



Heritage Highlights



HERITAGE PLACE HOA BOARD MEETINGS

March 16
April 20
May 18

Heritage Place Annual Easter Egg Hunt

April 23

HOA Board Meetings are usually held on the 3rd Wednesday of every month at Heritage Elementary at 5:30pm. Check our website at www.heritageplacehoa.com for the most current meeting information.

Letter from the President

by Ernest Joas, HP HOA President

A careful study of the Covenants has led me to the conclusion that the property of the Heritage Place Homeowners Association does not fall under the normal Covenants or violation of those Covenants. An example would be our perimeter fences and walls. These are basically the property of the Association and as such no one has the right to altar or modify such property to suit themselves. Also, they are precluded from causing damage to that property.

Speaking of damage to our perimeter fences and walls, we had a car hit the Arapahoe fence, the Quebec wall and the Caley fence. So far, the party responsible for the Caley impact has stepped forward and taken responsibility. So, there are still some honest folks in the world.

If you are as tired of sub-zero temperatures as I am, you are looking forward to an early spring. Your board is also, as there are several major projects that we wish to accomplish.

The renovation of the west half of the Caley fence is anticipated to begin April 1, 2011. The two feet by eight feet corridor will be enforced. That is, soil must be pulled away from the bottom (it causes rot), branches and shrubs must be two feet away, and overhanging branches must be at least eight feet high (measured from the ground). The point of this corridor is to prevent damage to the fences.

The Quebec wall is scheduled for painting this spring. So far, the only suggestion received on color has been to keep it in the neutral range.

We are also planning a re-contouring of the drainage in Area F (east branch) to create a smoother water flow and eliminate erosion as well as some more swales for 'water banking.' There will also be a continuation of upgrading of our irrigation sprayers and quick reaction to leak repair. We also intend to begin our dry-lay wall renovation.

So, it should prove to be a busy spring and summer. I'm ready for warm, are you?

Easter Egg Hunt—April 23rd

by Ted Conti, HP HOA Vice President

We all know that Old Man Winter still has some tricks up his sleeve, but fear not, the annual rite of spring in Heritage Place returns on April 23rd. The annual Easter Egg Hunt will hit the west side of Heritage Elementary at 10am the day before Easter.

The calendar has mostly ensured that this year's event will avoid the snows seen the past couple years. (Great, I have probably jinxed the thing.) So, there should be no excuse for you not to attend this great event. Adults will find coffee and donuts, kids will find more than their fair share of candy and

prizes. Be on the lookout for the Golden Egg that is sure to bring great joy to the lucky child holding it.



Heritage Place neighbor Jess Johnson will be heading up this year's event and she is looking for volunteers to help put it together and ensure its grand tradition. If you are interested in helping Jess, please call her at 303-929-0966. Jess has been leading this event for the past several years and is looking to hand it off for 2012. If you would like to take the egg from her, this is an excellent opportunity to get some on-the-job training.

We hope to see you all on April 23rd. Happy Easter.

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 newsletter and other areas in Centennial and the surrounding areas.

Call about our low prices
303.880.8934 or **e-mail**
info@communitygraphicsonline.com

Heritage Place Homeowners Association

558 Castle Pines Parkway #409 Castle Rock, CO 80108

Your Board Members:

President—Ernest 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, Architectural Control Coordinator—Tom Falk
E-mail: tomfalk@qwest.com

Treasurer—Mitch Albert 303-741-2556
E-mail: mitch55albert@gmail.com

Member-at-Large—Eric Berghorn
E-mail: ericberghorn@comcast.net

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

Property Management 303-850-7766
Association Management Agency—Karrie Ezell
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.

For information about advertising, contact:
Community Graphics

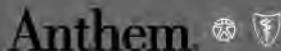
7866 S. Windermere Circle • Littleton, CO 80120
303-903-1597 or e-mail info@communitygraphicsonline.com

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.

**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.gemverthealthinsuranceplans.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.

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.

We welcome your stories or ideas to make this a true community newsletter! Please e-mail Eric Berghorn at ericberghorn@comcast.net.

NATIVE

Senior Services from a **COLORADO ORGANIZATION** you can Trust



You live in Colorado for a reason. You want choices and plenty of them. We get that – we've been your neighbor since 1972 offering the fullest continuum of personalized services and care options to meet you on your life's journey – wherever that road takes you.

Space is limited. Call 720.974.3555 today or visit us online to discover which of our communities or services can best serve you.

Clermont Park | 720.974.PARK (7275)
2479 S Clermont • Denver, CO 80222

Holly Creek | 303.713.9004
5500 E Peakview • Centennial, CO 80121

Johnson Center / Village | 303.779.5000
5000 E Arapahoe • Centennial, CO 80122



Enriching the lives of seniors.

**CHRISTIAN LIVING
COMMUNITIES**

720.974.3555 | www.ChristianLivingCommunities.org



Residential Living | Home Care | Adult Day | Rehab | Respite | Assisted Living | Memory Support | Skilled Nursing

Treasurer's Report—February 2011

by Mitch Albert, HP HOA Treasurer

Denver Water Reimbursement

It's cold. We received our letter from Denver Water approving and inviting us to submit our invoice for \$14,246.73 to Denver Water for our water savings in 2010 from our reduced water usage. While Denver Water focused on our ET smart sprinkler controllers, we think equal credit needs to be given to fixing leaks—99% of which were due to simply not doing the repairs in the past. I've learned this is not unusual. Typical water systems are said to be built with an "expected" 30% water loss with some as high as 50%. "Rebuilding" systems doesn't eliminate leaks if they aren't instantly repaired when found or known. All leaks can be repaired. We jumped on this last year, obsessively, and we think this was more important than the smart controllers. We're typically an 8-10 million gallons/year user. Last year we dropped to about 6.2 million gallons/year. We do need to have the controllers better programmed for greener grass in 2011. Our problem in 2010 was trying to adjust to a 12 hour "day," allowing periods for walking without getting wet. Sorry, but it didn't work. The controllers will be set for a 24 hour day just like nature this summer to ensure better coverage, so walk fast.

SCAD

We have a new budget item—smash, cash, and dash or "SCAD," so that we can have another useless acronym. We've had three cars slide into each of our three fences. This is so frequent that I'm going to add \$2,000 to the 2012 fence maintenance budget of \$9,000. We have \$1,000/incident insurance deductible so no reimbursements unless we catch the people who do it. Yes, we did have one person admit they hit the Caley fence and they have volunteered to pay for their damage. As a regular frequent event, it goes to the budget process.

Excel Work Along Caley

Caley Avenue along our entire fence line, is going to have "directional boring" and "excavation" to bury a "feeder line" by Xcel contractors this winter to be finished by April 15. They talk about repairing any property damage and repairs on homeowner personal property. I've called them three times to ask where on the street, fence line or inside your 6-8' property utility easement they will work, but I have had no response. Remember, each of us has up to two utility easements around our homeland parcel where utilities are allowed to dig and remove trees, bushes and structures that we aren't supposed to have in this area. It's filed in the assessor and clerk of recorder's office. The Xcel contact could be Molly Dimond 303-571-3232 or Alcin Malveaux at 303-671-3989. The site manager is Ed Roehre at 303-591-3049. If you see damage to the fence or our trees and landscaping, please call me or Ernest or so we can get it repaired or be reimbursed. I'm sure you know what to do if they damage your property.

Dues

Our 446 homeowner dues at \$325.90/home equals \$145,351. We budget nine deadbeats for \$2,933.10 for bad debt—dues

that won't be paid and go to the lawyers and collections. You have to pay for the unpaid \$2,933.10. That leaves us planning for \$142,418.30 cash to spend or save. Dues were due by January 31. We've collected \$124,948.77 in dues which means \$17,469.53 are now officially late incurring a \$25/month fee and interest. This means 54 people are late (this isn't an even number because some people had part of their dues pay for past late fees and interest). After April 1, the dues that have not been paid, plus late fees and interest, will go to collections with a law firm. We can work with people until April 1, then our covenants take it out of the board's control and delinquent accounts go to the lawyers. Pay your dues please, we don't want the late fees and interest or the hassle of the attorneys.

Snow Buddies

We all know that March and April are two of the snowiest month is Colorado. Snow Buddies pairs volunteer snow shovelers with seniors who need help keeping their homes safely maintained. Get involved today!

For Volunteers:

Grab your shovel and assist a senior in Adams, Arapahoe, Denver, Douglas or Jefferson counties with snow removal this winter. Call Volunteers of America, Snow Buddy Program, 720-264-3379 or e-mail snowbuddies@voacolorado.org to be paired with a senior in your neighborhood.

Attention Seniors:

Volunteers of America, Snow Buddy Program, may be able to pair you with a volunteer in your neighborhood to help with shoveling for the winter season. If you are 60 or older and reside in Adams, Arapahoe, Denver, Douglas or Jefferson counties please call 720-264-3379 for more information.

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

Arapahoe County Library News

'Watts Up' Energy Power Meters Available

Arapahoe Library District, in partnership with Xcel Energy, is now offering power meters for patrons to check out. Patrons can use the power meters to check the energy usage of various household appliances, such as refrigerators, microwaves and washing machines.

By using the meter and then uploading the data to a computer, patrons can calculate the operating costs of home appliances, and determine the potential cost savings of replacing older energy-hogging appliances with newer more energy-efficient ones.

The power meters from Xcel come with a detailed instruction booklet and a USB cable to interface the meter with a PC for advanced calculation capabilities. Users can download free software from the Xcel Energy website to use with the power meters, but the meter can also be used as a stand-alone product.

Even without the software, patrons will find it useful to figure out which appliances in the home use the greatest amount of energy. With this knowledge, energy can be saved by simply using these appliances more efficiently, or unplugging them when not in use. The power meters can be checked out for three weeks at a time and can be renewed if there are no holds.

Classic eBooks Available Through Project Gutenberg

Did you get a new eReader for Christmas? Resolve to catch up on the classics this year by tapping into a new resource available to all Arapahoe Library District patrons: free classic eBooks with no checkout limit, no wait list and no restrictions.

Arapahoe Library District has received 15,000 new eBooks from Project Gutenberg, featuring classic titles that patrons can download from www.arapahoelibraries.org and use immediately. Project Gutenberg is an online, volunteer-based distributor of copyright-free eBooks.

Project Gutenberg offers older, classic books that no longer have copyright restrictions, and therefore there is no need to return the books. Classic titles include books such as *Pride and Prejudice*, *Adventures of Huckleberry Finn*, *Anne of Green Gables*, and *Gulliver's Travels*, to name a few. Because there are no copyright restrictions, the books can be read on any eReader, including the Kindle, Nook, Sony eReader or iPad.

To access these free eBooks, just go to our website at www.arapahoelibraries.org and click on "Books" then "eBooks" to access the Overdrive site. Then, scroll down until you see a box on the left side of the screen with the title: "Enjoy additional eBooks today!" Click on the link to see a list of all the free eBook titles that are available.



We provide a wide range of home repairs and services including, but not limited to:

Repair and Maintenance

- Dry wall - install and repair
- Painting
- Staining
- Install crown molding and baseboards
- Decks - install, repair, and refinish
- Fencing and gates - install, repair, & refinish
- Doors - install

- Door hardware - replace
- Cabinets - refinish
- Roof - install & repair
- Ceramic tile - install & repair
- Concrete driveway - install & repair

Landscaping

- Rock/Flagstone and paver pathways
- Landscape bark and mulch

- Retaining walls • Rototiling
- Flower bed planting
- Pond - install and repair

Additional Services

- Gutter cleaning and repair
- Snow removal
- Brick work
- Rototiling

We are licensed and insured for your protection! Call for free estimates.

6350 South Newport Court • Centennial, CO 80111

Phone English: (303) 656-3472 Phone Spanish (303) 656-3474

Robin Shelton, Owner • RobinShelton3@msn.com

Call for appointment: Seven days a week between the hours of 8:30AM to 5:30PM

HERITAGE PLACE

REAL ESTATE MARKET UPDATE

DECEMBER 13, 2010—FEBRUARY 15, 2011



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
7128 E Euclid Dr	TR	2817	\$315,000
6538 E Euclid Dr	TR	2196	329,000
*6568 S Niagara Ct	R	1930	324,900
7169 E Heritage Pl N	TR	2123	399,000 Ⓟ
6567 S Oneida Ct	4L	2630	390,000

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
*7249 E Euclid Dr	4L	2196	\$365,000
6332 S Poplar Ct	2S	2557	429,000 Ⓟ

RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
6661 S Magnolia Ct	31-Jan-2011	4L	2752	335,000

Dear Neighbors—February; typically a slow month in real estate and yet, sales continue to initiate and close. The base line of housing activity due to life changes and relocations persists. Indications are that interest rates, which have been exceptionally low, are beginning to rise and that has spurred some buyers to action. There is a maxim that all real estate is local. While some say the nation as a whole is poised for a "double-dip" in prices, the local Denver market seems to be bucking the trend. We did not have the giant bubble of appreciation that subsequently burst in other markets. The hope is that we will stay flat or perhaps appreciate 3-5% in 2011. Of course, the old saw is true that predictions are very difficult, especially about the future. 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 Web 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 12/13/10 thru 01/15/11. 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

HOMEMADE NATURAL/ORGANIC PET FOOD Treat your special furry friend to more nutritious, delicious meals. No preservatives, just fresh meat and veggies. **Home delivered.** Call Jill **303-396-3020**

Mary Kay® Consultant Your way to beautiful! Call Susan Ramsey **720-732-5690** or visit www.marykay.com/sramsey34.

MASTER ELECTRICIAN-LICENSED/INSURED. 25 Year Electrical Inspector, Retired. Specializing in residential and homeowner assisted wiring. Honest, friendly and love to help people! **Inspectors Choice Electric 303-941-3667**

CUSTOM AND READY MADE APRONS Fun colors and prints and stylish designs. **Great gift idea!** Visit online at www.izzypat.etsy.com.

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

Classified ads are \$2.50 per line. Call 303-903-1597 or e-mail info@communitygraphicsonline.com to place an ad. The deadline for the next Heritage Place HOA newsletter is April 12th.



"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

Update Your Outdoor Property

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

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

- *SNOW REMOVAL
- SIDEWALKS, DRIVEWAYS, PARKING LOTS

Ask About Special Pricing on Outdoor & Facility Maintenance Contracts

FREE ESTIMATES

Fully Insured Licensed General Contractor