



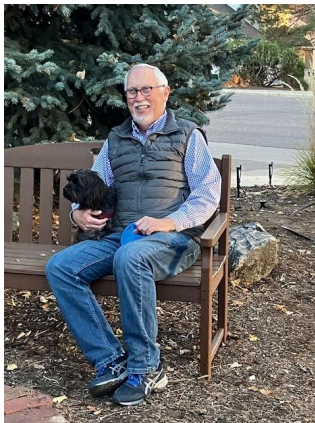
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# Homeowners' Association Newsletter

May / June Volume 26 No.3

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## President's Message



It is certainly nice to see the signs of Spring at Stoney Brook, although this year appears to be on track to be dominated by our drought. We have already received some restrictions for Denver Water and expect more, should conditions deteriorate. In all likelihood, Stoney Brook will look a little less green this year.

Please follow the guidelines laid out by Denver Water. While it might be tempting to ignore them, the consequences are unpleasant for both the offender and our community.

Surcharges and even fines may be imposed in extreme cases.

We will start publishing water consumption figures to help us all comply with Denver Water's request that we use 20% less water this year. Remember that each building has its own water meter, so any heavy users will stand out like a sore thumb.

It is a great time to check your unit for any leaky toilets, a common cause of high water usage. Blue tablets for this purpose will be available in the office.

This issue of the newsletter includes many helpful tips for gardening during a drought. Our Landscape Committee is working hard to keep all our plants and trees healthy while we are low on water.

You will also see a report about Election Buddy, our digital voting method. While we were pleased with our first use of Election Buddy earlier this year, our Election Committee has some ideas on improvements. Just as a reminder, our interest in getting more people to use Election Buddy is to increase voter engagement, as well as economic. We save money on postage and printing by avoiding sending paper election packets.

This issue is long, indicative of our enthusiasm for Spring. I hope that you enjoy it.

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### Website Update:

Good news — the Stoney Brook HOA website is back online. An additional security feature has been added, so please follow the login instructions when accessing your account. You may reset your password if you have any trouble signing in.

### Upcoming Events at the Clubhouse

**Guys' Night Out**  
May 19, 2026

**Summer Kick-off Event**  
June 14, 2026  
at 5:00 p.m. to 7:00 p.m.

**Drinks on the Deck**  
June 18, 2026

**SBHOA Golf Scramble**  
June 19, 2026

**Girls' Night Out**

(Look for more dates to come)

**NOTE:** *The conversion of articles saved in a PDF format into Constant Contact may result in somewhat blurred and/or pixelated text and images. Directly "Clicking or Linking" to these articles will redirect you to the original submission, with larger, more readable fonts and clearer pictures.*



**WHOOO WHOOOO... has joined us as Stoney Brook's newest resident!**

*photo credential: Stephen Burke*

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## **Board of Directors 2026 Meeting Schedule**

May 27, June 24, July 22, August 26,  
September 23, October 28,  
November 18 \*, December 16 \*

**All meetings begin at 6:30 PM in the Clubhouse or Via Zoom**

\*Moved from 4<sup>th</sup> Wednesday due to holiday.

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As we prepare for the next Stoney Brook HOA Election, we will be focused on building voter engagement on the ElectionBuddy platform.

Over 40% of our homeowners (124 voters) signed up to vote online, with an impressive 88% response rate in the 2026 election of new board members.

With the rise of online voting platforms, the electronic process encourages greater voter participation, enhances accessibility, facilitates remote voting, streamlines counting processes, and increases accuracy. And for every voter that migrates to the platform, the HOA saves \$11.30 in printing, paper, and mailing costs. The 124 homeowners who signed up during the last Election saved us \$1,400. Here are just a few brief testimonials from some of those homeowners:

- *I am not very computer savvy, but I found ElectionBuddy very easy to use. It took only a few minutes to vote. Give it a try! It wasn't scary!* L.S.
- *It was very easy to use ... and I didn't have to worry about dropping off my ballot in the office.* D.D.
- *Easy to navigate, took less than 5 minutes to vote, and saves the HOA lots of money.* F.B.
- *I found many benefits to paperless voting: quick, easy, cost-effective, and the ability to make corrections is helpful and not as messy. Way to go!* R.C.
- *Love it! Easy to use and didn't require any special training.* A.G.
- *Highly recommend going forward. User-friendly. No paper. My only suggestion for improvement is fewer reminders to vote early in the election period.* L.S.
- *I spend a lot of time traveling and was out of state during last year's election. I found the online voting convenient, with easy step-by-step instructions, so I was able to quickly vote."* S.H.

A 7-member Election Committee met in March to begin strategizing on how best to migrate more voters to online voting and to address the challenges that arose during our inaugural year with ElectionBuddy. Look for ongoing communication, registration opportunities, tutorials, and improvements in our voting processes for the next election.



Sign up now! Each unit is entitled to one (1) vote. The Electronic Voting Representative Form is used to designate the official Voting Representative for your household/unit. It is used to receive and submit the electronic ballot through ElectionBuddy for our upcoming Annual Meeting and Election.

[Electronic Voting Representative Form](#)

**Please Note:** If you signed up last year, there's no need to resubmit this form. Unless you wish to opt out of online voting, you're READY TO GO!



Check out this short video for an overview of the voting process:

[ElectionBuddy Voting Overview](#)

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Quick Links from the article above

- [Electronic Voting Representative Form](#)
- [ElectionBuddy Voting Overview](#)

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## Board Candidate Applications

Stoney Brook is now accepting applications for the 2027 Board of Directors election. Three seats are open this cycle, each serving a three-year term. Applications may be downloaded from the [SBHOA website](#) (Forms → Association Forms → Board of Directors Application) or requested from the office.

# BECOME A BOARD MEMBER

Applications must be returned to the SBHOA office by **November 20, 2026.**

Directors are expected to attend monthly evening meetings, participate in committees, and have computer access for email and Zoom communication.

For questions about Board service or the election process, please contact the SBHOA office.

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## **Watering & Conservation Reminder**

March 25 through October 1

### **Denver Water Summer Watering Rules**

The watering rules incorporate best practices for efficient outdoor water use

that will help keep your landscape healthy. It's a simple way for you to help protect our water supply now and in the future.

### **Seasonal Watering Rules (Applies to All Customers)**

These rules apply every summer, regardless of drought conditions:

- Do not allow water to pool in gutters, streets and alleys.
- Do not waste water by letting it spray on concrete and asphalt.
- Repair leaking sprinkler systems within 10 days.
- Do not irrigate while it is raining or during high winds.
- Use a hose nozzle with a shut-off valve when washing your car.

### **Enforcement & Fines**

Denver Water's approach is education focused, but repeat violations may result in fines and additional action.

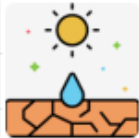

















































Violation Penalties - Residential customers:

- First violation: Warning
  - Second: \$250
  - Third: \$500
  - Fourth: \$1,000
-



## SHOPPING LIST FOR DROUGHT TOLERANT PLANTS

These are just a few **perennials** you can choose from. There are many more, such as dianthus, salvia, daisies, lupins, bachelor buttons, juniper beard, and grasses. Ground covers such as vinca (periwinkle), sedum, ajuga and sweet woodruff (for shaded areas) are other options that can tolerate dry conditions.

DROUGHT TOLERANCE	PLANT NAME	SUN / SHADE	SIZE	COLORS	BLOOM TIME
 	Daylily		12-48"		June - July
	Candytuft		12-18"		April - June
	Iris		8-30"		May - June
	Torch Lily		24-48"		July - September
	English Lavender		12-18"		May - September
	Blue Flax		12-24"		May - June
	Desert Four O'Clock		12-30"		June - August
	Catmint		8-12"		May - September
	Evening Primrose		4"		May - September
	Oriental Poppy		20-30"		May - June
	Pemstemon Varieties		18-36"		Varies
	Creeping Phlox		4-6"		March - April
	Pasque Flower		6-12"		March - April
	Black-Eyed Susan		18-24"		July - August
	Coreopsis		6-24"		May - September
	Ice Plant		2-4"		May - September
	Cornflower Echinacea		24-46"		July - September
	Baby's Breath		18-24"		June - August
	Blanket Flower		18-24"		June - August
	Gazania		4-6"		May - October
Gallierdie		18-24"		June - August	
Yarrow		18-36"		June - September	
Columbine (Denver Gold)		24-36"		May - August	
Sage		24-36"		June - September	
Lavender		24-40"		June - September	
Chocolate Flower		12-24"		June - September	
Hollyhock		60-72"	MIX	July - September	
LESS	California Poppy		12-24"		June - September



# ANNUALS

When planting annuals in the ground, in pots, or hanging baskets, make sure to add mulch! Spreading mulch between the flowers will help them retain water.



Water plantings between 6PM and 10AM so that the water will not evaporate as quickly in the heat of the day.



A list of annuals includes:



Zinnias, daisies, marigolds, garden verbena, sweet potato vine, dianthus, Mexican floss flower, lobelia, pansies, snapdragons, nasturtium, bachelor buttons, cosmos, petunias, Mexican sunflower, gazania, lantana, dusty miller, alyssum, impatiens (sun or shade), and geraniums.



It's very tempting to water the grass, but please don't. It's lying dormant now to protect itself. Thank you!



We will start watering in May, when we are told we can, and only 2 days a week. Denver Water will be monitoring our meters and checking to ensure lawns are not too green. There are fines involved, so we all need to do our part to conserve water!



Good luck planting during these challenging times!



We are here to help, so don't hesitate to call on us.

*Your Landscape Committee*

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## Spot the **Red Flags**: A Recap of Our Senior Safety Seminar Friday, April 17, 2026



Our recent HOA gathering saw an impressive turnout, with over **35 residents** joining us for an eye-opening presentation on **Understanding Cryptocurrency and Senior Scam Awareness**. A local FBI Special Agent led homeowners through the 90-minute presentation.

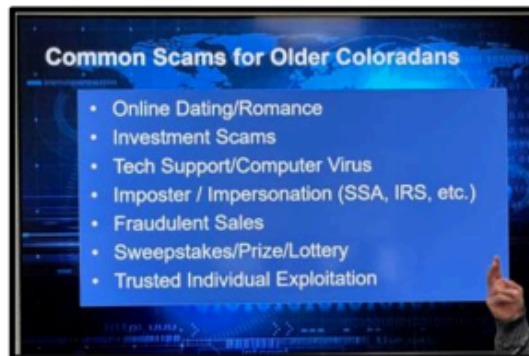
The **FBI Internet Crime Complaint Center (IC3)** received over 1 million complaints in 2025, with total reported losses reaching \$20.9 billion, a 26% increase over 2024. Among these, 85% of losses were caused by online fraud. By age group, those 60 and above accounted for 20% of complaints, representing losses of \$7.75B. As our world moves increasingly online, staying informed is your best defense against digital bad actors. The full report is available at: [2025 IC3 Annual Report](#)

### 2025 Highlights

**1,008,597 Complaints**  
**\$20.877 Billion Total Losses**  
**26% Increase In Losses From 2024**  
**\$20,699 Average Loss**

### Common Scams for Seniors

The FBI reported that in 2025 alone, Americans 60 and over lost more than **\$4.4 billion** to **cryptocurrency-related** fraud. Scammers often target older adults because they assume they have significant retirement savings or may be less familiar with how digital currency works.



The FBI presenter reiterated this common cautionary warning throughout his presentation – **"If it sounds too good to be true, it probably is!"**. If an offer or situation seems impossibly wonderful, it is likely a scam, fraudulent, or fake.

**For Red Flag Tactics and Fraud Prevention Tips - [Click Here](#)**

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## Constant Contact Survey Results

Campaign Name: Safety Advisory Survey Page

Survey Starts: 187

Survey Submits: 133

Export Date: 04/23/2026 06:15 PM

### MULTIPLE CHOICE

How satisfied are you with the current lighting throughout the community?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Satisfied			39	29%
Satisfied			57	42%
Neutral			21	15%
Dissatisfied			13	9%
Very Dissatisfied			3	2%
Total Responses			133	100%

### MULTIPLE CHOICE

Would you support additional lighting in common areas (paths, parking areas, entrances, or dark zones)?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			66	49%
No			31	23%
Unsure			36	27%
Total Responses			133	100%

### CHECKBOXES

If yes, where do you feel additional lighting is most needed? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Walking Paths			35	46%
Parking Areas			38	50%
Entrances / Exits			16	21%
Open Spaces			20	26%
Other			10	13%
Total Responses			75	100%

### MULTIPLE CHOICE

How concerned are you about vehicle speeds within the community?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Concerned			22	16%
Somewhat Concerned			46	34%
Neutral			35	26%
Not Concerned			30	22%

[For Complete Safety Survey Results - Click Here](#)



## **SBHOA Social Committee 2026 Event Schedule**



### **Summer Kick-Off & Food Truck Party**

Sunday, June 14

### **End of Summer Party**

Sunday, August 30

### **Fall / Thanksgiving Food Drive**

Sunday, November 8

### **Holiday Party**

Sunday, December 6

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### **Girl's Night Out**

(Look for more dates to come!)

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### **Guy's Night Out**

Tuesday, May 19 / July - TBD

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### **Drinks on the Deck / Court**

Thursday, June 18

Saturday, July 25\*

Thursday, August 20 & Art Show (TBD)

❖ Enjoy Greenwood Village Day Fireworks!

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### **Stoney Brook Golf Scramble**

Murphy Creek Golf Course

Friday, June 19

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Dates subject to possible changes.

Look for flyers throughout the year for  
additional information and more events to come!

# SUMMER KICK-OFF

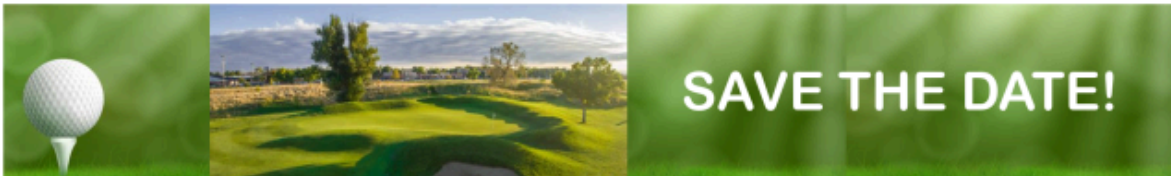


SAVE THE DATE!

SUNDAY, JUNE 14, 2026

5:00PM – 7:00PM

Stoney Brook Clubhouse



## 2026 Stoney Brook Golf Scramble

Friday, June 19, 2026

[Murphy Creek Golf Course](#)

Aurora, Colorado

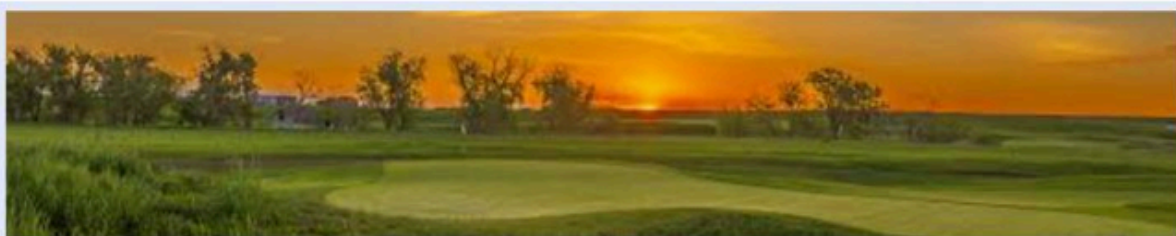
18-Hole Scramble

All Skill Levels Welcome!

Optional dinner, drinks and award ceremony to follow.

Registration and additional details coming soon!

Stoney Brook Coordinators: Matt & Gina Palaoro





## Stoney Brook ... Forms, Forms, Forms ...

Don't forget to complete, send in or drop off these forms:



### **Directory and Contact Update Form**

Purpose: Update your contact, emergency and designated contact information for our online Directory, as well as the HOA's records.



### **Residential Fire Safety Equipment Form**

Purpose: Per Denver Fire Code requirements, annually certify that your smoke and carbon monoxide detectors have been properly installed and tested.



### **Home Safety Alert – Outdated Electrical Panels Form**

Purpose: For HOA insurance purposes, check your electrical circuit breaker panels for potential fire hazards. The form provides a checklist of unsafe panels that should be replaced.



### **Electronic Voting Representative Form (Designated Voter Form)**

Purpose: To use the ElectionBuddy online voting system, designate an official Voting Representative for your household.

Thanks for your help!



[SBHOA - Directory and Contact Update Form](#)

[Residential Fire Safety Equipment Form](#)

[Home Safety Alert - Outdated Electrical Panels Form](#)

[Electronic Voting Representative Form](#)

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Quick Links from the article above

- [SBHOA - Directory and Contact Update Form](#)
- [Residential Fire Safety Equipment Form](#)
- [Home Safety Alert - Outdated Electrical Panels Form](#)
- [Electronic Voting Representative Form](#)

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## INSURANCE SUMMARY 2025-2026

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### HO-6 Loss Assessment

THE HOA RECOMMENDS OWNERS TO SPEAK WITH THEIR PERSONAL INSURANCE AGENT ABOUT PURCHASING HO-6 LOSS ASSESSMENT COVERAGE.

An HO-6 Policy is designed to cover losses of the structure of your unit, personal items, and liability that your HOA Master Policy might not cover.

[Read More - HO-6](#)

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### Important Notice: 2026 Painting Schedule

**5 CEDAR:**

101, 102, 144, 145, 146

**36 MASONITE:**

4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 41, 42, 393, 394, 395

*(Note: Serious problems with siding and trim may require repairs or replacement of significant portions of the siding and trim prior to painting. Homeowners will be notified of necessary repair work needed to be completed before painting.)*

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If anyone plays violin or cello well enough to play Mozart or Beethoven vp or cp sonatas please contact Elana at [elananewman@comcast.net](mailto:elananewman@comcast.net)  
Thank you!

4505 S Yosemite St.  
Unit 367, Aspen Leaf Court  
Denver, CO 80237  
(303) 667- 4567  
[www.elananewmanmusic.com](http://www.elananewmanmusic.com)

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## THE QUARTER

By Michael A. Davis

This poem,  
proof, that  
I never forgot,  
And swear, I never will,  
Forget,  
that smiling American soldier in a wheel chair  
still on the mend, his legs and lap  
covered with, a drab olive-green army issued blanket.  
He befriended me.  
Me, a kid of ten or was I eleven, who snuck into a football game,  
Some seventy plus years ago.  
Who was playing? Who won?  
Who lost?  
Who cared?  
We joked.  
We laughed.  
We cheered each other up.

Then the game was over.  
Before departing,  
The soldier pulled from his pocket,  
And placed in my hand,  
An old quarter.  
The date barely legible. And he waved me goodbye.  
Wow, I was now five Hershey bars rich,  
Or, better yet, twenty-five pretzel sticks rich.  
But I could 't spend the quarter.  
That did not seem right.  
So, I Scotch taped the quarter to my bedroom mirror,  
the soldier's name appearing under the quarter.  
There to join the messy collage of college decals bordering the mirror.  
There to age for a few years, when  
I felt the time was right to spend the quarter.  
So down it came and off I went.  
Two Hershey bars,  
Ten pretzel sticks and the last of that quarter, lit up my favorite pinball machine,  
Old Faithful.  
Soldier Fred Overholtz,  
I finally spent your quarter.

Copyright 2026

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## NEWS YOU CAN USE

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[Southeast Denver Newsletter](#)



### HOA Helpful Tips:

Warmer spring weather brings a sudden influx of activity for our crew and the Architectural Review Committee (ARC). Please help us, help you! THANK YOU!



### “Work Orders aren’t Fast Food Orders“

If you see a common area fence leaning or a sprinkler acting like a geyser, let us know! Similarly, if you have a personal work order that needs attention, please submit it on the SBHOA Website or call the office. But remember - submitting a work order on Friday at 4:59 PM doesn't mean our crew will be there by 5:01 PM. Planning your request early helps us prioritize and balance our weekly workload as expeditiously as possible.



### ARC: “We’re Fast, But Not 'Overnight Shipping' Fast”

Most architectural requests (ARC) aren't approved by a wizard with a wand; they're reviewed by your neighbors on the committee. While our CCRs (Article 8) state that ARC has 45 days to review and approve a request, we know that doesn't work for our homeowners who are anxious to get started on a project or have a contractor all lined up and ready to go. We can typically review, approve and/or recommend a modification in less than 7 days. Just ensure you have the proper paperwork completed and give the committee ample time to do their due diligence.



## 6 AM – New Start Time!

Set your trash, recycle, and compost out by 6 AM on your collection day.

## Do Not Overfill Carts!

Carts that are overfilled, stuffed, or too heavy cannot be emptied. All trash, recyclables, and compost must be inside of the cart. Residents are asked to store all bins inside their garages to avoid attracting wildlife.



## Give us Space!

Allow 2 feet of clearance on all sides of your carts so trucks have access.

## Moving?

Notify Solid Waste Management PRIOR to moving, and keep all carts at the service location.



## Recycle these items in your PURPLE cart:



### Bottles & Cans

Aluminum and steel cans, glass bottles, plastic bottles

### Boxes

Cardboard (flattened), food boxes, paper tubes, non-greasy pizza boxes

### Paper

Beverage cartons, magazines, mixed paper, newspapers, paper cups

### Plastic Containers

Containers, bottles, tubs, jugs, jars



**PLEASE – NO PLASTIC BAGS IN THE RECYCLING.**

No scrap metal, tangles, electronic waste, construction material, bricks, tires, non-recyclable plastics (e.g. plastic utensils).

**EMPTY ALL ITEMS DIRECTLY INTO THE RECYCLE BIN.**

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For More Information and Schedule updates, please use this link:

## Trash, Recycling & Compost - City and County of Denver

### Pool & Clubhouse Updates

#### **Pool Opening:**

We're on track to open the pool by Memorial Day weekend. Please remember that the water must be fully balanced before use—entering the pool before it is officially opened can pose a health risk.

*For everyone's safety, please review the posted rules for both the pool and hot tub. Any reported violations will be reviewed and may result in revoked access or a fine.*

#### **Clubhouse Use & Restrooms:**

The upper level of the clubhouse continues to be in high demand for meetings and events. To help minimize interruptions, we encourage residents to use the lower-level restrooms whenever possible. A new north gate on the pool deck now provides direct access to the lower level for added convenience.

#### **Access Cards:**

Please bring your access card when entering either pool gate or any clubhouse doors after office hours. If you're unsure whether your card is active, the office can confirm it for you ahead of time.

*Let's make this a great summer for everyone—enjoy the amenities and be courteous to those around you!*

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### Tree Health Update

During the last freeze, many of our Ash trees were affected because the unusually warm weather had already pushed them into early bloom. Our arborist expects them to leaf out by June, at which point we will begin the scheduled Emerald Ash Borer (EAB) treatment. We are also seeing signs of leaf damage on several Locust trees. These will be assessed individually as part of our seasonal tree-health review.

### Tree Maintenance Policy Update

The Board has clarified responsibilities regarding tree care within the community:

- **Homeowner Responsibility: Tree pruning within an individual homeowner's lot is the owner's responsibility and expense.**
- **HOA Responsibility: The HOA will continue to maintain trees located in common areas.**

Special Circumstance – Annual Pruning Zone Season

If, during the HOA's designated annual pruning zone season, a tree branch from a homeowner's lot is found to be compromising a roof or chimney, the HOA will prune back the affected branches to prevent damage.

## Tree Removal

Tree removal within a homeowner's lot remains the owner's responsibility and must be approved by the Architectural Review Committee (ARC) prior to removal.

We appreciate everyone's cooperation in maintaining the beauty and safety of our community landscape.

## Emerald Ash Borer Treatment

Treatment for the northern side of the community will begin once the ash trees have reached at least 80% leaf-out. We anticipate this occurring in June.

## Ponds

Our in-house pond cleaning process is beginning for the season. During this maintenance, you may notice an odor similar to sewage or natural gas, which can linger for a couple of days.

If you have any concerns, please feel free to contact the office or Xcel to confirm that there are no actual sewer or natural gas issues in the area.

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## Gutter Cleaning Services

### Owners are responsible for gutter cleaning.

As a reminder, homeowners are responsible for gutter cleaning as part of ongoing property maintenance.

Our maintenance crew's independent business continues to offer gutter cleaning and holiday light installation/removal services to Stoney Brook residents. These services are available during after-hours and weekends.

Please note: These services are not affiliated with Stoney Brook HOA and are provided independently by the crew. Residents may contact them directly to arrange service.

To schedule, please contact Saul Dominguez at 720-926-2807  
(texting is recommended)

**Note: If you hire your own contractor, ensure they clean up around your unit and dispose of debris. This is not the responsibility of our crew.**



**PET REMINDERS:** As part of our ongoing commitment to maintaining a safe and enjoyable community for everyone, we would like to ensure the safety of both pets and residents. **All dogs must be kept on a leash at all times when outside your home and in common areas.** Residents are reminded that coyotes have been spotted throughout the community! Keep your furry friends safe! This policy helps to:

- Prevent accidents or unexpected encounters with other residents or animals.

- Protect pets from potential hazards.
- Foster a harmonious and respectful environment for everyone in our community.
- In addition, remind all pet owners of the importance of cleaning up after your dogs when walking them in our community. Proper pet waste disposal helps to keep our shared spaces clean, safe, and enjoyable for everyone.

Thank you for your understanding and commitment to keeping our neighborhood a safe and enjoyable place for all!

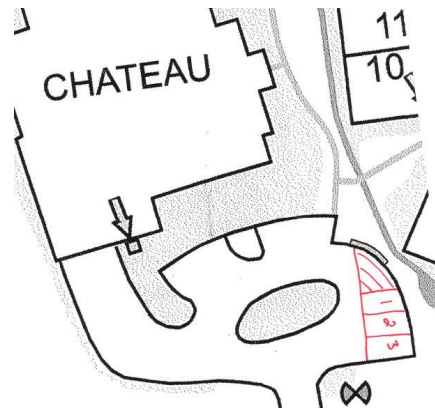
## PARKING



**PLEASE REMEMBER TO PARK RESPONSIBLY** by avoiding illegal parking near fire hydrants and fire lane signs. Any complaints to the office might result in a warning for towing.

Please do not utilize the parking pads for storing your vehicle(s) or without an SBHOA parking permit. The Parking Permit Request form can be found on the [SBHOA website](#). To prevent any forthcoming issues, please consult the parking regulations.

THE CHATEAU PARKING LOT: *Do not park in the designated parking for Chateau owners and their guests, they will tow vehicles.* Three **handicapped only** accessible parking spots are available for SBHOA residents and their guests on the east side of the Chateau parking area as shown.



## Minutes of the Meeting of the Board of Directors

March 25, 2026  
Stoney Brook Clubhouse and via Zoom

Amended by the Board – April 22, 2026

**Directors Present:** Stan Trout, Hal Fireman, Lorri Stonbraker, Mike Meisinger, Ralph Hellman, Andy Klatskin, Evelyn Burke, and John Cowan

**Directors Absent:** Lois Bradbury

**Others Present:** Angela Laffoon, General Manager

**Homeowners Present:** Frank Burg (Unit 204), Jack Kiner (Unit 413) in person; and those attending via Zoom: Laura Smith (Unit 465), Kris Haffar (Unit 450), Jerry Gordon (Unit 323), Bill Taylor (Unit 11), Kay Ceilley (Unit 378), Howard Cohen (Unit 432), Trina Shanks (Unit 311), Kerry Santambrogio (Unit 8), Lloyd Lewis (Unit 358), Steve Lederer (Unit 451), Kathy Anderson (Unit 105), Donna DuHadway (Unit 461), Betty Lehman (Unit 307), Joe Palaoro (Unit 118), JoAnn Taylor (Unit 455), Alf Gimbel (Unit 361), Nancy Cochran (Unit 463), and Mary Ann Harper (Unit 340)

**Call to Order:** Mr. Trout called the meeting to order at 6:30 p.m. with a quorum established.

**Approval of the Minutes:** Mr. Meisinger requested a correction under old business from the ElectionBuddy report. He would like to add *'The response rate of 88%'*. Mr. Klatskin would like the Amended version of the January meeting minutes posted on the website. A **motion (Cowan / Meisinger)** to approve the February 25, 2026, meeting minutes as amended passed with no opposition.

**President's Message:** Mr. Trout mentioned that Ms. Bradbury is not attending the meeting due to a recent injury. He and the Board extend their best wishes for her speedy recovery. Mr. Trout reminded the community that with the arrival of spring, project timelines may be longer than usual. He emphasized that the crew is working hard to meet everyone's needs and asked residents for patience and understanding. He also reiterated that although Stoney Brook has an HOA, the Board is not free to act without limits. All HOA operations must comply with the rules and regulations established by the County of Denver, the State of Colorado, and the Federal Government.

[For Complete March Board Meeting Minutes - Click Here](#)

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**STONEY BROOK FINANCIALS**

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**Stoney Brook Homeowners' Association, Inc.**  
**Statement of Revenue and Expense**  
**3/31/2026**

	Year to Date			Annual Budget
	Actual	Budget	Variance	
<b>Operating Account</b>				
<b>Revenue (Income)</b>				
Homeowner Dues	668,340	668,340	0	2,673,360
Less Transfer to Reserve Account	(23,500)	(23,500)	0	(94,000)
Chateau Fees	2,346	2,140	206	8,560
Chateau Maint. Reimbursement	5,040	5,460	(420)	21,840
Transfer Fees	500	750	(250)	3,000
Late Fees	314	225	89	900
Comcast Agreement	7,513	5,300	2,213	10,600
Interest - Reserve Account	7,930	4,000	3,930	8,000
Credit Card - Rebate	0	0	0	8,000
<b>Total</b>	<b>668,483</b>	<b>662,715</b>	<b>5,768</b>	<b>2,640,260</b>
<b>Expense (Cost)</b>				
Total Operating Expense	431,260	440,553	(9,294)	2,221,459
<b>Net Revenue from Operations</b>	<b>237,223</b>	<b>222,162</b>	<b>15,062</b>	<b>418,801</b>
Total Infrastructure Expense	17,969	12,320	5,649	398,500
<b>Excess Revenue - Operating</b>	<b>219,254</b>	<b>209,842</b>	<b>9,413</b>	<b>20,301</b>
<b>Capital Reserve Account</b>				
<b>Revenue (Income)</b>				
Transfer from Operating Account	23,500	23,500	0	94,000
New Owner Reserve Fee	22,510	22,510	0	106,100
<b>Total</b>	<b>46,010</b>	<b>46,010</b>	<b>0</b>	<b>200,100</b>
<b>Expense (Cost)</b>				
Seal Coat all Streets & Pads	(6,780)	0	(6,780)	73,000
Asphalt Paths - Resurface	0	0	0	2,000
Site Fencing	1,844	1,844	0	5,000
Clubhouse Furniture Upgrade	8,144	16,600	(8,456)	50,000
Courts Resurface	0	0	0	14,000
Ponds 4 & 5 repairs	0	0	0	25,000
Storm Sewer (Culverts) expenses	0	0	0	25,000
<b>Total</b>	<b>3,208</b>	<b>18,444</b>	<b>(15,236)</b>	<b>194,000</b>
<b>Excess Revenue - Capital Reserve</b>	<b>42,802</b>	<b>27,566</b>	<b>15,236</b>	<b>6,100</b>
<b>Operating Expense</b>				
Salary & Benefits	219,031	226,388	(7,356)	1,007,380
Administrative	22,856	18,241	4,616	54,960
Maintenance	23,215	27,659	(4,444)	146,260
Pool & Clubhouse	5,455	5,428	27	27,272
Utilities	47,742	49,879	(2,137)	453,492
Fixed	112,960	112,960	0	512,480
Income Taxes	0	0	0	19,615
<b>Total Operating Expense</b>	<b>431,260</b>	<b>440,553</b>	<b>(9,294)</b>	<b>2,221,459</b>
<b>Infrastructure Expense</b>				
Landscape	0	0	0	95,000
Site Improvements	16,086	9,320	6,766	89,500
Exterior Painting	0	0	0	150,000
Clubhouse & Maintenance Building	0	0	0	20,000
Operating Equipment	0	0	0	8,000
Pool & Amenity Courts	0	0	0	20,000
Ponds & Streams	1,883	3,000	(1,117)	16,000
<b>Total Infrastructure Expense</b>	<b>17,969</b>	<b>12,320</b>	<b>5,649</b>	<b>398,500</b>

**The Residential Fire Safety Equipment Form is available on our website**



**PICKLEBALL**

**OPEN PLAY**

**TUESDAY AND THURSDAY**

**4PM - 6PM**

**BOTH COURTS**



**All Levels Are Welcome!**

# March / April 2026 Snowstorms



[Visit our Website](#)

Stoney Brook HOA | 4601 S Yosemite St | Denver, CO 80237

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