

# NorthPark Neighbor

**AUGUST, 2010**

## **Your Dog May Be Barking & You Don't Know It...But It's Driving Your Neighbor Crazy!**

(We are re-printing this article from last year at the request of several homeowners who are being driven crazy by barking dogs in the hopes that dog-owners in Northpark will take this message to heart.)

**D**ogs bark when they are lonely, when they hear noises such as other dogs, and sometimes at absolutely nothing. Dog owners are sometimes unaware that their pooch barks continually in the yard when the owners are out late or showering at 5:30 a.m. Even dogs with dog doors or shelters usually prefer to stay out and bark if they are bored or anxious. In neighborhoods such as ours, one barking dog can disturb the sleep of multiple families. Please follow these good neighbor tips:

- If you let your dog out for an early morning potty break, make sure you're available to call your pet back in if it

starts to bark.

- Don't leave your dog in the yard after 9 p.m., especially if you aren't home.
- When you take a vacation, even a weekend trip, don't leave your dog in the back yard or with free access to a dog door overnight. Enlist a neighbor, friend, or dog sitter to walk your pet daily, check food and water, and bring it in at night or during bad weather.
- If you leave your pet outdoors during the day when you are at work, do check periodically with any neighbors who are regularly at home during the day to see if your pet's barking is disrupting their lives. Neighbors who work at home or simply want to enjoy

a peaceful retirement may be tearing their hair out after listening to a barking dog for hours on end.

If you happen to live by a barking dog, there are a couple of steps you can take:

- First, talk to your neighbor in a friendly manner and ask them to do something about the problem. They may not be aware of the issue and will stop the barking right away.
- When you can't resolve the problem without third-party help, there is a 4-step process that the City of Westminster has in place to help manage and handle barking dog complaints. This information is available at:

[www.ci.westminster.co.us](http://www.ci.westminster.co.us)

Please follow these procedures if you need third-party assistance.

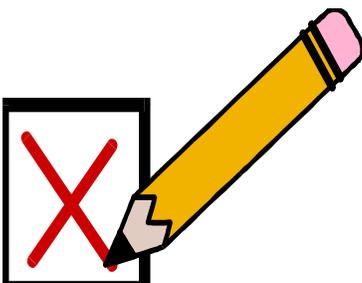
## **Pool Safety Reminders**

**R**ules are generally written for a reason. Jumping the fence at the pool after 9 p.m. when the pool is closed is trespassing, which is a criminal offense. More importantly, it is a safety issue. If you jump the fence and are injured, it would be difficult for a rescue to occur. At times, the guards may need to "shock" the pool with additional chemicals when they close the pool at night which makes the water unsafe for swimming for a period of time. Please respect the pool rules.

**Effective week-days starting August 16th**, lifeguards will only be on duty from 3 p.m. to closing. All children must be accompanied by an adult when lifeguards are not on duty. Your cooperation is appreciated.

## **Annual Meeting of the Members**

**T**he Annual Meeting of the Members will be held on September 13, 2010 at 7 p.m. at the clubhouse. Ballots will be mailed in advance of the meeting. Please be sure to mail in your ballot so that we can meet our quorum requirements. Two board member positions currently held by Lori Goldstein and Carla Javornik will be open for re-election at this meeting. If you are interested in submitting your name as a candidate for election to the board at this meeting, please complete and submit the interest form included in this newsletter.



# Curb Appeal Adds Value to Your Home



If you procrastinated this summer and are now getting around to tackling some important home improvement projects while the weather is still pleasant, you may notice several items that could improve the “curb appeal” of your home and enhance your home’s value.

Here are some of the most common examples of needed improvements:

- 1) Vegetation in most yards has grown considerably over the years. Pruning plant materials and removing dead plant materials can give your yard and your home a “spruced up” look that enhances your home’s value.
- 2) Application of a fresh coat of paint every few years gives a fresh, well-maintained look to your home and it protects your siding from deteriorating. Please remember to check out the paint sticks from Northpark volunteer, Millie Truitt (303.466.3225) and submit your color choices to the A.C.C. prior to painting. You may obtain the Exterior Paint Request form from the Association’s web site: [www.northparkhoa.com](http://www.northparkhoa.com).
- 3) Many of the roofs in Northpark are in need of replacement. If you are finding pieces of shingles in your yard on windy days, it may be time to re-shingle your roof. The A.C.C. has added a number of pre-approved brands and colors of shingles to help speed up the approval process. Please refer to the article on the last page of this newsletter for more information about shingle replacement.
- 4) Is it time to replace your garage doors? Newer garage door products now have less warping and hold the paint better than the doors installed by The Writer Corporation 20+ years ago.

## Having a Party? Here’s How to Rent the Clubhouse.

Please contact our clubhouse volunteer, Kris Latham well in advance of your gathering if you would like to rent the clubhouse for a special event. For clubhouse reservations or questions, Kris can be reached at 303.460.8622. Rental Application forms are available on the Association’s web site.

ONLY by NorthPark residents. A \$100 cleaning deposit and a \$500 damage deposit along with a \$100 per day rental fee will be due at the time of booking. The cleaning and damage deposit will be returned to you if the clubhouse is left in the same condition



*The clubhouse is yours to rent for special occasions!*

you found it. If it’s not clean and damage-free, some of your deposit may be withheld.

In addition, make sure to take your trash with you and PLEASE don’t put the trash in the park receptacle.

## Anonymous Complaints & Neighborly Relations

Management companies get many complaints from residents about their neighbors. While some complaints are valid, others are so minor as to make us wonder what underlying issues may be involved. Many years ago, a very wise member of the NorthPark board responded to a complaining resident that he believed every resident had a personal responsibility to try to resolve a dispute with their neighbor before asking the Association to get involved. As the Association’s management company, we have often reflected on the wisdom of that advise and believe that much ill-will between neighbors could be avoided if neighbors would take the time to get acquainted and try to “walk in the other person’s shoes” for a brief moment. Sometimes, a neighbor may be responding in a negative manner because of a major personal stress such as illness, family death or job loss. Unless you have taken the time to understand your neighbor, it’s easy to assume the worst about him or her. You might also ask yourself if your own stresses are causing you to over-react to a neighbor’s behavior.

If you have tried and failed to resolve a problem with a neighbor, you may submit a written complaint that includes your name and address. Most of the anonymous letters that we receive either don’t contain enough information or have an incorrect understanding about the Association’s rules. Without your name and address, we can’t respond.

# NorthPark Homeowners Association, Inc. Board of Director Nomination Information

The Board of Directors is currently comprised of seven elected members, as follows:

Lori Goldstein, President  
Lynda Caulk, Vice President  
Patti Segó, Secretary  
Carla Javornik, Treasurer

Dave Truitt, Member-at-large  
Ken Arnold, Member-at-large  
Marie Struckman, Member-at-large

Two board member positions will expire at the Annual Meeting to be held September 13, 2010 at the clubhouse. The membership will have an opportunity to elect two interested residents to the Board. The positions open for re-election are currently held by Lori Goldstein and Carla Javornik.

Time Commitment: includes the attendance at quarterly board meetings per year which generally last between 2-3 hours in length.

Term: Three years.

Duties: includes but is not limited to the fiscal responsibility for adoption of the annual operating and reserve budgets, approval of association bills for payment, approval of contracts with vendors, enforcement of the Covenants, Conditions and Restrictions, and oversight responsibility for maintenance of the common areas of the association.

If you are interested in being nominated for a board member position, please notify Prokopiak Management Company, 13700 Troon Court, Broomfield, CO 80023-9587, or fax your response to 303-466-7602 no later than August 16, 2010.

-----  
Please include my name on the ballot to serve as a board member for NorthPark Homeowners Association.

\_\_\_\_\_/\_\_\_\_\_  
Name / Date  
Phone #(home) (work)  
\_\_\_\_\_

Please include a brief description of your interest in serving on the Board as well as any qualifications that you feel are relevant. This information will be included with the ballot.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Is Your Home In Need of a New Roof?

**S**evere storms with damaging hail and just general aging have left their mark on many rooftops in Northpark. If you are considering replacing your roof, please remember these guidelines.

If you are in a rush, you can usually receive 24-hour approval turn-around time for your request by selecting one of the many "pre-approved" shingle products which are listed in the Association's Resi-

dential Improvement Design Guidelines. This document is available on the Association's web site: [www.northparkhoa.com](http://www.northparkhoa.com). Shingle products must be a dimensional shingle with a minimum 30-year warranty and must be of a neutral color.

Use the Request for Approval Form from the web site to submit your shingle requests. If you wish to re-shingle with a different product, please submit 5 color brochures of the product you wish to use.

**Be sure to submit your shingle request for approval. The City of Westminster will require an approval letter from the Association before issuing a permit.**



My name is Lu Irene, and I live in North-Park! I am the proud owner of **Goodnight Irene Massage Therapy, LLC.**

Call me next time you ache, are sore or just want a great massage to relax, and we'll schedule a time for me to come over. I specialize in chronic pain relief but I also do relaxation massage therapy as well. Massage Parties are an excellent way to share massage therapy with friends and family.

Call now to schedule your session or event:  
**720-350-3040.**

**MEETING DATES**  
**August 9, 2010 Board Meeting**  
**September 13, 2010 Annual Meeting of the Members**  
**7 pm at the Northpark Clubhouse**

### Your Board of Directors

President	Lori Goldstein	303.404.9570
Vice President	Lynda Caulk	303.439.7892
Secretary	Patti Sego	303.439.7858
Treasurer	Carla Javornik	303.404.3467
Member	David Truitt	303.466.3225
Member	Ken Arnold	303.466.2666
Member	Marie Struckman	303.438.1169

### Committee Chairpersons

Audit	Carla Javornik	303.464.8263
Maintenance	Prokopiak Mgmt.	303.466.2432
Tennis	Patti Sego	303.439.7858
Pool	Lori Goldstein	303.404.9570
Clubhouse	Kris Latham	303.460.8622
Paint Samples	Millie Truitt	303.466.3225
A.C.C.	Prokopiak Mgmt.	303.266.2432

**NP Clubhouse** 3268 Northpark Ave. 303.466.2676  
**NP Web Site** [www.northparkhoa.com](http://www.northparkhoa.com)

**Prokopiak Mgmt.** 13700 Troon Court 303.466.2432 (o)  
 Broomfield, CO 80023 303.466.7602 (fax)



### *Piano for Adults*

**Delaine Bagwell**  
 3255 W. 98th Ave. #E  
 Westminster, CO 80031  
 Voice Mail: 303 331-2850