2009

News and Notes

New Management Company



Stillwater Community Management is pleased to announce we are your new HOA management company. SCM will be providing all

management services for Remington Homes' communities beginning October 1st. We have been providing services in your community since the beginning of 2009 and now will have all financial and document custodian functions as well. Holly Bristol will continue to be your Community Manager. With SCM responsible for the financial piece, Holly now has direct control over HOA contractors and the quality of services they provide.

Bringing Holly and SCM on has saved the Remington communities significantly over '08 even while each community has grown in size and common area managed. It is critical that each and every assessment dollar is working hard to maintain and improve your community now and laying the foundation for a strong future.

Please contact Holly at SCM if you have any questions about this change or the HOA in general. We will be discussing this change in more detail at the annual meeting later this year. We will also discuss our framework for helping you develop a vision for your neighborhood's future and how we focus on turning homeowners in neighbors and neighborhoods into communities. SCM is very excited to be serving you and the Lake Front HOA.

Parking

Visitor parking areas are not meant for long-term parking or vehicle

storage. Please try to park in your garage or driveway at all times. Parking is never allowed in alleyways or fire lanes.

RV or trailer parking is allowed for loading and unloading only and cannot remain for longer than 72 hours.

Exterior Solar Accent Lights

A number of residents of Lakefront Townhomes have installed solar lights along their walk-ways or on the outside 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.

Pooch Patrol!

As in nearly all communities with ample open space, dog poo is a problem. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly. Please be considerate of your neighbors and pick up after your dog.

In addition, dogs are never to be allowed to roam unattended. Please keep dogs leashed and attended at all times.

Snow Removal

You may remember that 15-year mayor Bill McNichols lost reelection because of his shoddy response to the 1982 Christmas Blizzard.

SCM understands the

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

Annual Meeting:

We will be having our HOA annual meeting in December. We will announce the date in November. If you have topics you wish to put on the agenda, please contact SCM.

Community Manager:

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



**Stillwater
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significances of snow removal in Colorado. We have been working hard over the summer to prepare for snow season. After each storm, SCM and Remington Homes will have a representative on-site during snow removal to monitor performance. Snow removal must begin within 24 hours of the end of a storm with 4" of accumulation.

SCM has no intention of going the way of Mayor McNichols. We will be discussing snow removal at the annual meeting so please forward questions and suggestions to SCM on this difficult topic.

Your Association on the Web

Your association is on the internet! Please visit www.scmhoa.com and select "Your Community." You will find your community's documents, HOA forms, community news and answers to frequently asked HOA questions. There is a feedback form so please let us know how we are doing for your community.

HOA Board Elections

We will be having our HOA annual meeting in December. Dates will be announced in November. We will be nominating and electing an HOA Board member at this meeting. If you have questions about the elections, board member responsibilities or wish to add meeting agenda items, please contact Holly at SCM.

Go Ahead, Make My Day

Unlike Dirty Harry, Lake front residents are not recommended to take the law into their own hands.

We have had some problems with vandalism and trespassing in the neighborhood. The Sheriff's Department recommends that if you see anything suspicious, call the police immediately. Do not try to confront the bad guys on your own.

Neighborhood Watch

We are also looking into starting a Neighborhood Watch program. Police locally and nationally credit Neighborhood Watch with having a dramatic impact on crime in areas using such a program. Training related to personal and neighborhood safety, how to spot suspicious activity, and ways to prevent identity theft are core components of this law enforcement sponsored program. If you have any interest in volunteering, let Holly know.

Landscaping and Design Review Request

Lake Front is a covenant-controlled community. Any external changes, including initial landscaping must be submitted and approved in a Design Review Request. Visit www.scmhoa.com and select HOA Forms under Homeowner Resources for a copy of the Design Review Request. Instructions for completing the request are on the form. Please call Holly at SCM if you have questions on the Design Review Process.

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