



# Heritage Highlights



## HERITAGE PLACE HOA BOARD MEETINGS

November 18  
December 16

## THANKSGIVING

November 25

*“Gratitude is the inward feeling of kindness received. Thankfulness is the natural impulse to express that feeling. Thanksgiving is the following of that impulse.”*

—Henry Van Dyke

HOA Board Meetings are usually held on the 3rd Thursday of every month at Heritage Elementary at 5pm. Check our website at [www.heritageplacehoa.com](http://www.heritageplacehoa.com) for the most current meeting information.

## Letter from the President

by Ernie Joas, HP HOA President

Thank you to all the folks that turned out for the September 16th Annual Membership Meeting. It was a productive meeting, with a PowerPoint review of what we were able to accomplish during the year. Three Board members were reelected—Ernest Joas, Ted Conti and Mitch Albert. Two Board members stepped down—Charlie Dillon and Ken Cole, and we thank them for their service. Taking their place—Tom Falk, who has been a board member previously, and Eric Berghorn. Tom has agreed to be the lead member for architectural matters and Eric for the newsletter.

After the presentation, the floor was opened to questions from membership. One question that came up was regarding input from homeowners when we rewrote the Rules and Regulations and Architectural Guidelines. As these Rules and Guidelines are merely an explanation or clarification of the Declaration of Covenants, there is no input. What was written must be in accord with the Declaration of Covenants. Any change to the Covenants requires a two-thirds vote of the membership. We currently have such a change

pending (awaiting two-thirds vote) regarding authorization to use iron/steel as a material for fences (does not mean chain link). I hope everyone still has that paperwork and will sign and mail it.

Another question that came up was why the renovated fences on East Caley and Arapahoe were stained with the redwood color. This past spring, when the board discussed staining with our contractor, he pointed out we would be mixing new pickets with the old pickets and it would take several years of weathering for the fences to even out. We asked him to bring stain samples from the Home Depot. We looked at approximately 24 different stains and their appearance on new and weathered wood. The one that was most consistent was the redwood. Our plan is to use this stain also on the West Caley renovation in 2011. After that, 2012 onward we will be on our annual maintenance plan for all the wood fences, which includes restaining, if required, of all the previously renovated fences. At that time, we will have to find a stain that gives a good effect and coverage over the redwood.

*Continued on page 3*

## Volunteers and Donations needed for Heritage Holiday Lights

by Ted Conti, HP HOA Vice President

Volunteers and donations are needed to help return the Heritage Holiday Lights to our entrances. The board is asking for donations of lights and decorations and for volunteers to

help hang the decorations. If you are interested in either volunteering your time, or some holiday decorations, please contact Ted Conti at 303-804-0120 or e-mail [tedconti@comcast.net](mailto:tedconti@comcast.net).



# PC - 911

## Help for your PC

WE'LL FIX YOUR PC, OR YOUR SERVICE CALL IS FREE!

Full Service Computer  
Support for Home or Office



303-80-PC911  
(303-807-2911)

www.pc911colorado.com

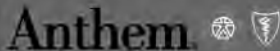
**\$10.00**  
**OFF**

Your Next Service Call

# Health coverage you need, rates you can afford.



CO Insurance  
License #348130



## We offer health coverage for:

- Individuals without Group Coverage
- Independent Contractors
- Dependents and Students
- COBRA/Alternative
- Self-Employed
- Small Businesses

### ANGIE BIESTERFELD

Authorized Agent  
(303) 968-0852  
8501 W. Bowles Ave  
Littleton, CO 80123  
(800) 999-9122

www.anthemhealthinsuranceplans.com

Anthem Blue Cross and Blue Shield is the trade name of Rocky Mountain Hospital and Medical Service, Inc. Life and disability products are underwritten by Anthem Life Insurance Company. Independent licensees of the Blue Cross and Blue Shield Association. ® Registered marks Blue Cross and Blue Shield Association.

**DEADLINE FOR ADVERTISING IN THE  
NEXT NEWSLETTER IS DECEMBER 12th**

Call **303.880.8934** or  
e-mail **communitygraphics@q.com**

## Heritage Place Homeowners Association

558 Castle Pines Parkway #409 Castle Rock, CO 80108

### Your Board Members:

President—Ernie Joas 303-740-7514

E-mail: [ernest.angela.joas@comcast.net](mailto:ernest.angela.joas@comcast.net)

Vice President, Events—Ted Conti 720-985-5178

E-mail: [tedconti@comcast.net](mailto:tedconti@comcast.net)

Secretary, Architectural Control Coordinator—Tom Falk

E-mail: [tomfalk@qwest.com](mailto:tomfalk@qwest.com)

Treasurer—Mitch Albert 303-741-2556

E-mail: [mitch55albert@gmail.com](mailto:mitch55albert@gmail.com)

Member-at-Large—Eric Berghorn

E-mail: [ericberghorn@comcast.net](mailto:ericberghorn@comcast.net)

Website—Marie Kilty

E-mail: [marie\\_kilty@mho.com](mailto:marie_kilty@mho.com)

Property Management 303-850-7766

Association Management Agent—Rick Ezell

E-mail: [admin@AMAcolorado.com](mailto:admin@AMAcolorado.com)

The Heritage Place Homeowners Association Newsletter is published six times per year by the Heritage Place Homeowners Association. The deadline for news articles is the 12th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits. Advertising deadline is the 12th of the month for next month's issue. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

For information about advertising, contact:

Community Graphics

7866 S. Windermere Circle • Littleton, CO 80120

303-903-1597 or e-mail [communitygraphics@q.com](mailto:communitygraphics@q.com)

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the Association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not the Heritage Place Homeowners Association Board or the publisher. Neither the board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## Register on the Heritage Place Website

Want to keep up to date with the happenings in Heritage Place, get the latest news, and just know what the heck is going on? Register today at the Heritage Place HOA website [www.heritageplacehoa.com](http://www.heritageplacehoa.com).

Registration is easy and we promise not to sell, give or otherwise disseminate your information to outside parties.

.....  
**We welcome your stories or ideas to make this  
a true community newsletter! Please e-mail  
Eric Berghorn at [ericberghorn@comcast.net](mailto:ericberghorn@comcast.net).**

## From the Vice-President

by Ted Conti, HP HOA Vice President

Wow, how time flies. The last year on the board has certainly flown by. It certainly has not been boring serving on the board.

First, I must commend my fellow board member Mitch Albert and Ernie Joas. Their commitment to our community has just been AWESOME! That's the only way I can describe it. They have spent countless hours on learning what makes this neighborhood tick. Their work on the fences and getting the sprinkler system updated has been nothing short of extraordinary. A day really has not gone by that I do not receive an e-mail or even telephone call from either one regarding something in the neighborhood.

To Charlie Dillon and Ken Cole. Thanks for joining in the adventure. Charlie Dillon was fabulous when it came to the task of managing the Architectural Review Committee. Ken Cole did a great job in getting our new newsletter off the ground and running.

I have to tell you that being on the board is one of the most rewarding things I have done. I would urge you to give it a go someday. We are all busy with work, families etc. But this is just a little bit of something you can do for your neighborhood.

### A Couple of Quick Notes ...

There will not be a Heritage Holiday Home Tour this year. Perhaps in 2011.

We are gathering volunteers and donations to decorate the entrances for Christmas.

Thanks to Tobi Datillo for all her hard work on the Fall Festival.

Thanks to Marie Kilty for her work on the Heritage Place website.

Don't forget to register on the website to get the latest news of the neighborhood. <http://www.heritageplacehoa.com/>.

Have a great Thanksgiving.

## Letter from the President Continued from page 1

The year 2011 will see the Quebec wall being painted. One idea for color has been to use the color of the brown on the Arapahoe stone wall (owned by the City of Centennial) for the posts and top and the lighter tan color for the panels. If anyone has any other ideas, please advise the board.

As an aside, there is fireplace length wood (15 inches) in Area A left from our chipping activity of the branches cut to provide a 2' by 8' corridor along our perimeter fences. This 2' X 8' foot corridor is now a permanent requirement to allow renovation and maintenance of these perimeter fences. West Caley renovation should start in late April or early May 2011, weather permitting. Thanks to the homeowners that showed up and helped us with the chipping on September 18th. It was very much appreciated.

## TEEN SERVICE DIRECTORY

If you are a member of Heritage Place Homeowners Association and would like to place your teen's name in this directory, call Community Graphics (303-903-1597) or e-mail [communitygraphics@q.com](mailto:communitygraphics@q.com). No recommendation or endorsement of any of the names in this directory is implied or stated by Community Graphics or the Association.

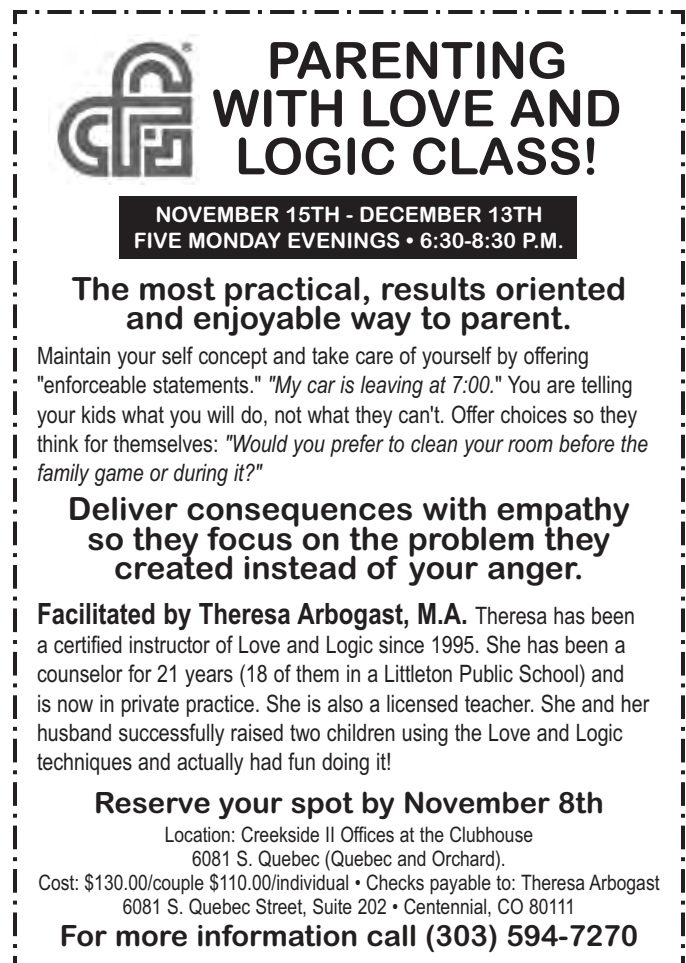
**B**–Baby-sitting    \*Red Cross Certified    **P**–Pet Sitting  
**L**–Lawn Care    **S**–Snow Removal

NAME	AGE	SERVICE	PHONE
Amelia C.	12	B*/P/L	303-804-0120
Rani H.	17	B*/P/L/S	303-501-6088
Courtney K.	15	B*	303-888-6841



FOR EXPERT SERVICE,  
call **303-377-4237**  
or visit [ADEelectric.com](http://ADEelectric.com)

**ACCESS & DESIGN  
ELECTRIC**



**PARENTING WITH LOVE AND LOGIC CLASS!**

NOVEMBER 15TH - DECEMBER 13TH  
FIVE MONDAY EVENINGS • 6:30-8:30 P.M.

**The most practical, results oriented and enjoyable way to parent.**

Maintain your self concept and take care of yourself by offering "enforceable statements." "My car is leaving at 7:00." You are telling your kids what you will do, not what they can't. Offer choices so they think for themselves: "Would you prefer to clean your room before the family game or during it?"

**Deliver consequences with empathy so they focus on the problem they created instead of your anger.**

**Facilitated by Theresa Arbogast, M.A.** Theresa has been a certified instructor of Love and Logic since 1995. She has been a counselor for 21 years (18 of them in a Littleton Public School) and is now in private practice. She is also a licensed teacher. She and her husband successfully raised two children using the Love and Logic techniques and actually had fun doing it!

**Reserve your spot by November 8th**  
Location: Creekside II Offices at the Clubhouse  
6081 S. Quebec (Quebec and Orchard).  
Cost: \$130.00/couple \$110.00/individual • Checks payable to: Theresa Arbogast  
6081 S. Quebec Street, Suite 202 • Centennial, CO 80111  
**For more information call (303) 594-7270**

# More on Coyotes

from Mitch Albert, HP HOA Treasurer

Although coyotes live in family groups, they usually travel and hunt alone or in loose pairs. The urban population also consists of both packs and solitary coyotes that have left packs and are looking to join groups or create their own territories. Between 20-33% of captured coyotes are solitary animals. Solitary coyotes are usually six months to two years old. It isn't possible to know if a coyote seen in the greenbelt is solitary or part of a pack. Coyotes travel up to 60 square miles covering many different municipalities. These animals travel between, and through, resident territories, either looking for packs to join, or for vacant areas to begin their own pack. Overgrown juniper shrubs and backyard shrubs provide greater hiding and sleeping locations for them.



Height: 15-20" / Sexual Maturity: 1-2 years / Mating Season: January-March / Gestation Period: 58-65 days / Number of Young: 2-12 with six average / Birth Interval: one year / Lifespan: 15 years in the wild

### Curious Coyote Facts

Only 5-20% of coyote pups survive their first year. The coyote can run at almost 40 mph and can get over a 8' fence. Coyotes can breed with both domestic dogs and wolves. A dog-coyote mix is a "coydog." The coyote is more likely afraid of you than vice-versa. Coyotes maintain their territory by marking it with urine.

### Diet Item Occurrence

Small rodents 42%	White-tailed deer 22%
Fruit 23%	Eastern cottontail 18%
Bird species 13%	Raccoon 8%
Grass 6%	Invertebrates 4%
Human-associated 2%	Muskrat 1%
Domestic cat 1%	Unknown 1%

### Coyote Vital Statics

Weight: 15-45 pounds. / Length with tail: 40-60" / Shoulder

.....

### Veterans Day—November 11th

*"On this Veterans Day, let us remember the service of our veterans, and let us renew our national promise to fulfill our sacred obligations to our veterans and their families who have sacrificed so much so that we can live free."*

—Dan Lipinski



"A BETTER CHOICE"

303-359-4550

**FULL SERVICE CONTRACTOR**

*Residential & Commercial*

## GENERAL HOME & OFFICE REPAIRS AND REMODELS

KITCHENS, BASEMENTS, SUNROOMS, BATHROOMS, ETC.

We Will Build You Your  
Dream Addition!

- \*DRYWALL, PAINTING & STAINING
- \*WINDOW & SKYLIGHT INSTALLS
- \*PLUMBING & ELECTRICAL
- \*FLOOR & WALL TILING
- \*HARDWOOD FLOORS & CARPETING
- \*FINISHING, FRAMING, TRIMMING & SIDING

And In The Winter, We've Got You Covered...

- \*SNOW REMOVAL
- SIDEWALKS, DRIVEWAYS, PARKING LOTS

Update Your Outdoor Property

- \*BUILD & REPAIR DECKS, FENCES, PORCHES, PATIOS, ETC.
- \*FULL IRRIGATION SERVICES
- \*PLAYGROUND EQUIPMENT MAINTENANCE AND PRESERVATION
- \*POUR & FINISH CONCRETE



Ask About Special Pricing on Outdoor & Facility Maintenance Contracts

**FREE ESTIMATES**

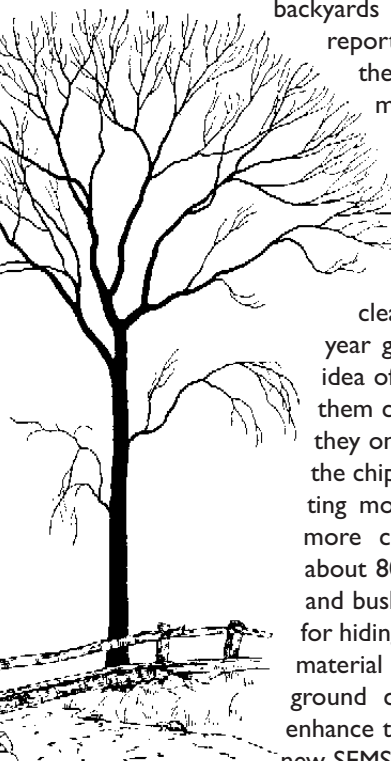
*Fully Insured Licensed General Contractor*

# Treasurer's Report—October 2010

by Mitch Albert, HP HOA Treasurer

## Chipping HOA Tree Trimmings and Brush

Our chipping and mulching in Area A was a moderate success. Instead of landscape contractors charging us for taking weekly HOA cuttings to the landfill, where they are charged (and then so are we) \$50/load plus labor costs to load, take, unload, and return, we put HOA trimmings in the extreme south end of Area A under trees and below the fence top. We rented an industrial chipper in late September to get rid of this material. (This was originally planned for first weekend in October to get neighborhood participation and clean up other backyards but one of the Area A neighbors reported our brush pile as "unsightly" to the City of Centennial code enforcement so we had to chip two weeks earlier than planned.)



There was about 125-150 yards of estimated brush that was chipped from our summer clippings and 3-4 homeowners who cleared out their backyards of 10-15 year growth. These neighbors loved the idea of us having the chipper and helping them clear/clean their backyards and said they only did it because the HOA offered the chipping service. We want to keep getting more yards cleaned out and reduce more coyote habitat. We estimate that about 80 homes have overgrowth in trees and bushes providing prime coyote habitat for hiding, stalking and sleeping. The chipped material was used at some area homes, as ground cover under HOA trees, and to enhance the pathway out of Area A into the new SEMSWA area paths and landscaping

We have three options to consider for our four month season of tree trimming. Usually we let contractors take weekly truck loads to the landfill where the \$50/load and labor costs are embedded in our landscaping charges/costs. From this September's chipping that appears to have been worth +\$5,000 based on about +2 yards/truck and the dump/labor costs (chipping cost \$300 rental and \$500 paid labor). So, we can pay this extra amount built into our landscaping or, as a second choice, do it ourselves locally like this year. The third

option—one homeowner has apparently offered to arrange for us to get a dumpster for \$300 to use while we fill it up with weekly brush. 2011 is not a good year to pay more money for disposal due to continued fence repairs and water costs but the board will review and consider these and other options.

## Water and Sprinklers

We had three leaks in September, two in Area B and one in Area G, and went to 24 hour sprinkling. While the leaks have caused water budget problems, we're still well below the 20% savings (of 8.8 million gallons/year) our Denver Water rebate contract expects. The leaks were again fittings and some strange repair where our polypipe was embedded in a pvc pipe. We had tried to accommodate "walkers" in the greenbelt by stopping watering from 7am to 10pm but it didn't work. We believe it caused the new sprinkler controller software to prevent certain zones from being watered and hence increased our brown areas. Once we set the software to 24 hours/day, it watered as it determined. We'll continue to fine tune this next year. Our controllers do not water at a set time everyday, only when the rainfall and weather information indicates we should.

## Year End Cash

Our year end cash \$55,000 should be below our forecast of \$60,000 due to finishing 100% instead of 50% of the Arapahoe fence, sealing the entire Quebec fence, and tree trimming and soil removal along our entire fence perimeter. Remember, the West Caley fence will be finished May/June of 2011. The HOA paid to remove soil and branches/shrubs within 2' x 8' on both sides of the fence this year so now all future soil/tree remediation is the responsibility of the homeowners or will be done by the HOA and charged to the homeowner. This is the fourth reminder but we don't want to surprise anyone. We'll also be painting 100% of the Quebec stucco fence, probably the same color scheme as on the City of Centennial's concrete block wall on Arapahoe Road.

In 2011, we'll start repairs to our dry lay rock walls in Area G, rebuild probably another 25 water valves, and repair more lamps. Otherwise, the assets are starting to be brought into good repair and we expect 2012 and onwards to NOT have major repairs but simply aggressive on-going maintenance (PARPM-partial asset replacement preventative maintenance) so that we continue to INCREASE the life of all of our current HP HOA assets.

.....

## America Recycles Day—November 15th

According to The Public Recycling Officials of Pennsylvania, for every ton of paper that is recycled, the following are saved:

- 17 trees
- 350 pounds of limestone
- 60,000 gallons of water
- 3.3 cubic yards of landfill space
- 275 pounds of sulfur
- 9,000 pounds of steam
- 225 kilowatt hours



COMMUNITY GRAPHICS

**Full Service Printing**

Copies / 2 & 4 Color Printing /

Folding / Bindery

..

**Inhouse Graphic Design**

Brochures / Flyers / Logos /

Post Cards / Door Hangers /

Newsletters / Business Cards

..

*We have advertising opportunities in this Heritage Place newsletter and other communities in Centennial and the surrounding areas.*

..

**Call** about our low prices  
**303.880.8934** or **e-mail** [communitygraphics@q.com](mailto:communitygraphics@q.com)

# Cherry Park/Heritage Place Mother's Group

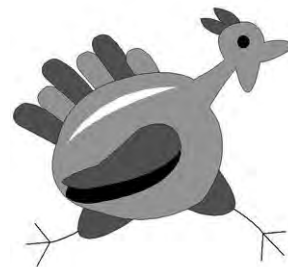
The perfect place to meet other Moms in your neighborhood. New moms to the neighborhood are invited to join existing members to the Cherry Park/Heritage Place Mothers' Group.

Evening meetings are held the first Monday of each month during the school year. The Mothers' Group organizes play groups, book clubs, informational speakers, and community events; it also provides meals to participating moms after the arrival of a new baby and for any other special family circumstance.

Join us for our annual cookie/treat exchange on Monday, December 6th at 7pm.

For more information, please register on our website: [www.cphpmoms.com](http://www.cphpmoms.com) or contact Saskia Keyes [saskia@nilex.com](mailto:saskia@nilex.com).

*About 45 million turkeys will be eaten this Thanksgiving.*



For more than 70 years, Bellco Auto Loans have helped people get into the cars of their dreams.



Bellco Credit Union understands the American love affair with cars. And with our low fees and great rates, we've helped folks all around Colorado get into the car they desire. But we don't stop there. We make owning your car as easy as buying your car.

- A hassle-free warranty option
- Payment Protection
- Guaranteed Asset Protection replacement insurance
- Low fees, great rates and incredible Bellco service

For more information about Bellco's Auto Loans go to [Bellco.org](http://Bellco.org) or stop into any of our conveniently located branches.



[www.bellco.org](http://www.bellco.org)



Warranty, payment protection and GAP are offered by Bellco's strategic partners and are not NCUA/NCUSIF insured; are not obligations of Bellco; are not guaranteed by Bellco or any affiliated entity; and involve investment risks including the possible loss of principal.

# HERITAGE PLACE

## REAL ESTATE MARKET UPDATE

### AUGUST 27-OCTOBER 22, 2010



#### HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
7128 E Euclid Dr	TR	2817	\$315,000
<b>*7022 E Heritage Pl N</b>	<b>R</b>	<b>1635</b>	<b>319,900</b>
<b>*6568 S Niagara Ct</b>	<b>R</b>	<b>1930</b>	<b>349,900</b>
7239 E Euclid Dr	2S	2219	365,000
6661 S Magnolia Ct	4L	2752	395,000
6904 E Heritage Pl S	4L	2760	385,000
7169 E Heritage Pl N	TR	2123	399,000 Ⓟ
6567 S Oneida Ct	4L	2630	400,000
6332 S Poplar Ct	2S	2557	439,000 Ⓟ

#### HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6383 S Monaco Ct	2S	2724	\$274,900 Ⓟ

#### RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
<i>No closings since last report</i>				

Dear Neighbors—Going about the neighborhood I see some very exciting home expansion and remodel projects in various stages; this is a positive testament to the viability of Heritage Place. Look for a new neighborhood directory to be delivered to your door the week of October 25th. It is a joint effort of the Heritage Board of Directors and The Real Estate Firm. As always, please call or write with any questions or comments. Thanks!



**Mark D. Terry**  
**THE REAL ESTATE FIRM**  
 Direct (303)521-8008



Email [markterry@realestatefirm.com](mailto:markterry@realestatefirm.com) Web [www.markterry.com](http://www.markterry.com)

**\*Homes marketed by Mark D. Terry \*\*Buyer representation by Mark D. Terry**

Ⓟ = Pool Club = Bank Owned or Short Sale

Based on information from Metrolist, Inc. for the period 8/27/10 thru 10/22/10. NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist may not reflect all real estate activity in the market. Sales represented are from multiple brokers.

## Classified Ads

**MIKE THE PLUMBER • 720-422-8139**  
Your neighborhood plumber for 14 years.  
Repair. Remodeling. Tankless Water Heaters.  
Water Heaters. miketheplumber1@yahoo.com

**GUITAR LESSONS** Teaching guitar to  
all levels from beginner to advanced. Ten years  
playing experience. \$25/hour. Call Brian Holka  
**303-908-0281**

**Mary Kay® Consultant** Ask about your  
free gift when you purchase \$40 of Mary Kay  
products. Call Susan Ramsey **720-732-5690**  
or visit [www.marykay.com/sramsey34](http://www.marykay.com/sramsey34).

**CUSTOM AND READY MADE  
APRONS** Fun colors and prints and stylish  
designs bring fashion and function to your hol-  
iday cooking. **Great gift idea!** Visit online at  
**[www.izzypat.etsy.com](http://www.izzypat.etsy.com)**.

Classified ads are \$2.50 per line. Call 303-903-1597 or e-mail [communitygraphics@q.com](mailto:communitygraphics@q.com) to place an ad. The  
deadline for the next Heritage Place HOA newsletter is December 12th.

## Get the Help You Need Now

**New Clients Receive  
First 3 Hours FREE**  
20-Hour Minimum Service

  
*Caring In-Home Companions*  
**[www.seniorhelpers.com](http://www.seniorhelpers.com)**

### Better Quality of Life for you and your loved ones.

Whether they're needed just a few hours  
one day a week or all day, every day, our  
caregivers will help with a variety of daily  
activities such as:

- Companionship & Conversation
- Fall Prevention
- Meal Preparation & Cleanup
- Light Housekeeping
- Errands & Transportation
- Medication Reminders
- Alzheimer's & Dementia Care

...And Many More

© 2010 SH Franchising, LLC. Senior Helpers does not discriminate against  
any person on the basis of race, color, national origin, disability, or age in ad-  
mission, treatment, or participation in its programs, services, and activities, or  
employment. Senior Helpers locations are independently owned and operated.

**Call 303-794-3130**