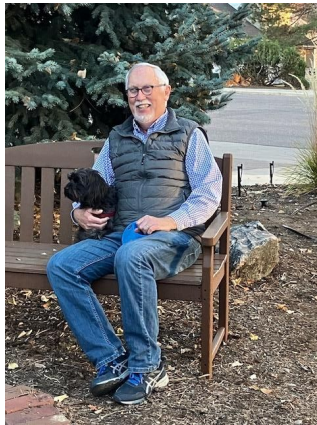




Homeowners' Association Newsletter

July / August Volume 26 No.4

President's Message



We have almost completed our road work for 2026, with some line painting yet to do. The consensus seems to be that the seal coat looks good, and we hope that it will extend the life of our roads. If you have a dog, as I do, please be careful about hot road surfaces on hot sunny days. I'd like to thank Hal Fireman for setting up this contract and Angela Laffoon for coordinating this work. I'd also like to thank the residents, who graciously (in nearly every case) moved their vehicles at various points to allow the work to proceed. One thing we did learn from this project is that many of our residents' vehicles are not registered with Stoney

Brook. This complicates matters in a project like this one, where we occasionally need to find an owner on very short notice. Please check your Profile on the Stoney Brook website to make sure everything is up to date.

Have you been to the Clubhouse recently? It is sporting a new look as highlighted in this issue. Personally, I like the new chairs since I get to spend time in them for board meetings and other events.

I would like to thank our residents for generally following Denver Water's rules during our current drought. I'll be the first to admit that their rules were poorly written. Despite some recent rainfall, we still need to stay on course with our water use. There is a nicely written summary of the rules later in this issue.

Happy 4th of July to us all, on the 250th anniversary of our nation's founding.

SBHOA Board President
Stan

In This Issue

Note: *Bullet points shown below in the smaller bold font are configured as Quick Links*

Board Communications

- 2026 Board of Directors Meeting Schedule
- **BOD Minutes**
- **May 2026 Financials**
- **Insurance Summary**
- **HO-6 Loss Assessment**

Election Committee

- **Your Registration Matters**
- **Become a Board Member**

Safety & Preparedness

- Wildlife Awareness

Social Activities

- 2026 Social Event Calendar
- 2026 SBHOA Golf Scramble
- SBHOA Water Aerobics
- Pickleball Open Play Flyer

Communications & Resident Updates

- **Reminder to Submit Forms**
- **2026 Clubhouse Refresh - THANK YOU!**
- **Artist Profile - Gary & Lynda Young**
- News You Can Use
- **Lost Creek Court Chronicles**

Maintenance, Operations & Property Care

- **2026 Paint Schedule - Update**
- Pool & Hot Tub Reminders
- **Pond 5: Structure / Comcast Cable Relocation Update**
- Tree & Pond Maintenance



Required Forms Submissions

- **Resident Directory Update Form**
- **Outdated Electrical Panels Form**
- **Fire Safety Equipment Report**
- **Electronic Voting Representative Form**

Website Update:

We've added a new ElectionBuddy Information folder under the INFORMATION tab. If you haven't signed up yet or just want to learn more, pop in and check it out.

Upcoming Events at the Clubhouse

Girls' Night Out

July 14, 2026

Drinks on the Deck

July 25, 2026

Drinks on the Deck & Art Show

August 20, 2026

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*



A Curious Visitor

While raccoons, foxes, coyotes, and other animals are a normal part of Colorado living, we want to keep both residents and wildlife safe. Please remember:

- Do not feed wildlife, intentionally or unintentionally. This includes leaving pet food outdoors.
- Secure trash bins tightly and avoid leaving bags outside overnight.
- Keep patios and decks clear of food scraps, birdseed, or anything that might attract animals.
- Walk pets on a leash and be aware of surroundings, especially at dawn and dusk.

photo credit: Stoney Brook resident

Board of Directors 2026 Meeting Schedule

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 4th Wednesday due to holiday.*

**BECOME A
BOARD MEMBER**

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.

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.

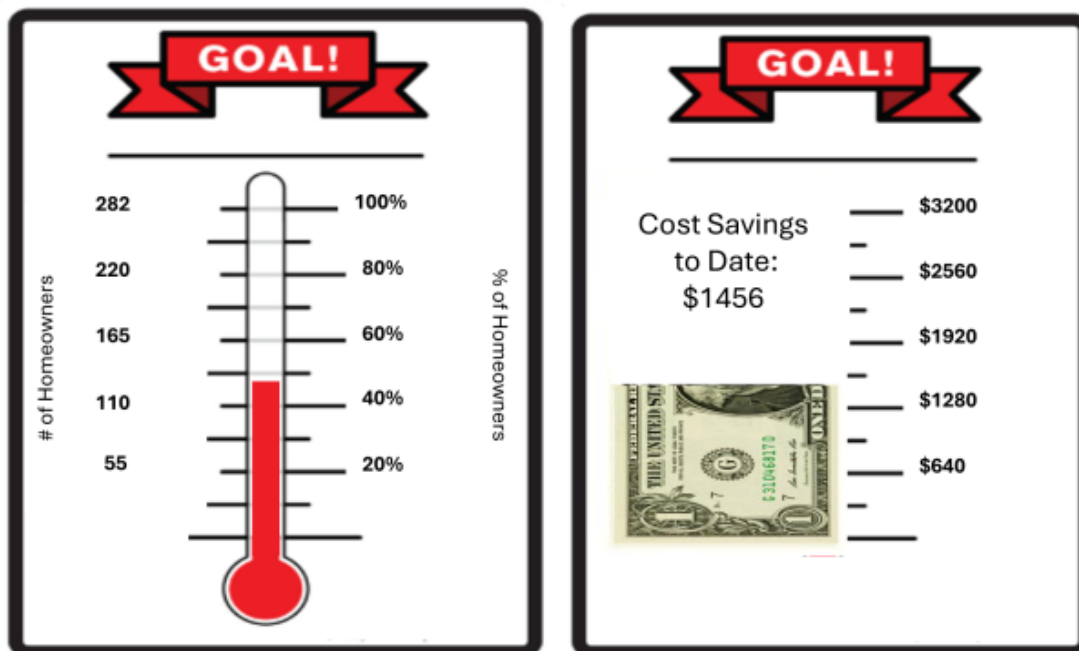


YOUR REGISTRATION MATTERS

Voter Registrations to Date June 2026

129 Designated Voters
= 46% of Homeowners!

Cost Savings to Date: \$1,450+!



ElectionBuddy Registration
[Electronic Voting Representative Form](#)
Sign Up Now!

Look for more ElectionBuddy Information under
Information on the SBHOA Website!

[Stoney Brook ElectionBuddy FAQs](#)

Quick Links from the article above

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



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
-



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

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



[SBHOA - 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](#)

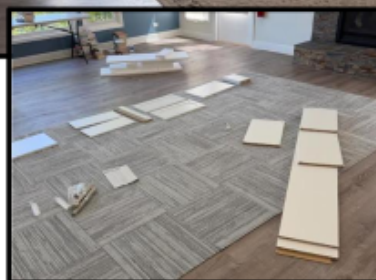
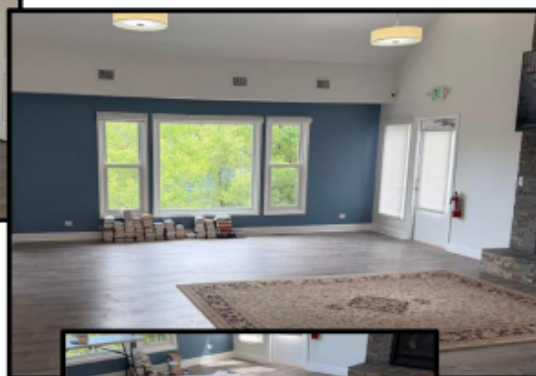
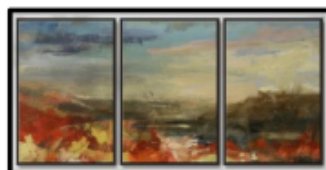
Purpose: To use the ElectionBuddy online voting system, designate an official Voting Representative for your household.

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](#)
-

The Clubhouse Refresh Transition – THANK YOU!

Thank you to all who helped with the Clubhouse Refresh Project: Co-Chairs – Mike Meisinger and Ralph Hellman; Committee Members: Juanita Colehower, Missy Petrak and Nancy Winski; Bookcase/Library Committee: Dolly Bunke, Vicki Hellman and Nancy Winski; Staff & Crew: Angela Laffoon, Veronica Philpot, Saul Dominguez, Roberto Alvarado, Manny Fuentes, Jose Ginez, Brian Hernandez, Jaime Hernandez, Alfredo Ibarro, Mario Lopez, and Ruperto Montoya; and Hal Fireman “Sparky” for installing the ceiling fans.



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](#)

Important Notice: 2026 Painting Schedule - Update

5 CEDAR:

101, 102, 144, 145, 146

11 CEDAR (additional after Spring inspection):

123, 124, 223, 224, 225, 340, 341, 342, 352, 353, 354

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.)



SBHOA Social Committee 2026 Event Schedule



End of Summer Party

Sunday, August 30

Fall / Thanksgiving Food Drive

Sunday, November 8

Holiday Party

Sunday, December 6

Girl's Night Out

(Look for monthly announcements!)

Drinks on the Deck

Saturday, July 25*

Thursday, August 20 & Community Art Show

❖ Enjoy Greenwood Village Day Fireworks!

Stoney Brook Golf Scramble

Fall Scramble – TBD!

Dates subject to possible changes.
Look for flyers throughout the year for
additional information and more events to come!

The Stoney Brook Golf Scramble Tees Off for Summer!

Matt Palaoro



The Stoney Brook Golf Scramble returned this summer with 16 golfers forming four teams for an 18-hole scramble at Murphy Creek Golf Course. Under warm temperatures and a steady Colorado breeze, friends, neighbors, and golf enthusiasts came together for an afternoon of competition, laughter, and community.

The beautiful day provided the perfect setting as teams navigated the course and competed in several friendly contests.

Congratulations to our contest winners:

- Longest Drive (Men's) – Brian Hulick
- Longest Drive (Women's) – Gina Palaoro
- Closest to the Pin (Men's) – Brian Hulick
- Closest to the Pin (Women's) – Gina Palaoro

Following the round, golfers gathered for dinner, drinks, awards, and raffle prizes. The menu featured smoked pulled pork with all the fixings, while golfers enjoyed classic Arnold Palmers and other refreshments as they recapped the day's highlights.

This year's raffle prize winners took home custom Stoney Brook golf hats and custom Stoney Brook golf balls, adding a special touch to an already memorable event.

A special thank you goes to the Stoney Brook Social Committee for sponsoring the scramble and helping make the event possible. We also want to recognize Karen Palaoro for her support with setup and event logistics throughout the day.

Most importantly, thank you to everyone who participated and helped continue this growing Stoney Brook tradition. Stay tuned for details on the Fall Scramble—we look forward to seeing everyone back on the course soon!





Stoney Brook

As part of the Clubhouse Refresh Project, we've added a beautiful new piece of art to our front entryway. Simply entitled *Stoney Brook*, it evokes the beauty of our community. We asked residents Gary and Lynda Young to provide us with a profile of the artist, their family, and the inspiration behind our new acquisition.

Artist Profile

Gary & Lynda Young

Gary Young is a native Texan, born in Houston and currently resides in Denver, Colorado. As an artist, he was a bit of a late starter. Even though he began to draw as a young boy, he didn't pick up his first brush until he was 50 years old. Gary directed his early creative desires into designing and building [Windsor Chairs](#). It was a trip to Italy that heightened his art journey. "Seeing artists painting in the streets of Florence" inspired him to pursue the study of painting. Over the next 20 years or so, he had the privilege of studying with some of the top artists in the United States.

He focused on the idea of art as a science under the great American Impressionist, [C.W. Mundy](#). Practicing continually, acquiring knowledge, and studying nature enabled his growth to pursue galleries and national shows. I am fortunate to be a signature member of the American Impressionist Society and the American Society of Marine Artists. I am also an active member of the [Plein Air Artists of Colorado](#) and the Oil Painters of America.

Gary and his wife, Lynda, moved to Stoney Brook in May of 2024. They left their home in Brentwood, Tennessee, to be near their family. We knew about Stoney Brook, as my sister and brother-in-law, Mary Ann and Larry Harper, have been residents for many years. Gary and Lynda celebrated their 50th wedding anniversary this year. Lynda is not only Gary's incredible wife and the mother of our son, John, she is also the grandmother to their two grandchildren, Weston, 3 years, and Addison, 16 months. Lynda has handled the majority of the business side of Gary's art career. "I simply could not have done it without her".

Stoney Brook is one giant property room of art information. It is tempting to dedicate the rest of my journey to painting my feelings about the amazing light and shadow here. When we began to walk through the grounds and see the beautiful ponds, bridges, and trails, paintings were literally all over the place. I remember seeing the idea for *Stoney Brook* in May of 2025. Not only was it a perfect design, but it had two ladies perfectly posed and wearing complementary colors! The only thing I needed was to put the paint in the right places with the thought of "don't screw it up"!!



Here are a few thoughts on how the painting, *Stoney Brook*, was created:

"The power of suggestion is greater than a statement of reality", C. W. Mundy.
"Art is a vision of nature through a personality", [Henry R. Poore](#).



No one can duplicate nature. All we can do is give an impression of it and allow the viewer to "finish the story". When this painting was designed, it was based on the science of all great representational art. What is it about? Does the design have an entrance and an exit for the eye? Do the colors and values (light and dark) relate to an air of believability? Does the painting have a main center of interest? Are there secondary and tertiary points that lead the eye to the center of interest? Are there areas of rest for the eye as well as action? Is there enough unity of color and value to create harmony, but also avoiding too much variety that can cause chaos? Are there a variety of edges, both hard and soft, to give a realistic feel of atmosphere?

It is said that learning never stops, but the overwhelming beauty of creation spurs us on. Thank you for supporting the endeavor, and when you stop for an occasional glance at *Stoney Brook*, remember these things and find your own thoughts on nature. Enjoy!

NEWS YOU CAN USE

Southeast Denver Newsletter



Are the People in Lost Creek Court Crazy?

Ever since their road was sealed in May, the residents of Lost Creek Court have been placing their bins on Spring Creek Road rather than in their own cul-de-sac. Why would they bother to do this extra work?



One of the reasons that our roads are being sealed this year is that a Denver trash truck leaked hydraulic fluid throughout Stoney Brook. While the HOA received some compensation for this damage, the residents of Lost Creek Court decided to put their bins out this way to avoid a repeat leak from a truck on our freshly sealed road.

While this doesn't mean another vehicle won't eventually cause similar damage, we will enjoy a cleaner neighborhood a little longer with this practice.

The people who empty our bins were very pleased by this move and asked if we could get everyone to follow suit.



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

Carboard (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.

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

Trash, Recycling & Compost - City and County of Denver



Pool & Clubhouse Updates

Pool and Hot Tub Hours: 8AM - 10PM.

Please remember that the water must be fully balanced before use—entering the pool and hot tub before they are 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.

Decks and Courts Umbrellas: *Lower umbrellas after each use - helps prevent damage and keeps everyone safe.*

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!

Pond 5: Structure / Comcast Cable Relocation Update

This spring, the bridge at Pond 5 was removed after it had deteriorated to a point where it posed a safety risk. During the removal process, the crew discovered—unexpectedly—that a Comcast cable had been running beneath the bridge. Once identified, we contacted Comcast to explore whether the line could be buried or relocated.

Following the bridge's removal, several line-of-sight owners expressed concerns about the exposed PVC pipe and cable as unsightly. To address both the visual impact and the need to protect the cable—which serves the majority of our community—we installed a wooden beam to conceal the pipe. Some homeowners expressed their unhappiness with this temporary solution.

In discussions with Comcast, the construction manager has informed us that relocating the cable from the beam will cost the HOA \$1,150 for Comcast's portion. Comcast's team will handle splicing, excavation for cable access and repair, site restoration, and a separate mobilization to install coaxial and innerduct.

On the SBHOA side, our crew will provide the labor to remove the beam and install piping or conduit along the outlining perimeter of Pond 5—ensuring it remains visually

unobtrusive to residents. To achieve this, we will temporarily lower the pond's water level by approximately one foot to cover exposed pipes with concrete or spray paint.

At the June 24, 2026, Board Meeting, the Board approved moving forward with this recommendation. Comcast has been notified and a contract to proceed with the project has been reviewed and signed.

Thank you,
Angela Laffoon
General Manager

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

EAB treatment has started for the northern side of the community.

2026 Tree Pruning - Arborist

Arbor Garden, SBHOA's arborist, will begin tree pruning in the southwest zone of the community starting the week of July 6th. For everyone's safety, please be aware of the arborist and their equipment, do not approach the arborist crew with questions or requests - please contact the office directly for any assistance.

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.

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.



Our residents invest significant time and money into their landscaping, and we appreciate pet owners helping protect those efforts. Please guide your dogs away from flowers and planted areas—especially newly sodded or seeded areas while our crew works to re-establish dormant grass after the drought.

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



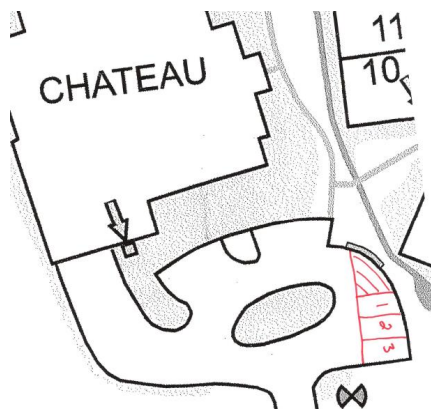
PLEASE REMEMBER TO PARK

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

At the June 24, 2026, Board Meeting, the Board agreed to a modification to the Parking Rule to address ongoing concerns regarding residents or their guests monopolizing the parking pads for extended periods of time. Homeowners should be on the lookout for the upcoming 10-day comment period related to this modification.

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

Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
May 27, 2026
Stoney Brook Clubhouse and via Zoom

Amended by the Board – June 24, 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), Donna DuHadway (Unit 461), Kerry Santambrogio (Unit 8), Anne Cina (Unit 457), Laura Goff (Unit 323), Bud Michael (Unit 513) and David and Patti Mazur (Unit 308) in person; and those attending via Zoom: Kay Ceilley (Unit 378), Vincent DiBiase (Unit 380), Kris Haffar (Unit 450), Joseph Palaoro (Unit 118), Trina Shanks (Unit 311), Jerry Gordon (Unit 323), Paul and Kathy Anderson (Unit 105), Rich Schoenmaker (Unit 31), Lois Leder (Unit 21), Mary Ann Harper (Unit 340), Nancy Cochran (Unit 463), Jan Melson (Unit 214), Susan Christiansen (Unit 346), David Karlson (Unit 220), and Jack Kiner (Unit 413)

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

Approval of the Minutes: A **motion** (Fireman / Hellman) to approve the April 22, 2026 meeting minutes as amended passed with no opposition

President's Message: Mr. Trout informed attendees that Ms. Bradbury would not be participating as she continues to recover. He also thanked Ms. Laffoon and the grounds crew for preparing Stoney Brook for the summer. Mr. Trout noted that the Comcast contract was signed at the end of April. The ten-year agreement will provide at least \$10,000 per year, creating a steady source of additional revenue for the community. He emphasized that this arrangement is not an endorsement of Comcast, but rather a financial opportunity that benefits Stoney Brook. Mr. Trout reported that the resurfacing contract for Court 2 has been signed. He explained that this work is part of the planned maintenance outlined in the long-range plan, where it has been scheduled for approximately ten years.

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

[STONEY BROOK FINANCIALS](#)

Stoney Brook Homeowners' Association, Inc.
Statement of Revenue and Expense
5/31/2026

	Year to Date			Annual
	Actual	Budget	Variance	Budget
<u>Operating Account</u>				
Revenue (Income)				
Homeowner Dues	1,113,900	1,113,900	0	2,673,360
Less Transfer to Reserve Account	(39,167)	(39,167)	0	(94,000)
Chateau Fees	3,910	3,567	343	8,560
Chateau Maint. Reimbursement	8,400	9,100	(700)	21,840
Transfer Fees	1,500	1,250	250	3,000
Late Fees	946	375	571	900
Comcast Agreement	15,252	10,600	4,652	10,600
Interest - Reserve Account	8,960	6,000	2,960	8,000
Credit Card - Rebate	0	0	0	8,000
Total	1,113,700	1,105,625	8,075	2,640,260
Expense (Cost)				
Total Operating Expense	816,912	840,497	(23,586)	2,221,459
Net Revenue from Operations	296,788	265,128	31,661	418,801
Total Infrastructure Expense	77,671	82,618	(4,947)	398,500
Excess Revenue - Operating	219,117	182,510	36,609	20,301
<u>Capital Reserve Account</u>				
Revenue (Income)				
Transfer from Operating Account	39,167	39,167	0	94,000
New Owner Reserve Fee	61,903	61,903	0	106,100
Total	101,070	101,070	0	200,100
Expense (Cost)				
Seal Coat all Streets & Pads	7,281	15,000	(7,719)	73,000
Asphalt Paths - Resurface	0	0	0	2,000
Site Fencing	1,843	1,843	0	5,000
Clubhouse Furniture Upgrade	22,203	50,000	(27,797)	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
Total	31,327	66,843	(35,516)	194,000
Excess Revenue - Capital Reserve	69,742	34,227	35,516	6,100
<u>Operating Expense</u>				
Salary & Benefits	376,148	376,552	(404)	1,007,380
Administrative	43,733	27,555	16,178	54,960
Maintenance	52,546	59,434	(6,888)	146,260
Pool & Clubhouse	11,266	13,786	(2,520)	27,272
Utilities	135,674	157,796	(22,122)	453,492
Fixed	189,103	197,267	(8,164)	512,480
Income Taxes	8,442	8,108	334	19,615
Total Operating Expense	816,912	840,497	(23,586)	2,221,459
<u>Infrastructure Expense</u>				
Landscape	5,916	11,143	(5,227)	95,000
Site Improvements	34,395	31,355	3,040	89,500
Exterior Painting	23,520	29,120	(5,600)	150,000
Clubhouse & Maintenance Building	0	0	0	20,000
Operating Equipment	0	0	0	8,000
Pool & Amenity Courts	11,957	8,000	3,957	20,000
Ponds & Streams	1,883	3,000	(1,117)	16,000
Total Infrastructure Expense	77,671	82,618	(4,947)	398,500

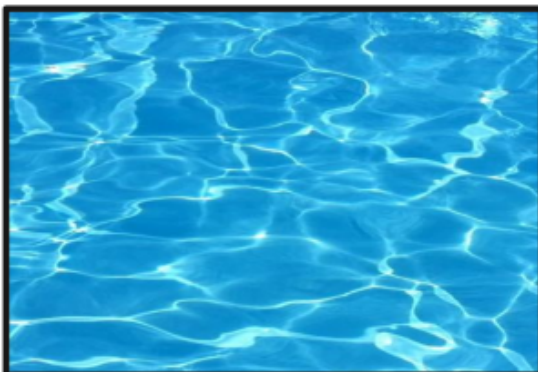
The Residential Fire Safety Equipment Form is available on our website

WATER AEROBICS

**The pool is open! The water is warm!
Come join us this summer –**

**Early Start! New Time!
Saturday's at 9:30AM**

Don't forget your water noodles!





PICKLEBALL

OPEN PLAY

TUESDAY AND THURSDAY

5PM - 7PM

BOTH COURTS



All Levels Are Welcome!

Visit our Website

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

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