



Heritage Highlights

Letter from the President

Dear Heritage Place Homeowners,

Please welcome to the Board of Directors as Member-at-Large, Ken Cole, who replaces Suzanne DeCarlo. The Governing Documents provide for appointment by the Board in the case of resignation, sickness, etc. to maintain a five member Board.

We have been a busy Board. It is unimaginable how much work it is to design a scope of work and specifications for each of the improvement projects we have underway in the neighborhood. After we develop these specifications, we meet with various contractors to see what they can provide with the specifics of that work scope. Sometimes, everything falls into place. Most of the time, you go back to refining the scope and specifications. In a neighborhood such as Heritage Place, there are a lot of assets and thus a lot of jobs to be done. Some we have to draw up a complete contract, i.e., Landscape (mowing, trimming, etc.), Irrigation Upgrade (new Rain Bird evapotranspiration controllers), Caley Fence East, Arapahoe Fence, and Quebec Wall, all with related Tree/Shrub Trimming Contract. Other jobs, we can do with a simple oral contract with invoice (any number of small jobs that can be done in one or just a few days). But the effect of all of this is to maintain, upgrade and improve the overall appearance of the neighborhood. Each of these projects costs money and we are trying to get the "biggest bang for your buck." Of course, that is not the end of it. Once the contract is in effect, a Board member or members need to manage what we contracted for and at the end, inspect the work to insure that we got what we paid for.

We have had some positive response from neighbors for various volunteer jobs. Such as, keeping a specific drain cap (these are the large steel ones) clear of debris to facilitate storm water runoff. We have discovered that these drain caps connect to an 18 inch underground pipe that can lead off rainwater in a normal storm, if kept clear. This helps prevent erosion in our green belt. Needless to say, this won't help in a steady deluge such as we experienced in April. There, we have tried to eliminate our riprap rock control (causes too much turbulence) in deference to the recommended grass only liminar (smooth) flow. It also makes the green belt look better. So if there is a drain cap near to where you live or walk on a regular basis call a Board Member to sign up for keeping that cap clear.

We could use more volunteers in other areas. This doesn't necessarily mean a lot of work or a great time commitment. It can be as simple as picking up a piece of paper blowing around the green belt and properly disposing of it. This way, we all help to keep the neighborhood looking neat and well groomed. Also, we would like someone knowledgeable in flower and plant design to act as an advisor in the selection of plants and color combinations for the Arapahoe entrance. If anyone thinks of anything, anything at all, that can improve the neighborhood; the Board wants to hear from you. If you are short of ideas, but just want to help in keeping up the neighborhood, call us, we can always use another hand!

Ernest

heritageplacehoa.com

Subscribe to the HOA website so that you can stay current with all that is happening in our neighborhood and receive notices from the HOA. Your e-mail address will not be used for any other purpose other than to provide you with information from your HOA.

Please 'Subscribe' on the home page of <http://www.heritageplacehoa.com>. You may 'Unsubscribe' at any time.

Please e-mail Marie Kilty with any questions marie_kilty@mho.com



COMMUNITY GARAGE SALE

June 4 & 5

HERITAGE PLACE HOMEOWNERS ASSOCIATION MEETING

June 17 • 5pm

JULY 4TH PARADE & BBQ

July 4

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.

Teen Opportunities

Heritage Place Homeowners Association is offering a service for teens of residents who have paid their annual dues. Those parents have the opportunity to place the names of their teenagers in our Teen Service Directory. The directory will list baby-sitting, pet sitting, yard work and snow removal.



In the interest of safety, only first names and last name initials will be used. When the newsletter is posted online, the Teen Service Directory will be omitted. We also ask that parents consider if they would prefer their landline listed as opposed to their teen's cell phone numbers.

Parents of teens who are interested should contact Community Graphics at 303-903-1597 or e-mail communitygraphics@q.com. Please be ready to provide teen's name, age, service they provide and phone number. If you are Red Cross Certified for baby-sitting, please let them know. The deadline to be listed in the July newsletter is July 15.

Robert Tobin
Licensed General Contractor


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Heritage Place Homeowners Association
558 Castle Pines Parkway #409 Castle Rock, CO 80108

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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:
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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.

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
Teen Services Directory Not Available Online			

Goings On in Heritage Place!

by Ted Conti

Spring has sprung and that means we have lots of goings on in Heritage Place. We have quite a few activities coming up and need your help in organizing and participating!

Community Garage Sale—June 4-5. Please register on the website or via e-mail at garagesale@heritageplacehoa.com. We are working with our neighbors in Cherry Park and will be advertising the event in several locations, on-line and in print. Signs will also be posted at neighborhood entrances along with listings of garage sale locations.

Volunteers will be needed to help put out and take down signs and assist in coordinating this event. Please note your wish to volunteer via the registration e-mail. In the subject line put "volunteer" and I will contact you directly.

July 4th Parade and BBQ—Volunteers are still needed and time is getting short in putting together this great event. I have the information, booked the fire department and have the caterer. All I need is your help. Please e-mail me at tedconti@comcast.net to help.

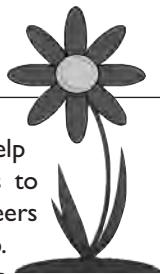


There will be some minor changes this year do to the construction going on at Heritage Elementary School. We do not expect to have access to the parking lot and east side of the school. As a result we will stage the parade on the street, the intersection of East Heritage Place South and S. Magnolia Court. (By the way, my previous promise of an old guy on a unicycle is being rescinded.)

Holiday Home Tour 2010—I am still looking for committee members to help organize this event and for home volunteers. This is a wonderful event and a great opportunity for home owners to show off the great work they have put into their homes. Speaking from experience, we have incorporated several ideas found during past home tours into our own recent remodeling. Please send me an e-mail if you are interested in volunteering yourself or your home to this great event.

Heritage Place Garden Club

Calling all green thumbs!!!! We need your help keeping up the flower beds in the entrances to Heritage Place. The previous call for volunteers yielded a few volunteers but we need more help. Please email me (tedconti@comcast.net) so we can make the necessary arrangements. More volunteers will allow us to avoid using homeowners dues to hire a contractor.



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3rd Annual

Cherry Park/Heritage Place Community Garage Sale

FRIDAY • JUNE 4
SATURDAY • JUNE 5
8am-4pm • Rain or Shine

A community sponsored garage sale is a great opportunity. We do the advertising, put up the signs and bring in the customers. You get rid of some clutter and bring in a little extra cash.

If you're not sure you have enough stuff to make putting it out worthwhile, consider sharing your driveway with a neighbor. It makes the day go by fast and turns it into a social event. Even if you don't have anything to sell, don't forget to come and shop. You never know what treasures you may find

HAPPY HUNTING!

Your Board Wants You to Understand Your Homeowners Association Finances!

by Mitch Albert, Treasurer

Revenue. The Board annually collects \$316 in dues from 446 residences for total revenue of \$141,119 in 2010. This year, we collected about 89 percent of the dues by the due date (February 1, 2010) and 97 percent by the end of March. Based on historical experience, an estimated nine accounts will go to collection, resulting in net revenue from dues of approximately \$138,000. We don't want to send accounts to a collection agency, and will work with homeowners to accommodate their needs; however, if dues are not collected by April 30th, they must be turned to collection due to the covenants and State regulations. Please pay on time or early. Collections can make a \$300 bill sound like a great bargain so talk to us! Other minor revenues come from late fees, advertising, interest, and assessments and are expected to total \$3,800 in 2010.

Expenses. Operating costs have been made more efficient by redoing our Chart of Accounts. The Chart of Accounts is a list of categories that must be used to identify each individual revenue or cost. The revision will be used in several ways. First, it will help us identify whether underground sprinkler pipe maintenance is a problem. Past accounting records could not identify this. No such problems are expected. Second, the chart of accounts was made to match all of our contractor work for maintenance and repairs. Lastly, we've eliminated redundant

accounts. We found three redundant accounts for trees/pruning/shrubs and six redundant accounts for sprinkler repairs which have been consolidated respectively. Further, all cost category contracts with external vendors have been reviewed and re-written. HP is using its own contracts with vendors now instead of vendor contracts and they are only 2+ pages long. We write the scopes of work we want and they are included in the contract. Finally, an elected board member inspects contractor work during and after their work resulting in better quality and cost control. By doing the latter and then checking that the work is done, we've cut substantial costs (at least a couple to few tens of thousands of dollars) off of our past costs for mowing, aeration, trimming, water, sprinkler repairs, and nearly all other cost items. We've also cancelled a practice whereby we've let 2009 landscaping costs be paid in 2010. This year's board had to pay over \$12,000 of payments in 2010 for the old 2009 landscape contract. This is considered contrary to the intent of our covenants and won't be repeated. All cost savings are being applied to asset repairs and improvements.

Accounting. We're no more complicated than your household checking account. We write less than 10 checks/month from one checking account, pay for water and electricity with automated checking account withdrawals and do maintenance



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Homeowners Association Finances *Continued from page 4*

and improvements on grass, fences, walls, trees, lights, sprinklers, and concrete. We STOPPED using the accrual accounting system 12/31/09 and switched to CASH accounting. The accrual approach resulted in confusion over bank versus cash balances somewhat caused by account corrections 3-4 months after the end of any accounting period and non-cash items appearing as cash as is normal under accrual accounting. With real cash, we focus on money in the bank at the beginning of the year and the end of the year. There are some adjustments for pre-paid dues in 2009 but management is focused on knowing our:

- a. beginning year cash in the bank, \$94,627 for 12/31/09
- b. approved budget cash planned for the end of 2010, \$60,352
- c. and forecast cash at the end of 2010, \$58,678 proposed now

The first two can never change as they are facts documented by bank records and board meeting minutes. (Year end cash excludes pre-paid dues for 2010.) The approved budget for cash year end 2010 is less than the cash year end 2009 because we're spending more than we get in 2010 to catch up on past needed asset repairs. We now do current year monthly (as well as five year) forecasts to arrive at revenue and cost totals for all categories by month and year. As each month passes, that month becomes history and we re-forecast the remaining months for revenues and costs. Our goal is to make the forecast and eventually the final year end cash in the bank come close to the budget year end forecast cash. If it changes, we need good explanations for ourselves and you. For example, last month we had \$60,386 expected in the bank at year end.

We're finalizing fence, tree, and sprinkler contracts. We expected to repair 50% of the Arapahoe fence for \$8,200 in 2010 and the same again in 2011 but now are considering doing 100% for \$9,500 in 2010. If we do the latter (as well as the new plans for fence perimeter tree trimming that should be done annually but was not addressed for 7-8 years causing major fence damage and repair/seal to the Quebec fence, and pay off the 2009 "loan" of \$12,000 from the former HP landscape contractor), this will decrease our expected year end cash in the bank and to about \$58,678 forecast cash at year end.

Is this enough money in the bank? Yes, with careful contract asset management and the current reduction in all operating cost categories by understanding our assets and doing hands on management. Will the reserve increase? Yes, see the projected cash in the table below. The current five year plan shows our assets repaired including subsequent regular substantial maintenance along with enhanced asset lives while increasing our "cash in the bank" (reserves) to nearly \$200,000. This is based on our regular dues schedule and expected hands on asset management. We're following a practice PARPM which stands for Partial Asset Replacement Preventive Maintenance. This means we don't just fix something that is broken but do preventative maintenance to improve the asset so that it lasts longer than previously expected. Do we need more reserves? Insurance has been increased in 2010 to cover catastrophes. Our insurer completed a new 2010 appraisal of our assets estimating replacement costs for the insured items at \$243,000. Plans and current contract bids indicate that we have ample funds for now and the next couple of years to catch up on past maintenance needs and increase the life of our assets. However, if we want to change an asset such as a wood fence to a stucco fence, then of course we'll need additional reserves. (For a detailed discussion of our reserves, go to our website and read my December 2009 report "Heritage Place HOA Asset Planning: 'Age Life' vs 'Partial Asset Replacement Preventive Maintenance (PARPM) Methods'" and Review of the Three Professional Reserve Reports Obtained by HP HOA 2005, March 2009, and August 2009.)

I'll talk as long as I'm allowed on our money. Call me with questions. Regards, Mitch Albert, Treasurer

	CofA #	2010 Assump.	2008	2009	Budget 2010	Current 2010	2011	2012	2013	2014	2016
CASH ON HAND ("Net Income")				\$161,281	\$127,006		\$128,212	\$153,452	\$181,778	\$215,600	\$259,956
Cash on Hand before prepaid dues				\$94,627	\$60,362	\$58,678	\$69,569	\$82,739	\$108,943	\$140,680	\$182,686
Pre Paid Dues		48.2%	already in cell X3	\$66,654	\$66,654	\$66,654	\$66,654	\$70,713	\$72,835	\$75,020	\$77,270
Bank 1	11000			\$61,506.41	\$23,836.19	\$38,383.32 deposited Dec 2009 but not on Dec bank Statement					
Bank 2	11200			\$42,958.25							
Bank 3	11600			\$56,815.93							
REVENUE			\$169,300	\$168,065	\$76,117	\$76,125	\$76,116	\$78,779	\$81,768	\$85,106	\$88,624
Dues (% Escalator; 2010 amount)	41000	3.0%	\$133,133	\$137,007	\$316.41	\$316.41	\$325.90	\$335.68	\$345.75	\$356.12	\$366.81
Dues Paid in Same Year					\$71,617.12	\$71,617.74	\$73,766	\$75,979	\$78,258	\$80,606	\$83,024
Prepaid Dues (Estimate %)-Amount		48.2%			\$66,654.05	\$66,654.05	\$68,654	\$70,713	\$72,835	\$75,020	\$77,270
Total 2010 dues paid 2009/2010					\$138,271.17	\$138,271.79	\$142,419	\$146,692	\$151,093	\$155,625	\$160,294
Homeowners Total--% Paying		446	98%		437		437	437	437	437	437
Other			\$26,167	\$31,048	\$4,500	\$3,607	\$2,360	\$2,800	\$3,600	\$4,600	\$5,600
Highlight/Web Advertising	42000	12	\$1,532	\$1,403	\$1,200	\$850	\$0	\$0	\$0	\$0	\$0
Interest	42200	12	\$4,964	\$467	\$200	\$137	\$250	\$700	\$1,400	\$2,400	\$3,500
Fines/Late Fees/Legal	41800	12	\$19,321	\$29,000	\$3,000	\$2,445	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Miscellaneous	43500	12	\$350	\$179	\$100	\$75	\$100	\$100	\$100	\$100	\$100
COST SUMMARIES					\$177,046	\$177,727	\$141,638	\$123,612	\$124,888	\$123,988	\$118,188
Lawn Care					\$31,227	\$32,279	\$21,400	\$21,400	\$21,400	\$21,400	\$21,400
Storm Water Control Asset					\$5,625	\$6,720	\$3,000	\$3,000	\$8,000	\$3,000	\$3,000
Trees/Shrubs/Bushes					\$1,500	\$6,000	\$2,000	\$6,000	\$2,000	\$6,000	\$2,000
Sprinkler					\$11,793	\$12,629	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900
Sprinkler Equipment (with rebates)					\$11,933	\$5,550	-\$7,169	-\$7,169	-\$7,169	-\$7,169	-\$7,169
Community Development					\$3,000	\$2,965	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Utilities					\$35,625	\$35,562	\$36,011	\$36,285	\$36,561	\$36,561	\$36,561
Consultants					\$22,324	\$22,677	\$18,590	\$18,590	\$18,590	\$18,590	\$18,590
Highlights-Web					\$2,000	\$1,281	\$906	\$906	\$906	\$906	\$906
Association					\$1,000	\$1,000	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Other Operating Costs (Snow, Bank Fees, Taxes)					\$4,500	\$4,009	\$4,000	\$4,100	\$4,200	\$4,300	\$4,500
Fence Assets (3)					\$31,048	\$39,800	\$35,700	\$9,000	\$9,000	\$9,000	\$12,000
Lamp Posts Asset					\$6,900	\$3,155	\$2,500	\$5,000	\$5,000	\$5,000	\$5,000
Other Assets (Rock Walls, Signs, Cobble)					\$8,572	\$4,100	\$8,500	\$10,300	\$10,300	\$10,300	\$5,300

Treasurer Asset Report

by Mitch Albert, Treasurer

We've done an intense review of all assets beginning in October 2009 of all past reserve analyses done for HP HOA and continuing with personal inspections of each asset by ourselves as well as external consultants. A lengthy report and review is on our website in the Treasurer's section. Past asset reviews had limited if any documentation, were subject to massive changes, and took a simplistic approach to maintenance. There was no documentation, for example, on the number of sprinkler controllers (11) and their age or characteristics, water valves and locations, backflow valves and type, number of zones and locations (64) or location of heads and nozzles (464). (With regard to the latter we had Denver Water perform a free two day audit for us to examine and document all of the above. As a result we have a large rebate contract with Denver Water and we're either replacing or rebuilding/adjusting 100% of our surface sprinkler system including water valves and heads/nozzles.) Reserve reports in the same year have resulted in recommendations varying from \$250,000 to over a million with no change in assets. Assets in the past were given a life in years based on a text book value. Then based on the age of the asset, the proportionate remaining life and value of the asset was expected to be in the bank. So, if we have a \$100,000 fence with an expected text book life of 20 years that is 18 years old, we'd be expected to have \$90,000 in the bank to replace the fence in two years. This assumes the fence falls apart on the 20th anniversary of the fence's construction. Businesses maintain assets by doing both timely repairs (\$95 on Caley in last two years vs see rebuilds discussed below) and preventative maintenance. Both extend the life of an asset and if done properly can extend asset lives indefinitely. The latter is our current policy subject to our homeowners being satisfied with our existing assets. If you want gated entrances with guards or a wood fence to become stucco, then obviously our approach needs to change. The board expects to publish a report this summer documenting all data discovered this year about our assets as well as all improvements made this year and future plans for our assets.

Sprinklers

The new ET Sprinkler controllers (tall 6x6 posts with copper caps in the greenbelt) will reduce water use/costs permanently. Their selection was based and assisted by our Denver Water rebate contract. The old unlocked unpainted controller sheds were demolished and removed. As part of the Denver Water Contract we obtained in December, all eight main controllers were replaced, Weaver/Euclid controller will remain as drip only subject to our plants, and the three water valves with the three battery controllers in Arapahoe entrance were



rebuilt. All water valves for our 64 zones (some with 3" of top soil on them) are being "located," rebuilt or replaced. All 464 heads or nozzles are being examined, adjusted, or replaced to conform with our free Denver Water Audit we had done in November. (Best of all, this work and the assets will be documented for future boards.) By complying with this Audit, we'll get equipment and water rebates paid to us.



Greenbelts

HP's most notable asset is our 11.25 acres of greenbelts. They were originally designed for "planned greenbelt surface flooding." Our neighborhood gets massive flood waters and is hit every five years with one storm that sends over 300 cubic feet/second down our greenbelts and past the school. While we have a buried 18" concrete pipe in F, D and the southern part of C, common leaf blockage of manhole drain covers and the size of our floods makes our buried pipe of little use. Most of the water comes from the Quebec Weaver entrance, down Areas F and D to the school, under Heritage Drive and out to Arapahoe Road. The different colors show the different drainage basins identified in the table below. (A map of our Areas A, B, C, D, E, F, G, and H is on our website.)



By understanding this expected flooding and what we can and cannot control with our underground pipes, we'll avoid future Area C sidewalk cost catastrophes. We consulted directly with Southgate Water District, Southeast Metro Stormwater Authority (SEMSWA), Denver Water, Greenwood Village and

Heritage Place Watersheds

Mitch Albert, CH2M Hill, Semsawa		Areas are defined based on downhill greenbelt/homeowner parcels contributing drainage in area of questions. For example, area "G" is only that portion of HP defined by topography and not HP's area "G".											
Oct-09						5 yr				10 yr			
Area	Calculations		Acres	5 yr			10 yr						
			External	Internal	Total	%	External	Internal	Total	%			
Area "F" East Branch(Dark Blue) plus east of Quebec to Fiddlers Green	1,695,156	395,536	48.0	138	51	189	53%	169	66	235	52%		
Area "F" North Branch(Purple)	2,712,250	565,052	75.2		80	80	23%		103	103	23%		
Area "G" (Green)	621,557		14.3		15	15	4%		20	20	4%		
Area "F" with "D/E" West Side (Yellow)	1,130,104		25.9		28	28	8%		36	36	8%		
			Subtotal Northeast of School			311	88%			393	88%		
Area "C" (Lt Blue)	226,021	1,356,125	169,516	40.2		43	43	12%		55	55	12%	
TOTALS			204			354	100%			448	100%		
						39% external			38% external				
		2 yr cfs/acre	0.47										
		5 yr cfs/acre	1.06										
		10 yr cfs/acre	1.37										
		100 yr cfs/acre	3.27										
		ft/inch on reference map	672										

Treasurer Asset Report *Continued from page 6*

City of Centennial planners and Stormwater Management Plans, and CH2M Hill Engineering company consultants for the cities and SEMSWA. As a result, we've removed 90% of the Greenbelt's "rip rap" rock and will remove the remainder shortly. We've re-contoured several areas of the greenbelt allowing stormwaters to not hit grass embankments, rocks and minimal contact with concrete. Grass is the superior surface providing more friction than rock. More importantly, grass doesn't create turbulent flows like concrete and rock that result in carving out holes under things like sidewalks. Second, grass allows water to infiltrate or sink into the ground absorbing some of the flood waters and enhancing our subsurface ground water which also helps clean the water. We've identified, uncovered and repaired one area that undermined a sidewalk and re-contoured eight other areas for \$940 to conform to the above conclusions.

The picture right shows where Area G intersects Area F going south towards the school. The stick popping out of the edge of the sidewalk was a hole undermining the sidewalk from floodwaters due to poor contour of the sod and the presence of rocks. (My granddaughter is convinced a city of Trolls lived under there.) It was dug out, shown to be of limited undermining, packed with soil and rock and most importantly "sealed" with a sod/grass surface. All rocks and embankments were removed. Also another 24" manhole cover was found buried under 3-4" of sod accessing our 18" concrete drain pipe. See at right. The rocks further south were also removed and sodded to facilitate water flows. Rocks from both of these projects



went to minor improvements in the Area G dry lay rock wall.

The key concept is to recognize that we were designed for large storm waters flooding the surface of our greenbelts. The general conclusion: work with nature in some type of harmony and it's cheap or oppose nature and spend lots of money with engineered structures.

MANHOLE VOLUNTEERS NEEDED We have twelve manhole drain covers that access an underground 18" concrete pipe. Eleven are down Area F from Quebec thru D to the school. One is half way down the Area C sidewalk. All past records showed this pipe being plastic and 6-8" diameter. By keeping our manhole covers clear of leaves/trash, water can access this 18" pipe and lots of surface water for minor storms can go underground. We need volunteers to help do this 2-3 times per week when you walk the greenbelts. While we're getting our maintenance people used to doing this as well, it is simply something better done by neighbors who understand and care.

Fences

The prominent asset repair this month is our fences. We're repairing the east half of Caley, repairing and sealing the entire Quebec fence, and probably all of Arapahoe wood fence in 2010. To accommodate our budget, we'll then paint the Quebec fence and finish Caley West in 2011. We've had bids from \$15,000 to \$175,000 to repair the Quebec fence. We're obviously working with the lower bids with a firm we think we can trust and do good work. The condition of the Quebec was an unbudgeted surprise to us. Along with this was the lack of tree and landscape care along all fence lines. The HOA is paying to fix the tree and landscaping this year with a few exceptions. Next year, homeowners who do not maintain their trees and landscape damaging the HOA fence will be assessed for maintenance. We need a constant 2' wide by 8' high corridor per our covenants along the inside of all fences. Further, homeowners who have knocked down fence panels or built gates for access or pushed soil against the fences will be assessed in 2010 to repair for these items. Please be patient with the work and watch out for your dogs during repairs. Questions, call Ernie or myself.

DEADLINE FOR ADVERTISING IN THE NEXT HP HOA NEWSLETTER IS JULY 12.

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

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Adopt-a-Drain in Heritage Place

The drains of Heritage Place need our help to stay clean.

You may have noticed of late the drains and gutters in and around our neighborhood are filling with debris much more than in past years. We have noticed it too and need your help to keep them clean and reduce the chances of flooding in our streets, parks and possibly homes. In the open spaces keeping drains cleaned out will also reduce the amount of standing water that can lead to increased mosquitoes and stench.



We are asking for you to help keep the drains of Heritage Place clean. Call a neighbor, grab a trash shovel and rake and take five minutes to help us keep the water flowing in Heritage Place.

Volunteers Keep Heritage Place Great!!

After years of managing a variety of volunteers, I have learned to greatly appreciate the following:

"Volunteers don't get paid, not because they're worthless, but because they're priceless." –Sherry Anderson (Thanks, Kathy)

Sometimes we forget to thank those people that volunteer and contribute to our great neighborhood. From the board members I serve with to those that help with communicating to the neighborhood and keeping it beautiful; volunteering is often times a thankless job. People don't volunteer for the accolades, although a "thank you" is always welcome. We volunteer to make our community a better place to live, enjoy being an active participant in the community and because it is a great way to meet people.

So, before we forget to say it:

Thank you for all the hard work you put into making our neighborhood. Without volunteers we are not able to make this neighborhood work. Keep up the great work in making this a great neighborhood.

.....

Father's Day—June 20

"His heritage to his children wasn't words or possessions, but an unspoken treasure, the treasure of his example as a man and a father."

Will Rogers Jr.

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HERITAGE PLACE

REAL ESTATE MARKET UPDATE


MARCH 15 — MAY 14, 2010



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6710 E Heritage Pl S	4L	2035	299,900 

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
6661 S Magnolia Ct	30 Apr 2010	4L	2645	\$265,550 
*6904 E Heritage Pl S	12 May 2010	4L	2750	270,000 
6472 E Heritage Pl E	5 May 2010	R	1958	277,500 
6498 S Heritage Pl W	25 Mar 2010	TR	2236	317,500
7055 E Heritage Pl S	1 Apr 2010	4L	2781	407,500

Dear Neighbors - As Spring is upon us, the number of active listings in Heritage Place remains quite low. As shown above, homes are selling—both foreclosed homes and regular sales. Prices have dipped to a degree but, not as dramatically as some areas of the metro area and other parts of the country. The fundamentals are still good here with location, affordability and schools all of which make Heritage Place a great place to live. As always, please call or write with any questions or comments. Thank you.



Mark D. Terry

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***Homes marketed by Mark D. Terry**  = Pool Club  = Bank Owned or Short Sale

Based on information from Metrolist, Inc. for the period 3/15/10 thru 5/14/10. 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

FENCE/DECK STAINING! Protect the new or restore the old. Call your neighborhood professional for a free est. @ **303.520.7214**

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.

CUSTOM AND READY MADE APRONS Fashion and function for your favorite chef! Great Father's Day present. Drop by our booth at Sundays on the Streets in Southglenn on June 13. Or, visit www.izzypat.etsy.com

SWIS TIRE AND AUTOMOTIVE SERVICE If you're looking for a full service auto repair facility, you have come to the right place. Conveniently located at Arapahoe & Quebec. Visit www.auto-repair-denver.com or call **303-770-1006**.

Classified ads are \$2.75 per line. Call 303-903-1597 or e-mail communitygraphics@q.com to place an ad. The deadline for the next Heritage Place HOA newsletter is July 12.

New Services!

Facials by Sonja
303-810-5353



Massages by Denise
303-596-3153

Redken 7475 E. Arapahoe Rd.
Pureology Centennial, CO 80112
Matrix (Next to Safeway)
Biolage **303-770-9200**

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