



Heritage Highlights

<http://www.heritageplacehoa.com>

Letter from the President:

Dear Neighbors, I'd like to draw your attention to the activities of your Board since elected.

Mitch Albert, our Treasurer has expended heroic effort into establishing an inventory of assets, quantifying the condition thereof in order to put together a budget that addresses our many needs. We have adopted a new method (at least for HOA's) of addressing these needs in order to have an efficient and effective use of our money. It's called Partial Asset Replacement Preventive Maintenance (PARPM), wherein an item will no longer be just repaired, but also be partially replaced. This method will have the effect of continually extending the life of that asset and in the long term save money, which builds up our reserves. Please take a look at the HP HOA website: www.heritageplacehoa.com under Finance & Reserve Planning.

Speaking of our website, our webmaster, Marie Kilty has done a good job reallocating our web space to accommodate all the documents we will be posting as part of the Board's effort to keep everyone informed of activities in our neighborhood. Suzanne DeCarlo-Steele is our Heritage Place Newsletter editor and has been hard at work increasing our advertising revenues.

Which brings me to the point that this neighborhood needs more volunteers for everything and anything! At the top of the list are volunteers to beautify our entrances. Although two of the entrances have xeriscape planting, we would welcome a group to give artistic expression in the form of semi-arid climate flowers and the Arapahoe entrance lends itself to the splash of color provided by annual flowers. All the entrances now have automatic watering. Then there is the Events venue; the 4th of July Parade through the neighborhood is always a kid favorite. You name the holiday and we can have an event. There is money budgeted for volunteer groups who want to step up and do something in the neighborhood.

I accepted the job of Covenant enforcement and I invite you to check the website: www.heritageplacehoa.com for the revised Rules & Regulations and Architectural Control Guidelines. There is one addition to Policies and Procedures, paragraph 9, dealing with Reserve Study Policy. This addition, required by State law, you will notice dovetails with Mitch Albert's dissertation on Asset Planning.

This spring and summer will see a flurry of activity as we put our plans and our money to work, starting with irrigation upgrades (to get Denver Water rebates), upgrades to the fences on Caley, Quebec and Arapahoe, start on the rebuild of the dry lay walls, lamp post refurbishing and repair of our signage. We ask your forbearance and patience so we can accomplish our goals with the least amount of inconvenience to everyone concerned. When done, the neighborhood assets will be in better condition thus protecting and enhancing the value of our properties.

Your Board Members:

Ernie Joas, President, 303-740-7514, ernest.angela.joas@comcast.net

Ted Conti, Vice President, Events, 720-985-5178, tedconti@comcast.net


Charlie Dillon, Secretary, 303-478-2822, cdillon000@aol.com

Mitch Albert, Treasurer, 303-741-2556, mitch55albert@gmail.com

Newsletter: Suzanne DeCarlo-Steele, suzanne@decarloagency.com, 303-910-4685

Website: Marie Kilty, marie_kilty@mhho.com

Property Management: 303-850-7766 Association Management Agent RickEzell, admin@AMAcolorado.com



Reminder...."Homeowners are required to shovel snow from their property sidewalks within 24 hours of the snowfall for pedestrian safety." -HOA Rules & Regulations

FERTILIZING ON SCHOOL GROUNDS.... In the next few weeks, Heritage Elementary will begin fertilizing the grass and trees around the school.

HOA Board Meetings are usually held on the 3rd Thursday of every month at Heritage Elementary at 5:00 pm. Check our website at www.heritageplacehoa.com for the most current meeting information.

FROM THE BOARD ROOM.....

Treasurers Report:

Hi, the budget was approved in January 2010 and published on the web site and is repeated in summary below. One amendment was done to adjust for unknown Quarterly and HOA mailing items. The focus is on cash and is explained more on the web site version. We changed the system from accrual to cash as of Jan 1, 2010 Please call me with questions. The Chart of Accounts has been revised to delete duplicate categories of expenses (sprinklers 6 and trees/shrubs/bushes 3) and to make all contract and other expenditures of the HOA match the Chart of Accounts. Also, we've done a 5 year forecast for the first time and revised the current year into 12 monthly forecasts. After each month passes, that month becomes history. Our goal as a board is to make sure our forecast amount of cash money in the bank at the end of year is accomplished while managing monthly maintenance and improvements to our assets.

Our Denver Water contract was signed and completed in December for equipment rebates and rebates on decreased water use. We've identified the equipment and costs needed and will complete this upgrade before April. Budgets and work for our 2 wooden fences are completed. The Quebec stucco fence is taking more time due to the damage the fence has received from adjacent trees/shrubs and lack of past maintenance. Please go to the web site or call me for details and explanations. When you see something that may need repaired, call Ernie, myself or another board member. You might also keep in mind that there are lots of small items we can all do to help decrease our costs around our common areas. Thanks.

Regards, Mitch Albert

Vice President:

My how time flies. It has been a very busy six months here in Heritage Place. I have to tell you how impressed I am with the hard work that has been put in by my fellow board members. You will begin to see the results of this hard work this summer.

As the VP of the board I have taken on the responsibility of events, and this year is going to be a busy year and I am asking for your help in continuing the tradition of great happenings. Here is a listing of some of the activities coming up in 2010.

Community Garage Sale – June 4th and 5th with our neighbors in Cherry Park

July 4th Parade and BBQ – This is the year for the semi-annual event and I am making a call for assistance. The board is happy to provide financial support as are other businesses in the area. What we need now is some people time. I order for this even to be a success we will need an event chairperson and several other committee members to coordinate various aspects of the day. I have already secured the fire engines. Please let me know if you would be interested in participating in the great event. I even promise an old guy on a unicycle for the parade.

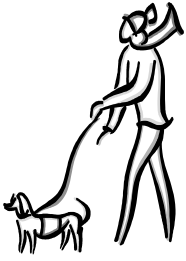
Holiday Home Tour 2010 – Lots of work going on in the neighborhoods this year and time to show it off. In the past the Mom's group has done a great job in coordinating/hosting/facilitating the home tour. What can you do to help this year. I know there have been issues in past years. Please let me know what we can do to help keep this tradition alive.

A few other items -- Heritage Place Garden Club. One of the great things about Heritage Place are our entrances and open space. The original garden club has disbanded and the board has been forced incur some additional expenses in maintaining these gardens. These were expenses not incurred before thanks to our volunteers. Now we need more help, or we can pay someone to maintain these planting areas. This would also include any decorations for holidays. Please let me or any other board member know if you are interested in resurrecting the garden club.

We are certainly not limited to the events listed above. On several Sundays this winter I have seen people gathered around the sledding hill enjoying the weather and our community. If there is an event/activity you feel would add to our neighborhood please feel free to contact me or any of the other Board of Director members. We are certainly open to do any and all we can to enhance our community and bring more people together.

– Ted Conti

Responsible Pet Ownership-Charlie Dillon



Owning a pet, particularly a dog, within a neighborhood such as Heritage Place, comes with multiple responsibilities. Not only is the owner responsible for the adequate care, feeding, and health of the dog, but also for the dog's presence in the neighborhood. This means controlling running-at-large (leashing), barking, and cleaning up (feces) after your dog.

Practicing common courtesy and adhering to animal control laws contributes significantly to the high quality and desirability of our neighborhood. If you need to report a situation to Animal Services, call **303-325-8070**. You can also find more helpful information at **www.centennialcolorado.com**.

Current animal laws for Centennial apply to the following:

-Leashing: A dog owner is in violation of leash laws if the owner fails to properly control their dog, or allows a dog to run at large in the city. An electronic leash does NOT meet legal requirements

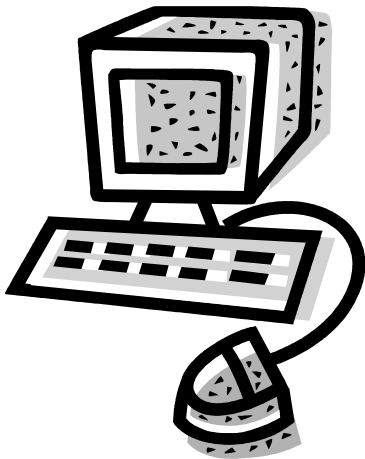
The law states: "Control means the dog is on a leash, cord or chain not more than ten feet in length held by a person of sufficient age, size, and physical ability to restrain the animal."

-Barking: Incessant barking/whining can be very disturbing to the peace and quiet of a neighborhood, in any case. But particularly considering the daytime sleeping requirement of babies and young children, along with the increasing numbers of people working from home offices, it becomes a serious intrusion on neighboring households

The law states: "It is unlawful to keep a dog which, individually or in combination with another dog or dogs together, makes noise by loud or persistent or habitual barking, howling, yelping or other unreasonable noise, which is audible from an adjacent or nearby property for a continuous twenty-minute period...pauses shall not toll the calculation of the twenty-minute period"**-Feces:** *Nothing* can spoil a walk in the park like stepping in "IT", right? And it's hard not to want to choke someone for leaving their dog's poop on your lawn, right?

The law states: "It is unlawful for the owner or keeper of an animal that defecates upon any property other than that of the owner or keeper...to fail to immediately remove and properly dispose of such feces, as outlined herein...it is unlawful for any person to dispose of animal feces in any manner except by depositing it in a toilet, a covered fly-tight container normally used for garbage or an airtight bag or container placed in a garbage receptacle...it is unlawful to place animal feces in storm sewers or upon the property of another".

Effective immediately Suzanne DeCarlo-Steele has resigned her At-Large position on the Heritage Place HOA Board and as ARC coordinator. She will continue to volunteer as Newsletter editor.



www.heritageplacehoa.com

For the most current Events, Rules & Regulations, Covenants, Financials, ARC Forms, and much, much more go to the Heritage Place HOA website above.

Email Addresses Wanted

To improve communication with Heritage Place homeowners, the Board is gathering email addresses . The addresses will not be disclosed and will only be used for HOA purposes. Your participation is appreciated, please forward your email address to: admin@AMAColorado.com, include your name and address.

HERITAGE PLACE

REAL ESTATE MARKET UPDATE

NOVEMBER 6, 2009 — MARCH 14, 2010



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6661 S Magnolia Ct	4L	2645	\$235,000
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
*6904 E Heritage Pl S	4L	2697	299,900
6498 S Heritage Pl W	TR	2236	329,000
7055 E Heritage Pl S	4L	2781	425,000

RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
6332 S Poplar Ct	19 Feb 2010	2S	2557	\$245,000
*6508 S Oneida Ct	30 Nov 2009	2S	2566	319,095
*6429 S Pontiac Ct	13 Nov 2009	2S	2692	362,500

Dear Neighbors - Fall and Winter sales have been modest which can be attributed to the continuing uncertainty in both the real estate and financial markets nationwide. In some cases, sellers are holding off putting their homes on the market. The growing influence of bank owned and "short sale" transactions (as noted in the above chart) have contributed to below market sales prices. On the bright side, Heritage Place is still a desirable neighborhood and while prices dropped some over the past 24 months, I predict that demand will help reverse this trend in Heritage Place and adjoining areas at a faster rate than in the general Denver market. If you have any questions about the real estate market, please feel free to contact me. Thank you.

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 -Pool Club Bank Owned or Short Sale

Based on information from MetroList, Inc. for the period 11/06/09 thru 3/14/10. 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.



Community Bulletin Board

The Community Bulletin Board is an area of this publication that can be used to buy, sell or trade items. If you would like to announce an upcoming garage sale why not announce this event to the neighbors ahead of time. To post a few lines in this space does not cost residents anything . Please submit your items to: suzanne@decarloagency.com, (303)910-4685.

SKIN CARE AND BEAUTY SERVICES: Pamper yourself with state of the art beauty and spa treatments at reasonable prices!!! Contact Karen Faust : (303)875-9499.

WE ARE REMODELING OUR KITCHEN & POWDER ROOM: We have for sale a blue toilet, blue sink and a tan Formica vanity top. We also have a Corian kitchen countertop with sink included, a white convection stove and a white convection microwave. Best Offer, 303-741-5179



3ND ANNUAL

CHERRY PARK/HERITAGE PLACE COMMUNITY GARAGE SALE

FRIDAY JUNE 4TH AND SATURDAY, JUNE 5TH

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.

The sale dates are Friday, June 4th and Saturday, June 5th from 8:00 am to 4:00 pm, rain or shine.

Happy Hunting!

Robert Tobin
Licensed General Contractor

Carozealand Construction, Inc.

Custom Homes and Remodeling

Specializing in Kitchen and
Bathroom Remodeling,
Basement Finishes, and
Outdoor Living Spaces

Affordable Quality
Free Estimates

Heritage Place Resident
Neighborhood References

303-356-7669 phone
303-484-1339 fax
tobin_co@yahoo.com

GREEN THUMBS NEEDED !!!!!

Volunteers are needed for a few hours to plant flowers at our entrances. Please contact Ernie Joas for more details at: ernest.angela.joas@comcast.net



What You Need to Know...

- The Architectural Request Form, Covenants and your Homeowner's Policy and Procedures can be printed out from the neighborhood website. <http://www.heritageplacehoa.com>. If you are planning to do any work on the exterior of your home and yard, the Architectural Request Form must be filled out and submitted to the Board so that the improvement can be voted on at the next Board meeting. The turn around time for approval is within 30 days from the date of submission.
- Each resident needs to provide and maintain at least one gas or electric light post at or near the street property line. The light can be operated by a photo-electric cell or other automatic device so that it will be lit automatically during hours of darkness. Please keep your lights on!! It keeps the neighborhood SAFE!!
- Trash should only be put out the morning of or the night before collection, this includes pickups from charity organizations. **PLEASE REMEMBER TO KEEP TRASH CANS OUT OF SIGHT AFTER YOUR TRASH HAS BEEN PICKED UP.**

Heritage Place has many disposal companies with their various trucks in our neighborhood. One of them, Pro Disposal, has offered us a deal. It is this: The more people that sign up for Pro Disposal from our neighborhood, the more of a discount we all will receive from ProDisposal. The added benefit is that our trash day can be Monday, our roads will be less torn up from heavy trucks, and there will be only one day per week that trash cans will be out on the curb. If you are interested, please call Pro Disposal and tell them the Heritage Place HOA referred you. Mention that you live in Heritage Place to receive the discount. ProDisposal 303-791-3827.

Heritage Highlights Advertising Rates/ Information

Heritage Highlights is published quarterly by the Heritage Place Homeowner's Board of Directors

- Following are the advertising rates for 2010:
- \$25. per issue for business card-size ad
- \$40. per issue for 1/4 page ad
- \$60. per issue for 1/2 page ad
- \$125. per issue for full page ad
- \$200. per issue for inserts

There is a 20% discount for advertisers who contract for the entire year's publications, and pay in advance with this commitment. Ads need to be paid for in advance of publication. Checks should be made out to "Heritage HOA".

Advertising is limited to two ads per profession per newsletter. First priority will be given to Heritage Place residents, homeowners and annual contract advertisers.

For any questions, or to submit copy, contact:
suzanne@decarloagency.com.

Next Newsletter Content deadline: July. 25, 2010

ADVERTISE YOUR BUSINESS HERE !!

**FOR JUST \$128/YR., YOU CAN
REACH HUNDREDS OF HOMES !!!**

**WHAT A GREAT WAY TO SPEND
YOUR ADVERTIZING DOLLARS!!!!**



LIZ GRAZI TUOHY
BROKER OWNER

"A Reputation built on Results"

LGT Properties LLC

Centennial CO 80111

Mobile: 720-434-5720

Email: liztuohy@mindspring.com



A HERITAGE PLACE RESIDENT FOR 20 YEARS

"I can't sell now, it's a terrible market!" "It's impossible to get a loan!"
"I'll never get what I need for my house!"

These are some of the things I've been hearing lately. While current events are certainly disturbing, it is still a time of great opportunity. Let me explain:

Market conditions—Now is a great time to buy whether you are moving up or downsizing. This market holds a home that is both affordable and maintained.

Loans—I work with lenders that have never let my clients down. When you work with me, I refer you to only the best professionals.

Values—If you are buying and selling in the same market you will do well. You may not see what you expect from your sale but the same forces effecting your sale will benefit you on your purchase.

Call me, I make the process easy, understandable and do able.



LIZ GRAZI TUOHY
"A Reputation built on Results"

**Heritage Place Homeowners
Association**

558 Castle Pines Parkway #409
Castle Rock, CO 80108



<http://www.heritageplacehoa.com>



JULY 4TH PARADE & BBQ

Mark your calendars, Sunday, July 4th is the Biennial Parade and BBQ. This is a great event that you don't want to miss!!! Keep checking www.heritageplacehoa.com for more details.

