**STA Board of Directors**

 Chris Wadopian, President 928-607-1640

 Josh Cook, VP 970- 879-8100

 Carol Wilson, Treasurer 970- 819-9398

 Greg Kernohan, At large 970-481-7793

 Don Young, At large 303-324-7505

**Management Services**

 Double H Management/Sue & Hans Hochreiter

 STA direct line (answered by Double H) 879-3635

 info@doublehmanagement.net

 [www.stahoa.com](http://www.stahoa.com)

 Jeff Erickson 736-1126

 Maintenance Manager

 ocerickson@gmail.com

**ASSOCIATION WEB SITE**

All of the association documents including Rules and Regulations of the Stagecoach Townhouse Association, Building OUMA’s, Architectural Guidelines, board meeting minutes and approved financial budgets can be accessed at [www.stahoa.com](http://www.stahoa.com).

The Stagecoach Property Owners Association web site is [www.stage-coach.com](http://www.stage-coach.com).

**Do you rent your townhouse to a tenant?** If so, please refer to the Rules and Regulations of the Stagecoach Townhouse Association that can be found on our website [www.stahoa.com](http://www.stahoa.com)

 As owners (whether you live in your unit or not), please note it is your responsibility to be aware of the Rules and Regulations as well as other applicable documents governing the association and your building. All Rules and Regulations apply to tenants as well as owners and it is recommended that compliance with such Rules and Regulations be included in any owner/tenant lease agreement.

**SNOW REMOVAL**

The snow removal contractors are Lynx Property Maintenance, Jeff Erickson for the plowing and Topher Chandler for sidewalks. The Board strives to maintain safety through clear driveways and sidewalks. Please remember to **remove all electrical cords, dog leashes, toys, bikes and other personal items from parking lots and lawns.** Contractors have had numerous issues with these items being buried and unseen under the snow and their equipment has been damaged. This will also facilitate efficient and effective snow removal.

Parking lots-after a snowfall and the initial plow of your lot we ask that you move your vehicle to an already cleared space so that the snowplow can clear all remaining spaces.

Snow removal questions or issues- please contact Sue on the STA phone at 879-3635.

**ACCEPTABLE USE**

This is a reminder to all owners that the OUMA’s for each building (Occupancy, Use and Maintenance Agreements) explicitly state that the townhomes are for residential use only. If you have reason to believe commercial activities are occurring within your building, please contact Double H Management for guidance.

**ROOFS**

Roofs are the responsibility of the homeowner. We highly recommend that you shovel roofs at least twice a year to avoid ice dams which can build up and cause extensive damage, requiring out of pocket owner funding to address any repairs.

**CHIMNEYS**

Any unit that still uses a wood burning stove should have their chimneys cleaned at least once a year. Please be aware that if you’re using beetle-kill wood that it has a higher creosote buildup and will require more frequent cleaning.

**PETS**

There have been complaints regarding dogs “on the loose” unattended by the owners and going to other buildings to do their business which is a violation of the Rules and Regulations of the Stagecoach Townhouse Association

Please be respectful of your neighbors and be in control of your pets. Contact animal control at Routt County Sheriff’s office for dogs at large – 970-879-1090. In addition, any resident may inform the Association of a violation of the Rules and Regulations.

**WATER PIPES**

Unoccupied units should drain their pipes or leave their heat at a responsible level to keep pipes from freezing. Please note: If the water is turned off above the floor joist, it must be turned off below as well. Make sure your crawl space doors are securely closed and latched…and ACCESSIBLE! Call Jeff Erickson with any questions.

**FIREWOOD & ASHES**

Firewood cannot be stacked on association property. If you are unclear where association property starts and ends, please contact Double H. In addition, firewood cannot be left on driveways/parking lots, sidewalks or porches where it can impede your neighbors. In addition, there’s an ashcan in the dumpster area. Please use this rather than leaving any ashes near your building.

**DEAD TREES**

Dead trees requiring removal should be brought to the attention of Double H and Jeff Erikson, Maintenance Manager via email addresses noted above.

**BUILDING IMPROVEMENTS**

A reminder to all STA homeowners that any improvement to the exterior of a building or unit must be approved by the owners of at least 4 (four) units and the STA Board of Directors, regardless of whether or not you wish to utilize your building fund or personal funds. This includes but is not limited to, adding/removing windows/doors, painting, siding or roofing*.* Please call Sue at Double H to initiate the approval process for any improvements.

**COMMITTEE MEMBERS NEEDED**

***We need owners to get involved with our community!***

The STA Board would like to explore revising the Architectural Guidelines. If you are interested in working as a committee chairman or member on this project, please contact Sue at Double H.