

# August/September 2009

## Greenway Park Homeowners' Association Newsletter

Greenway Park HOA, 110 Greenway Drive, Broomfield, CO 80020, 303-469-1963

The above is only good thru August

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### SWIMMING POOL

It doesn't seem possible that the pool season will be over in less than a month, the summer just flew by us. Our life guards will be returning to school the end of August, and most of the public schools will be reopening at that time also. Therefore, the pool hours will be shortened, please refer to the calendar in this newsletter for open and close dates for the pool.

We hope you enjoyed your pool experiences this year – the unpredictable weather sometimes played a little havoc with whether we open or not? Most days we were able to open or reopen after a thunder storm – although it might have been a bit chilly.

### TOWN HOMES

The town home painting project has been completed and bids are being received on other projects of the area that are in need of maintenance. The town home capital improvement fund is holding up very well and projects are being completed as the money becomes available.

Thanks to Dave Lewis and Anna Brown for their diligence on these projects.

We ask that all town home residents be sure to place their trash in the dumpsters provided for them. It seems that there is a lot of trash that is not getting in the dumpster and ends up on the ground. This could be happening because of a bad throw – trying to throw the trash over the fence into the dumpster or just plain sloppiness, whatever it is – it must stop! Trash on the ground attracts bugs and rodents, not a good thing. If this continues to happen, the dumpsters will be removed and the townhome residents will have to pay more for individual pick ups. Be a good neighbor – don't share your trash.

### RECYCLE BIN

We are pleased to report that the trash on the ground next to the recycle bin appears to have been eliminated. We really appreciate your help on this problem. However, some things are still going into the recycle bin that do not meet the criteria of recyclable material. Styrofoam, bubble wrap, electrical cords or wiring fall into that category. If you are in doubt, please check the signs on the bins for clarification. Also, please crush all cardboard boxes, they take up less space when they are crushed, leaving more room for your neighbors to get their recyclables in the bin.

### GROUNDS/GOLF COURSE

Our grounds crew, headed by Scott, have done a great job this year. Scott says there is still a lot to be done, but they have worked very hard to improve areas that had not received any TLC for years. We have had many compliments on the golf course. The crews are finding sprinkler heads and boxes that have been buried for years (almost like finding buried treasures).

## **PROPERTY MANAGEMENT COMPANY**

At the July board meeting the board unanimously voted to hire a property management company to manage our community. Prior to that board meeting we had a meeting with the homeowners and the principals of JSN Management to explain the program and answer any questions or concerns. At that meeting, only 25 homeowners were in attendance. We'll let you do the math, as to what percentage of homeowners were interested.

By now you should have received your welcoming letter from JSN Management. (hereafter referred to as JSN).

There is going to be a learning curve; not only for JSN and the Board but for the homeowners also. The GWP office will continue to be staffed thru August 31, 2009. After that date all concerns must be directed to JSN at 303-482-2213. You may use the drop box outside the pro shop for your dues payments, until the end of the year, or you may mail them to JSN Property Management LLC, ATTN: Accounting, P.O. Box 101627, Denver, Co 80250.

The running of Greenway Park is a very onerous task and is not to be taken lightly. The board is not abdicating their responsibilities, they will work closely with JSN, but they will not have to do all the time consuming grunt work.

Some of you may ask – why not hire a general manager? To find a general manager who knows HOA law, has a strong accounting background and knows anything about golf courses, swimming pools, human resources, etc. would cost a great deal of money (if such a person could be found). Financially and common sense wise a property management company is the only way to go.

We interviewed several companies before deciding on JSN. We plan to work closely with them and we hope our homeowners will be patient as we get the bugs ironed out.

## **THANK YOU**

A huge thank you to Nancy & Liz, our office staff, who have worked closely with the board and have been so gracious during this period of change. GWP has been fortunate to have both of these ladies on staff and we wish them the best in their future days of no stress or deadlines.

## August 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1 Pool open</b>
<b>2 POOL OPEN</b>	<b>3 POOL OPEN</b>	<b>4 POOL OPEN</b>	<b>5 POOL OPEN</b>	<b>6 POOL OPEN</b>	<b>7 POOL OPEN</b>	<b>8 POOL OPEN</b>
<b>9 POOL OPEN</b>	<b>10 POOL OPEN</b>	<b>11 POOL OPEN</b>	<b>12 POOL OPEN</b>	<b>13 POOL OPEN</b>	<b>14 POOL OPEN</b>	<b>15 POOL OPEN</b>
<b>16 POOL OPEN</b>	<b>17 POOL OPEN</b>	<b>18 POOL OPEN</b>	<b>19 POOL OPEN</b>	<b>20 POOL OPEN</b>	<b>21 POOL OPEN</b>	<b>22 POOL OPEN</b>
<b>23 POOL OPEN</b>	<b>24 Pool Closed</b>	<b>25 Pool Closed</b>	<b>26 Pool Closed</b>	<b>27 Pool Closed</b>	<b>28 Pool Closed</b>	<b>29 POOL OPEN</b>
<b>30 POOL OPEN</b>	<b>31 Pool Closed</b>					

## September 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<b>1 Pool Closed</b>	<b>2 Pool Closed</b>	<b>3 Pool Closed</b>	<b>4 Pool Closed</b>	<b>5 Pool open</b>
<b>6 POOL OPEN</b>	<b>7 POOL OPEN</b>	<b>8 Pool Closed for the Season</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>			