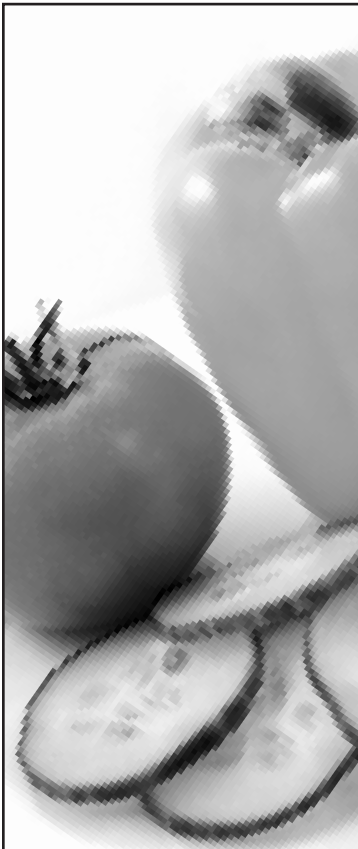




Heritage Highlights



HERITAGE PLACE HOMEOWNERS ASSOCIATION MEETINGS

August 19 • 5pm
September 16 • 5pm
October 21 • 5pm

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 for the most current meeting information.

Letter from the President

Dear Heritage Place Homeowners,

We are in the lazy, hazy days of Summer! Not really so lazy, as on June 26th, Mitch, our Treasurer and I walked the entire greenbelt for three hours with Jeanine Shaw, the Residential Conservation Director for Denver Water. She was very impressed with our efforts to conserve water, from the installation of Rain Bird controllers to the upgrade to Hunter PGP rotor nozzles to the cutting away of branches that interfere with the watering system. We are in constant touch with our irrigation contractor and homeowners to find and fix every leak, remedy every wet spot and dry spot. This takes everyone's help in fine tuning our irrigation system over the 11.25 acres to

conserve water. We have submitted a request for rebates on the equipment we have installed per our contract with Denver Water.

On June 30th, Mitch and I again met with the General Manager of Ground Masters, our mowing contractor to fine tune the mowing and trimming practices. After an initial rocky start, where the mowing crew misinterpreted our grass height specification (3.5 inches) and set the mower deck at that height (this resulted in grass cut to 1.5 inches with scalping in some areas and grass 'browning out'), we met them on every subsequent mow date and had the decks set

Continued on page 5

What a Great 4th of July!

The biennial Heritage Place 4th of July BBQ and Parade was a grand success and it could not have happened without the great volunteers.



Meg Brennan, Amelia Conti, Beth Wyman, Dave and Marie Kitty, Troy Johnson, Dave (I don't know your last name) Dave Neale and Fone Bone (a great band), Hillary Vanderveen (great signs), The Durans, Courtney and Avery Vendreys, the 140th Air National Guard Fighter Wing (that was AWESOME!!!!!!!!!!!!), South Metro Fire Station 32, Charlie Apple (great food), Alex Wyman (great balloons), Nicole Ray, Mark Terry (your support is greatly appreciated), 1st Bank of Arapahoe County, Saskia Keyes, Peggy Neale, John Harris's trash can, all the great parade marshalls that kept an eye on the intersections and to those that helped tear down at the end (I just don't remember all of you...Thanks.)

A great big thanks to all those that participated in the parade, including kids on bikes, on scooters, adults on motorcycles and the drivers of the cars.

This is truly one of the great events that we do in our neighborhood.

See inside this newsletter for more pictures and view even more at the Heritage Place website—<http://www.heritageplacehoa.com>.



We will see you all in 2012. (What should we have in the sky then?)

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. 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 ***R**ed Cross Certified **P**—Pet Sitting
L—Lawncare **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

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
- Vice President, Events—Ted Conti 720-985-5178
 E-mail: tedconti@comcast.net
- Secretary—Charlie Dillon 303-478-2822
 E-mail: cdillon000@aol.com
- Treasurer—Mitch Albert 303-741-2556
 E-mail: mitch55albert@gmail.com
- Member-at-Large—Ken Cole 303-779-1571
 E-mail: kldlcole@msn.com

Website—Marie Kilty
 E-mail: marie_kilty@mho.com

Property Management 303-850-7766
 Association Management Agent—RickEzell
 E-mail: 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.

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We welcome your stories or ideas to make this a true community newsletter! Please e-mail Ken Cole at kldlcole@msn.com.



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Treasurer's Report

by Mitch Albert, HP HOA Treasurer

As of June 30, 2010, Receipts and expenditures are on schedule. (New budget tables won't always be published but will be updated on the website.) We budgeted collecting 98% of our dues and we've received over 101.3% of our expected dues. Thank you. The year-end reserves budgeted in December were about \$60,000 and is now closer to \$58,000. The reduction is due to changing plans to do 100% of the Arapahoe fence and repairing more water valve boxes. Individual item budgets have changed: tree trimming up from \$1,500 budget to \$8,900 due to trees growing into perimeter fences; lawn care at \$32,000 which is really \$21,000 for 2010 much down from 2009 but we had \$12,000 we owed the 2009 landscaper; fencing up from \$31,000 to \$39,000 due to increased Quebec deferred maintenance and 100% Arapahoe fence; sprinkler upgrade down from \$11,900 budget to \$7,000.

Interestingly, not one sprinkler repair in 2010 has been on our underground polypipe. All repairs have been due to 10+ years of no or poor maintenance in our valve boxes, poor pipe burial like 1" under the sod so that sod aeration punctures pipes, shovel nicks into the pipe, joining pipe after the glue is dry, vandalism kicking out heads, etc. We've rebuilt 20-25% of our water valves and containment boxes (about 70 valves total) and plan to rebuild the remainder (budget pending 2011). After which, we will have a 100% rebuilt or replaced and currently maintained sprinkler system net of the polypipe that should have multiple decades of life.

We're still learning how to work with our new ET sprinkler controller software. If you see bad spraying, swampy ground, or leaks, let us know because reduced water consumption is how we'll get water rebates the next five years from Denver Water. The main areas to watch our Areas F, G and D. Water pressure has been turned down and we've adjusted most heads for more uniform water distribution but with 12 controllers, 70 plus zones and 464 heads, it's a continuous process.

Continued on page 4

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.

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



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Treasurer's Report *Continued from page 3*

If you want to help save \$5,000-\$10,000 per year on our budget, help take care of the first five feet outside your greenbelt fence. There's always some bush or branch to trim, weeds to pull, trash to pick up or a grass brown spot to water. Repair your fences so that our greenbelts look better. Areas F, G, E and D down to the school now have 100% of all rocks removed and we're just waiting for some grass to root on our two new infiltration mounds to remove those straw bales.

We've had five of our twelve manhole drain covers adopted for regular cleaning. I'll get a map published on the website showing the manhole drain covers that need cleaned regularly. Multiple people cleaning often would be best. It simply takes a few hands to push any debris off them into the greenbelt where our mulching mowers will mulch any leaf/tree debris. (Thanks to Bryan and Dawn Keller on S. Newport Court for using their house water to help our new grass sod in one of our infiltration mounds in the greenbelt Area F while our water system started this spring.)

We'd like to plan something "fun" in the greenbelts for 2011. This would involve some type of permanent improvements to get more people into the greenbelts walking and talking (which would also help keep coyotes away). Ideas have been a fitness

circuit, horseshoe courts, golf putt green, bocce court, etc. Each of our greenbelt areas has an enlarged area for some type of activity. If you have ideas, let us know. The Heritage Elementary School physical fitness teacher has offered to help with a fitness circuit but, if it is to be considered, we need one or two fitness buffs to design it for kids and middle/older adults.

Our HOA audit was finished June 25 for 2008 and 2009. The audit was conducted by Weidner & Associates, P.C. Certified Public Accountants. We gave them all of our bank records, dues receipt records, and bank deposit records, checks and invoices supporting checks. They go through the records and make sure invoices match checks, monthly bank statements are reconciled and deposit slips match checks written to the HOA. They don't review 100% of the data and they take no responsibility for the accuracy of the data given to them. They concluded that our books and records are in very good shape for 2008 and 2009 with no recognized irregularities or discrepancies "in all material respects". They claim we are "in conformity with accounting principles generally accepted in the USA". They concluded that our cash position at the end of December 2009 was \$94,627 which is the amount of cash the new HOA board identified for January 1, 2010 when we changed from accrual accounting to the cash accounting system.

.....
"The philosopher who said that work well done never needs doing over never weeded a garden."

Ray D. Everson



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Heritage Place Architectural Review

It's summer, and time to attack all of our exterior projects and improvements! The Board has had over 20 ARC (Architectural Review Committee) projects submitted for approval so far in 2010. These are good for Heritage Place; new paint, gardens, landscaping, retaining walls, fences, roofs, driveways, additions, etc, to enhance our neighborhood.

The Board would like to thank all of the homeowners who have submitted their plans per the ARC requirements (included in our Covenants and Rules and Regulations), and have waited for approval prior to starting their work. However, there have been a few projects begun without plans being submitted (i.e. no approval), which is a violation of both Heritage Place Covenants and Rules and Regulations.

The Covenants state that (paraphrased here): **Before any building, fence, wall or other structure may be commenced, or exterior change or alteration may be made, the plans and specifications showing the nature, kind, shape, height, materials and location must be submitted to and approved by the Board, in writing.** This is only a part of the Architectural Control clause within the Covenants and Rules and Regulations, and other restrictions or conditions may apply to your project. Also, please note that this applies to all sides of your property, not just the front, and includes painting your house, even the same color. And, submitting a project does not necessarily mean it will be approved; there may be adjustments or changes required in order to comply. It's better to know this before you begin, right?

Part of the Board's duty is to enforce these Covenants and Rules and Regulations, and the process of submission/approval, as mandated by the members when they vote for their pre-

Letter from the President Continued from page 1

so the blades cleared a 2 x 4 set on edge (2 x 4's are really 1.5 x 3.5). Our latest meeting, we agreed to try smaller mowers and cut the grass at 3.0 inches as in some of the gullies and valleys our grass is too long. We want longer grass, of course, as explained in a previous letter to slow down water flow and conserve water, but we are also trying to keep the greenbelt looking groomed. So, we are attempting a careful balance.

Renovation of the Caley fence has begun. There will be slow but steady progress on this as when posts are replaced and reset, we have to wait for the concrete to set and harden before any panels can be put on. The repair of the Quebec wall has been finished. Painting will occur next year. Should anyone have any suggestions of the color of posts and panels on the wall, please let the board know.

I've noted that not only is the HOA in renovation mode, but a lot of homeowners are doing major to minor projects; structural rebuilds, driveways, landscaping, etc. This activity keeps the neighborhood looking great, which is what we all want.

Ernest

ferred candidate. Our Covenants were not created by and are not altered by any Board of directors, nor do they change when new Board members are elected. Rather the corporation that developed our subdivision, to protect and maintain the appearance and quality of Heritage Place, created them in 1971. The Rules and Regulations do change, and it is incumbent on all homeowners to be aware of these changes. Copies of both documents are made available to every homeowner prior to purchasing a home here, and are always available for anyone to review and understand. **Compliance is a requirement of living in Heritage Place.** If you don't have yours, or are not familiar with current Rules and Regulations, no problem! They are available on our Heritage Place HOA website (www.heritageplacehoa.com), or by contacting your Board or the Heritage Place management company, AMA.

Also, please remember that in order to maintain/upgrade our perimeter fences/walls, all homes located on lots which abut the Heritage Place perimeter fences or walls must maintain their yard and landscape in such a fashion as to create a two feet wide by eight feet high access "corridor." That is, within two feet of the fence or wall, tree branches/shrubs/plantings must be maintained in a fashion that allows two feet of clearance for access. No tree or shrub branches may overhang the fence or wall less than eight feet from the ground. This will be a permanent requirement, again for ongoing maintenance and improvements, and any ARC requests will prompt the Board to look at the corridor to confirm that it is being maintained.

Charlie Dillon is currently acting as the ARC contact. If you have any questions or concerns please contact him at 303-642-0210.

Good luck with your project!

Heritage Place and Cherry Park Holiday Home Tour—2010

Have you noticed all the great work going on our neighborhood over the past couple of years? Wouldn't it be great if we could see the great things that these people are doing? Are you one of these homeowners and want to show off your hard work?

Time to start thinking ahead for the Holiday Home Tour. Here is what we need:

First of all a couple of people to help organize this event. Then of course we will need homes to show, volunteers to help show them, people to pass out the flyers, and help with the signs.

Interested in joining the fun. Please contact Ted Conti at tedconti@comcast.net or call 303-804-0120.



**Heritage Place 2010-2011 edition
Resident Listing Request**

Family Surname _____
 First Name(s) _____
 Address _____
 Subdivision (neighborhood name) HERITAGE PLACE
 Phone(s) _____
 E-mail _____
 Children Names/Birthdates _____

 Would any member of your household like to be included in any of the following lists?
 Babysitter (name and age—12 minimum) _____

 Lawn Mowing or Snow Shoveling (name and age) _____

 House/Pet Sitter (name and age) _____

 Tutoring (name and subject specialty) _____

Thank you for your help!

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Please respond by August 20th

Heritage Place Neighborhood Directory

We are pleased to announce that through the sponsorship of Mark Terry, The Real Estate Firm and Heritage Place Homeowners Association, the 2010/2011 edition of Heritage Place's own version Our Neighborhood Directory is currently being updated and prepared for issue.

Scheduled for arrival in October, 2010, your new book will provide residents with neighbors' contact information, city offices, services and personnel, schools, parks, local grocery stores/pharmacies, babysitters, homeowner association information, and more!

Please review your listing as it appears in the last edition published in 2006. Using the reply form to the left, you may:

- Correct any inaccuracies
- Delete your listing entirely or in part
- Add information (phone number, children's names and birthdates, additional phone numbers, e-mail)
- If you were NOT listed in the last edition you may either specify your listing or request NO LISTING in the upcoming directory.

Your household listing will appear in the directory unless you request otherwise. If no instructions are specified by you, the public record (from the County Assessor's office) on your address will be used. **Please respond by Aug 20th to assure your instructions can be followed!**

Information for the directory is gathered by Sponsored Publications, the publisher, from a variety of sources including county records, phone listings, prior editions and the resident responses to this mailing. The publisher does not monitor records of birth, death, marriage or divorce. If any of these events have altered your listing, please be sure to notify the publisher. Please respond by either mail or e-mail to the publisher at: Sponsored Publications, 6297 E Mineral Place, Centennial, CO 80112 or e-mail: pcdenver@aol.com

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"While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many."

—Lady Bird Johnson



HERITAGE PLACE

REAL ESTATE MARKET UPDATE

MAY 14—JULY 12, 2010




HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
7128 E Encanto Dr	TR	2817	\$349,000

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6185 S Niagara Ct	2S	2761	\$271,000  
6710 E Heritage Pl S	4L	2035	270,000 
*6481 S Heritage Pl E	TR	2823	267,500
6167 S Heritage Pl W	2S	2887	264,000

RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
7189 E Heritage Place N	25 Jun 2010	4L	2123	\$255,000 
6716 S Niagara Ct	15 Jun 2010	4L	2735	\$251,000

Dear Neighbors -Thanks to everyone that made this year's 4th of July celebration a great community event. In this same community spirit and with the help of the HOA Board, we are bringing back the Yard of the Month recognition. This year for July, August and September gift certificates to the Highlands Center will be awarded to each month's winner. There are so many beautifully landscaped yards that add to the charm of our neighborhood, we wanted to recognize those efforts. Finally, we are excited to announce that in conjunction with the Heritage Place HOA, we will produce a new Heritage Place Directory this summer. Please respond with the enclosed form early to ensure accuracy and completeness. As always, call or write any time with questions or comments. Thank you.

Mark D. Terry

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