



If you have something that you would like included in a future newsletter please send it to Lesley at communicationvalhoa@gmail.com, HOA Manager, [Tony Lemberger](#), or any current [board member](#).



Paint Project Update

We are in the home stretch for our major siding/repainting project! The board has started a “punch list and repaint” portion of the project, meaning that each step of the final repairs is

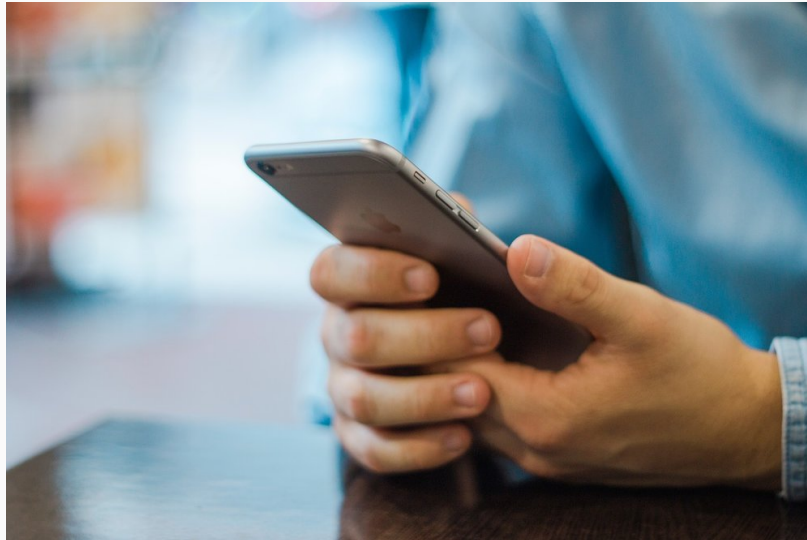
reviewed for issues. Repairs were reviewed on June 29th. Any problems will be addressed before painting is performed. This will take place the week of July 3rd. The Board will review and accept the repairs building-by-building, then primer will be applied.

Three finalists for the siding/trim/garage door colors will be displayed at 1429 W. Lake Ct for a homeowner vote. Watch for an e-BLAST from Tony and mailbox signs for the date to cast your vote. One vote per unit will be allowed. Once our building colors are selected, the Aspen Group will proceed on the buildings that have approved “punch list” repairs.

A reminder that any homeowner can reach out to the Aspen Group Project Manager, Lupe with issues and concerns. We trust in the Aspen Group’s accountability to respond and address issues. A text (with pictures) to Lupe may get a quicker response. Her cell is 720.412.8039. Also, be sure to include an email to Lupe (maria@aspengroupco@gmail.com) as well as Tony to document any issues.

You can also interact with on site personnel if issues surface when the Aspen Group is on site. Their personnel have been most accommodating when asked to move equipment to let us exit our garage or respond to issues. We’re in this together so your patience and support is appreciated.

We are working to post mailbox signs each weekend to describe the work that will be done in the next week.



Extreme Weather Impacts and Board Communication

June has been an unprecedented period of wind, rain, and property damage in Colorado. No amount of planning can protect us 100% of the time. Please remember that our Property Manager and your Board work to respond to issues raised as quickly as possible. We will continue to work to improve the consistency of our communication, but recognize that immediate responses are not always possible. When we are slammed, so are our contractors, so responses from them to us, and therefore to you, can be delayed.

Issues should be forwarded to Tony, with email copies to your Board, so that we can track open items. The Board will be implementing a more comprehensive tracking mechanism so that responses and actions can be verified. We appreciate your patience and support.



Reminder! Home Insurance

Reminder that every homeowner is required to submit proof of your home insurance to our Property Manager, Tony Lemberger (rockymtmgmt@aol.com) on an annual basis. This insures that we are protecting ourselves as well as our neighbors.

Please take the time to check with your insurance agent that you have added an H06 rider to your policy. This low cost addition covers a special assessment to cover the large deductible that our insurance company would assess the HOA if we needed to replace our roof due to hail damage. All carriers are protecting themselves from hail claims so you need to protect yourself as well!



Safety Tips

We all want a safe and secure complex. Several homeowners have experienced thefts

from their patios or disturbances. Some thoughts on how we can improve overall complex safety:

1. Ensure your alley light remains on at night. Dawn-to-dusk light bulbs are available (contact Brad Shelly) to help.
2. Keeping your front porch light on reduces porch piracy. Again, a dawn-to-dusk light bulbs can be used.
3. Contact the Littleton Police Department Non-Emergency line (**303-794-1551**) should suspicious behavior be spotted. Date/time of any concern is critical.
4. A reminder that feeding animals (birds/squirrels) puts the HOA at risk for animal control and building repair costs. While watching animals is fun, it can cause undue expense to all homeowners!



Financial Notes

We would like to remind all homeowners that full payment of the \$1,500 special assessment we approved to fund our paint project is due by August 31, 2023. Any unpaid portion at that time will generate a monthly late fee and interest. Please contact Tony to inquire about your remaining balance.

The unprecedented weather impacts have highlighted the age of our complex in new ways. The Board will be initiating a total complex review for building issues that may need to be addressed in a proactive manner. While the Board has worked to control HOA Fee increase to cover rising building and property demands, we are a 40+ year old complex. **We all need to work together to prioritize and fund maintenance issues to keep the Village at Littleton the gem that it is.**

One final note: your monthly HOA fee covers many residence charges that would be much higher should you live in a single family residence. We will work to clarify HOA/Homeowner responsibilities so that each of us understands our part in the care of the VAL.



UPCOMING EVENTS

Little Jam Free Concert - Sterne Park

Saturday, July 15

[Western Welcome Week](#)

August 11 - 20.

VAL HOA Meeting

Wednesday, July 26, 2023



Visit our website

Looking for detailed VAL HOA information? Visit the website at valhoa.org. Here you will find board meeting agendas, minutes, rules, and regulations for the complex, ACC and Landscape Committee processes forms, and much more!

2023 Village at Littleton Board of Directors

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