



HAWTHORN Table Rock Ridge

Hawthorn—Table Rock Ridge Newsletter

May 2017

Welcome to Hawthorn – Table Rock Ridge! This is your community newsletter so if there are topics you would like published, please contact your community manager and we will include them.

Community Meeting

As the weather gets warmer, we will schedule a Community Meeting in June. Once this is scheduled, we will send out notice to all Owners and post it on the Hawthorn Community Calendar.

Architectural Review

All external home changes or additions require written approval from the District prior to installation. As the landscape season took off this spring, SCM is now reviewing complete landscapes to ensure everyone that has done landscape has an approval. If you did not submit for approval, you are required to do so. No one wants to be in a non-compliance situation and the District does not want to get into an enforcement situation with owners. If you closed after July 31, 2016 and before April 1, 2017 you have until June 30, 2017 to complete your landscape installation. If you close between April 1 and July 31 you have 180 days to complete the installation. To submit any changes, please complete the Architectural Review form found on our website and return it to our office via email at arc@scmcolorado.com, mail or fax.

Be sure you are using the correct approved fence stain. The stain is Behr Transparent waterproofing wood finish, part #401. This is an oil based stain. You may also use a clear oil based stain.

There is a significant amount of landscape activity going on. We all appreciate everyone's patience with landscape installation in the Community.

Please be courteous and respectful of your neighbors while you are having work done on your lot.

After Hours HOA

Emergency

Please call if there is a District issue that needs immediate response. This is an after hours emergency line.

(303) 872-9224 ext. 1

Website

www.scmcolorado.com

Select "your community" then "Hawthorn—Table

Your Community Manager:

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Native Areas

It is important to understand that native areas are a fragile environment. Once development occurs and the native areas are disturbed, the area needs to be restored to its native state. After initial installation, it takes a few years of irrigation, maintenance and weed control to establish the native areas and several more years for the native habitat to mature. Ultimately it will take time for the native areas to be sustainable and healthy and to provide all the benefits this type of habitat has to offer. We appreciate your patience with this process. You may find additional information on the Native Areas section of the Hawthorn website. You may view this page view the link below:

<https://www.scmcolorado.com/your-community/hawthorn-table-rock-ridge/hawthorn-native-areas/>

Park and Field Use

Hawthorn has two beautiful grass areas one on each side of Gilbert Street at the entrance to the Community. The grass area on the East side of Gilbert Street has two soccer goals and the area on the West side of Gilbert street has two volleyball nets. If you would like exclusive use or have regular sport team practices and you would like to use either of these areas, you may do so. There is a Park Reservation form that would need to be completed, you may find this form within the Resolution Adopting a Park and Open Space Use Policy on the [Hawthorn Documents](#) page on our website. Please contact Melissa Sykes with any questions about reserving a field. Please note, if you see anyone who is using the fields for regular sports practices and you do not feel they have followed the appropriate steps, please notify Melissa Sykes. The idea behind renting the field for regular practice is so a deposit can be held on the event there is damage.

Parking within the Community

There has been discussion between the District and Jefferson County about enforcement of residents who park on the street. It has been determined that the District can enforce parking on the streets within the Community as per the Covenants and Restrictions for Hawthorn. The Covenants states that vehicles shall be parked in garages and in driveways before being parked in streets. Vehicles may be parked on streets, as a temporary expedient for loading, delivery, or emergency.

Trash Service

Trash pickup is every Wednesday with Recycle every other Wednesday. You may view the Recycle pickup schedule by viewing the Hawthorn—Table Rock Ridge page at www.scmcolorado.com Also, please remember that your trash cans and any miscellaneous items for trash pickup are to be stored out of sight from the street and neighboring homes.



Annual District

Operation's Fee

The District Operations fee is due January 15th each year. You will receive an invoice in the mail from our office in December.



Pets

Like the Loch Ness monster or Bigfoot, the fabled poop fairy has been the stuff of legend. Flying undetected in parks, neighborhoods and schoolyards, she was said to follow close behind dogs and their owners, picking up what the dog left behind before flying off to the next canine creation. A widespread belief that she existed seemed to reassure some that cleaning up after one's dog was optional. It is imperative for the safety, health and well being of the Hawthorn community that homeowners take responsibility for their animal's waste. Accountability is key and the Board Of Directors encourages residents to let Melissa, know about specific incidents where residents do not follow the guidelines. All pet owners are required to immediately clean up any dog waste anyplace within the community. It is a violation to not do so and is against the law. Owners are encouraged to notify SCM if you see violators. If this activity happens in your yard, you may also call Jefferson County Animal Control at 303-271-5070. The Park has dog waste stations for your convenience.

Animals on the Loose

Dogs allowed to roam the streets are not only a nuisance and dangerous to the public, but are in constant danger from cars, irate people, and even other dogs. For these reasons, **all dogs must be on a leash or confined on the owners premises at all times.** Dogs in violation of the leash law may be detained by a citizen, turned over to Animal Control, and impounded at the local Animal Center. Impoundment and board fees must be paid by the owner before the dog can be released. Failure to claim an impounded dog does not relieve the owner of liability for payment of all fees.

Community

Table Rock Ridge is governed by the Hawthorn Metropolitan District. There is not an HOA at Table Rock Ridge. A metropolitan district is a local government defined as a "special district" by the State of Colorado that sits below the state government which in turn sits below the federal government. Unlike an HOA, the District must submit several filings yearly to the state such as financial reports and election results. Elections are run once yearly for all special districts and those elections must comply with state election laws. This is a complex link to type: <http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251594652456> but the State of Colorado, Department of Local Affairs governs special districts and there is a wealth of information about special districts at this link. The management of Hawthorn, because it is a special district, needs to have an attorney to handle many of the state required filings and reports and an accountant to collect and certify tax receipts and produce financial reports. Hawthorn also has a professional management company, Stillwater Community Management (SCM) to help and support the homeowners in day to day community operations and manage service contracts. If you need anything District, Board or community related, please contact SCM.



Contacting Your Community Manager

Integral to SCMs success is talking to you, our customer the homeowner. Your community manager, Melissa Sykes, is in the neighborhood at least weekly doing a wide range of management tasks. But the most important feedback loop about the community is the people that live there. SCM has heavily invested in technology to make sending and receiving communication with homeowners easier, more effective and less expensive. Most of a community manager's day is spent out of the office in their communities, in Board meetings and working with contractors so please have a little patience in the communication process. The bottom line is we want to communicate with you.

At SCM we don't have a set response time because we want our manager to get back to people as fast as they are physically able to, usually within a business day. But with the volume of communication necessary in running a community and the wide range of technology we rely on, some things can get lost in translation. Please be sure that if you call that you also leave a voicemail. If you do not get a response within a business day, please try again.

Thank you,



Melissa Sykes

Stillwater Community Management

