

# STAPLETON MANSION HOMES

Newsletter #1

Filing 2  
Summer/Fall 2018

**WHO WE ARE:** Stapleton Mansion Homes Filing 2 (SMHF2) were built in the years 2002-03. This HOA consists of 18 buildings, 98 units total. The units are located on Syracuse Street from East 24<sup>th</sup> to East 26<sup>th</sup> Avenue, 26<sup>th</sup> Street between Syracuse and Roslyn (the "Park Properties"); and on Ulster Street from East 28<sup>th</sup> Avenue, East 28<sup>th</sup> Place, and East 29<sup>th</sup> Avenue (the "Pool Properties"). SMHF2 is one of four Mansion Home HOA's located in Stapleton.

## MEET YOUR BOARD OF DIRECTORS:

**Wesley Zepelin, President:** Wes is a financial advisor. He offers the board a wealth of knowledge on financial contracts and was instrumental in obtaining financing for upcoming HOA projects. Wes has owned his rental unit since 2014.

**Ovid Beldock, Vice President:** Ovid is a retired judge and his wife, Sally, is a retired teacher. They are the original owners of their Mansion Home and have lived in Stapleton since 2003.

**Carol Roberts, Vice President:** Carol and her husband Steve are the publishers of the Front Porch—NE Denver. They own two units in SMHF2 and have lived here since 2006.

**Anne Allen, Secretary:** Anne is a retired legal assistant and has lived in her Mansion Home since 2002.

## MEET YOUR PROPERTY MANAGER:

**William Caniglia** is a retired attorney who has lived in his unit since 2003. Bill served as a Board Member until 2014 when the Association decided to ask Bill to become the Property Manager. In this vital role, Bill has successfully handled every aspect of the HOA from finding our current landscaping company to making sure the buildings are in excellent repair. Bill has worked closely with our current maintenance company to work out the specifics of the upcoming Capital Improvements 2018 (see reverse).

## STAY INFORMED!!

SMHF2 has a website!! You can login to <http://www.stapletonmansionhomesno2.com> any time to check on happenings in the HOA. You will find current financial information, board minutes, governing documents, etc.

Only half of our members have signed up for email alerts. We encourage every homeowner to become a part of the SMHF2 email group. Please contact Bill Caniglia at [wmcaniglia@gmail.com](mailto:wmcaniglia@gmail.com) for an "invitation." Being on the email group is an easy and quick way for the Board to inform Members of upcoming projects and deadlines. Now it is especially important to keep everyone informed when work will be done at their properties.

## JUST FOR FUN:

Check out this addictive website: The Jigsaw Puzzles

## WORDS OF WISDOM:

*Be careful not to trip on things that are behind you*

<p><b>LANDSCAPING UPDATE:</b></p> <p>Three years ago the Association began a landscape improvement project to be completed over several years so as not to increase monthly assessments. This work has included removal and replacement of edging, replacing missing plants and shrubs (ongoing), replacing decorative rock with natural cedar bark (ongoing), adjusting all drip irrigation and replacement of lawn sprinklers with high efficiency heads. This has resulted in water saving and has increased curb appeal for our buildings. Lawn and grounds care is the Association's largest single operating expense after debt service. The Board continues to receive positive feedback on the condition of our landscaping. The annual trimming of bushes and trees is scheduled for October. Per the Grounds Maintenance Policy distributed earlier this year, final work will be done on any outstanding landscaping projects in October. Details on submitting future landscaping requests will be discussed in the next newsletter for Winter/Spring 2019.</p>	<p><b>SQUIRRELS!!!</b></p> <p>The Association completed a plan to relocate the squirrel population; this has been done in accordance with all environmental and animal protection regulations - trapping and relocation is permitted. These varmints may try to return, so if you see squirrels on the property notify the Association's Manager.</p>
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**CAPITAL IMPROVEMENTS 2018**

In late 2017 the Association authorized a Capital Improvement Study completed in October 2017, a copy of which is posted on the Association website. The Study was prepared by Affiliated Real Estate Group (AREG). AREG has been involved in Association maintenance work for 8 years and is familiar with the preventive maintenance and capital improvements needed to keep the buildings in first class condition. AREG solicited bids from many contractors, then negotiated contract pricing with the most responsive and capable contractors.

**All of the work will start before the end of August and will conclude on the dates shown below:**

WORK TO BE DONE	COMPLETION
1 Install stair and porch railings where required by code or for safety	Mid-September
2 Concrete repairs to public sidewalks and interior walkways	Mid-September
3 Replace gutters and downspouts with larger size to handle Colorado storms*	End of November
4 Repair trim and surfaces as needed*	End of November
5 Repaint frame buildings, 2 coats; resurface stucco with elastomeric application*	End of November

**MUTUAL OF OMAHA LOAN:**

Current contracts establish the price for this work at \$527,000 plus additional amount of up to \$70,000 +/- as contingency for unforeseen work. The Association will receive an additional \$285,000 from the existing Mutual of Omaha Bank loan to add to reserves to create a construction fund of \$600,000 to pay for the work.  
*New loan debt service is \$5,444/month, 13.5 year term.*

**\*DETAIL OF ITEMS 3-5:**

Notices will be posted on each building shortly before work begins. It is important to follow any requests to remove items such as furniture, wall hangings, plants, etc. from the decks/porches so that work can be done safely. Work will be done on 4 buildings at a time and will start at the Park Properties on 26<sup>th</sup> from Roslyn to Syracuse. From there it will proceed down Syracuse from 26<sup>th</sup> to 24<sup>th</sup>. It will then move over to the Pool Properties. The sequence of work is as follows:

- 1 Remove gutters
- 2 Power wash building
- 3 Repair wood trim and fascia as needed
- 4 Install new gutters
- 5 Paint