



Heritage Highlights

<http://www.heritageplacehoa.com>

Letter from the President:

Dear Neighbors,

The election is over. To quote the last president, Liz Tuohy, "We will still be neighbors when all is said and done." So it is and the new board is pressing ahead with the functions of governance. Our member-at-large, Suzanne, who edits the 'Heritage Place Newsletter', is pressing board members for articles for the Newsletter and is in contact with Marie, our website person to get minutes, etc. posted there. Suzanne also heads up the Architectural Committee. Charlie, our Secretary, has oversight responsibility for the minutes of meetings and agendas and has also been tapped for an article. Mitch, our Treasurer, is hard at it, attempting to convert from accrual accounting system to cash basis accounting to make the finances of the association clear to all as well as to review our common assets to create a reserve fund and multi-year plan. Ted, the VP, is heading up the Events Committee and looking for lots of neighborhood involvement.

And speaking of neighborhood involvement we had the following good neighbors step up:

Nominating Committee: Shirley Meier, Bill Diones (We need at least one more)

Architectural Committee: Heidi Campbell, James Lambright, Tom McDonald

Events Committee: We need some folks interested in the various festivals throughout the year to volunteer for this. Contact Ted.

Wildlife Committee: Dave Pritchard

As a Homeowners Association we are members of CenCON (Centennial Council of Neighborhoods), but we had no representation so we called up our former ACCORD representative, Michael Kirrane to represent our neighborhood as he did so well previously at ACCORD.

We as a Board recognize that we cannot manage a neighborhood this size by ourselves, at least not and still have a life. So we are calling on all of you out there to step up, volunteer for committees, get involved, renew your commitment to our Neighborhood Watch program, discourage coyotes and other predators from homing here by harassment and carefully packing your garbage in adequate containers, keeping eyes and ears open for anything untoward in our neighborhood and reporting it promptly. This is one of the most beautiful metro neighborhoods, encompassing eleven acres of green-belt. We should take pride in it and keep it that way. - Ernest Joas

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

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

Website: Marie Kilty, marie_kilty@mho.com

Property Management: 303-850-7766
Association Management Agent
RickEzell, admin@AMAcOLORADO.com
558 Castle Pines Parkway #409, Castle Rock,
CO 80108



Reminder....

"Homeowners are required to shovel snow from their property sidewalks within 24 hours of the snowfall for pedestrian safety."

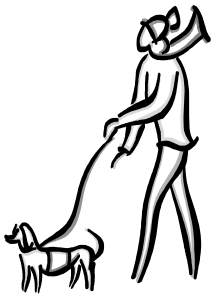
-HOA Rules & Regulations

HOA Board Meetings are usually held on the 3rd Thursday of every month at Heritage Elementary at 5:15 pm. The next Board meetings are: 12/17, 1/21. Check our website at www.heritageplacehoa.com for the most current meeting information.

What You Need to Know...

- 2010 Homeowners Association dues are coming due again. Please pay them on time or you will be subjected to a \$25.00 per month late fee for dues not received by 1/31/2010. Interest on past due balances start accruing on 2/1/2010.
- 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.



*** Dogs Off Leash in the Open Space ***

Recently, Heritage Elementary reported that dogs were running off leash in the open space then entering the school grounds and approaching students. When school officials asked the homeowner to leash their pet and remove them from the school grounds, the resident stated they did not have to comply.

To clear up any misunderstanding, pursuant to Sec. 7-7-410 of Centennial Municipal Code: All dogs when off owner's premises must be on a leash not more than 10ft in length and held by a person of sufficient ages, size and physical ability to restrain the animal. For a full version of Centennial Municipal Code, please contact Animal Control at 303-325-8070 or refer to www.centennialcolorado.com.

Animal Control has now been asked to patrol the School grounds and consequently the open space. Note: When Animal Control is present, they will enforce not only the leash laws, but pet licensing, vaccinations, etc., and they will also issue fines.

-PLEASE LEASH YOUR PET !!!!!!! Thank you.

Community Calendar

Mar 13th, Sat. Heritage "Denim & Diamonds" Annual Live & Silent Auction at Park Meadows Marriott - OUR BIGGEST "FAMILY NIGHT" OF THE YEAR! Make plans now - We are shooting for 100% participation from our entire school, whether it be through attendance, volunteerism and/or donations!



The current HOA Board and fellow neighbors would like to extend our heartfelt thanks to the members of the previous board for their diligence, hard work and incredible effort.

-Liz, Stephanie, Angela and Jim.... You are very much appreciated!!!

Costly Prank

Wednesday morning, September 2, I got into my vehicle, which had been parked in our driveway overnight. Immediately I had an odd sensation in my nose and lungs, and noticed a powdery substance on the steering wheel and all over the dashboard. Alarmed, I quickly got out, and looking further found the entire interior of my vehicle, a larger SUV, was thickly coated with this powder, not to mention my clothing and hands. The windows were left open a couple of inches, and apparently someone had devised a way to spray the stuff in.

I decided not to come in any further contact with the substance, having no idea what it was, and called the Centennial Sheriff's department. They warned me to stay away from the vehicle, to wash carefully and change clothes. Within 5 minutes an officer was at our home; after examining the vehicle and determining that the call was legitimate, she called the paramedic unit. Within 2-3 minutes a huge South Metro fire truck ("hook and ladder") was in front of our house, along with a crew of 4 and another squad car and two more officers. After concluding that my wife and I were not experiencing any immediate effects, they decided to bring in the Hazmat unit, to determine first what the substance was, and what threat it might present, before trying to further evaluate how it might be affecting us.

Again it took only 2-3 minutes for the hazmat truck plus another crew of 4 to respond. The street was blocked off, 2 members of the Hazmat team immediately suited up in their protective "spacesuits", and began crawling all over my vehicle. The Battalion Chief also arrived, and we then had a total of 12 emergency response personnel in front of our house working this issue. We were advised to stay inside, as we were a potential threat to anyone else. Due to terrorism concerns, these units are now capable of testing for anthrax, serin, and other toxins/poisons which only a decade ago wouldn't have been considered. After about 90 minutes more of testing and evaluation, we were finally told there was no threat; while without further testing it would not be possible to determine exactly what the powder was, we were assured it was not toxic or dangerous.

The net result of this incident was, according to one of the emergency responders, as much as \$10,000 worth of investigative and protective cost, of course paid for by our tax dollars. My wife and each lost ½ day to this, plus I spent several hours detailing every inch of the vehicle's interior (months later the stuff continues to filter out of nooks and crannies). We have no idea what was sprayed into our vehicle, or why. We are assuming this was a juvenile act; if so, some teenager(s) should be due for a serious confrontation with the law; think back to your kid's whereabouts on Tuesday night, September 1. If this was not a juvenile act, some "adult" has an unfortunate problem. **-Charlie Dillon - Heritage Place Homeowner.**

Please keep your eyes and ears open and report any suspicious activity to law enforcement immediately, KEEP HERITAGE PLACE SAFE!!!!!!!!!!

FROM THE BOARD ROOM.....

TED CONTI I would like to say "thank you" to the members of the Heritage Place Homeowners Association that attended the annual meeting in August and listened to and took part in the process. The more voices we have in the process the better chances we have for success. Don't forget that the process continues every month. Please come and attend our monthly meetings, be a voice in the community and keep the board accountable to the membership.



One of the many great attributes of Heritage Place are the events that we put on for the kids at Easter, the 4th of July, to just name a few. For 2010 we also have the "Holiday Home Tour". As VP of the Board I have volunteered to take the reigns of the events committee for Heritage Place. This does not mean I am the one in charge. Only that I will serve as the conduit and work with other committee members to keep up the tradition of providing kids and the community at large with great things to do.

I am asking for help in this endeavor. Like you I am busy with a real job, family etc, but I am willing to make this commitment to our community and I am asking the same of you. I know residents like Toby DaTillo and other members of the Mom's Group are already active in the community. It is my mission to work with these great women and further build upon their successes.

Here is what your community events committee needs:

- Volunteer committee members. The more the merrier
- Ideas, Ideas and more ideas

Energy and enthusiasm

Also, it is never too early to start planning for the 2010 home tour. Have you completed a home renovation, or in the middle of one? (I just finished our kitchen, with more to come in the next year.) Do you want to show off your work and let other homeowners steal your great ideas? Now is the time to start thinking about opening you home to our community for a day of fun and holiday cheer.

If you have any questions, comments or ideas and/or want to volunteer for our committee please give me a call at 303-804-0120 or e-mail at tedconti@comcast.net

Have a great Holiday Season and I look forward to seeing you in 2010. - **Ted Conti**

MITCH ALPERT Hi, as the new Treasurer one of my first tasks is to tackle our reserve funding and expected improvements over the next couple of years. A 5 year plan is being built coordinating dues income, expected operating expenses, and desired asset improvements. An obvious goal is to maintain our existing assets in good operating order and in an "as new" appearance to enhance our neighborhood.

Our assets include 3 fences (Caley, Quebec, Arapahoe), green belt landscaping with its sprinkler system and storm water control based sidewalk/drain pans, an underground 6" water drainage pipe, lights, signs, and dry lay rock walls. (Pools and tennis courts are not owned by the HOA.) The past 3 reserve reports (2005, March 2009, August 2009) reports have been reviewed and discussed with the author and with other reserve analysts.

This and previous boards are always in an on going process involving asset improvements and their costs. Desired asset improvements and costs to make these improvements are considered by this and past boards until the right combination of cost and improvements are identified. We expect to have about \$78,000 in our reserve fund at year end. Past cost estimates have varied widely. We have the advantage of seeing estimates that were too low and too high to prepare an alternative proposal for the homeowners. The current work schedule is to ask for a Special Meeting in December to present a new reserve plan to the board and interested homeowners.

Some of the suggested asset reserve improvements will impact our operating expense budget. For example, we have about a \$135,000 annual budget with 24% going to water and 30% to mowing. We have negotiated a water saving contract with our water supplier Denver Water and should receive a draft proposal in a couple of weeks. We consume 7-10 million gallons/year (about 26 acre feet) irrigating our 11.25 acres of greenbelt. Initial contract offers being negotiated with Denver Water for a proposed contract with Heritage Place involve possible \$60,000-\$70,000 back to us for likely equipment rebates, reduced water consumption, water reduction rebates, and a contract payment. About a third comes during the first year and the balance paid out over the end of the next 4 years based on our actual water savings. This would require us to install selected controllers, rain gauges and some limited nozzle/head equipment to reduce our water consumption by 20%. Current cost estimates to complete this work are being collected. We can have an improved sprinkler system using less water saving operating expenses every year within our current operating and reserve budgets.

What we don't spend from our dues goes into our reserve account. Coordinated improved watering and only mowing when it's needed instead of when it's scheduled will have a cost impact on our operating budget. Together these 2 items could save 15-25% of our \$135,000 operating expenses to add to our reserve account each year.

There are similar plans being developed for the dry lay rock walls, fences and storm water drainage system. Seven water basins have been mapped within Heritage Place and 5 and 10 year storm flows in cubic feet per second estimated with assistance from local agencies and consulting firms I've contacted. Anyone interested can contact me with questions or to help. The resulting 5 year plan along with all assumptions, details, costs and results will be offered to the homeowners for their review and consideration and the final report will be put on the web site. The final cash flow from this plan will influence your conclusions on our level of dues and whether an assessment should be considered - Regards, **Mitch Albert, Treasurer**

FROM THE BOARD ROOM.....(cont.)

CHARLIE DILLON I have lived in Heritage Place since 1995. Two of their four grown children attended Heritage Elementary; all four graduated from CCHS, and all live in the Denver area. Three are married, and there are now also three granddaughters in the picture. Charlie is a Colorado and Denver native, Deborah was born in Napa. They enjoy spending weekends at their cabin in Pinecliffe, a small mountain village in the foothills between Golden and Boulder. Charlie is graduate of UNC, Greeley; his career background includes managing and developing small businesses, much of which was focused on the distribution of building materials and supplies for the landscape and irrigation trades. He has sat on a variety of boards, and is currently Vice President of the Pinecliffe Association HOA board. Charlie enjoys fly fishing, and Deb is an accomplished ceramics potter.

COVENANT CORNER

The Board would like to thank everyone who has contacted us to convey concerns about non-compliance with Heritage Place rules regarding vehicle parking and trash storage. A thank you also goes out to all of the homeowners who honor these rules.

As a reminder to all, the rules regarding these two items are:

Parking Rule

Homeowners are permitted to park a maximum of two motor vehicles outside of their garage. The motor vehicles may be parked on the driveway or the street, but the total number of motor vehicles may not exceed two.

Trash Storage Rule

Storage of any sort is prohibited on driveways.

Trash containers must be concealed from the view of the street and neighboring lots.

Please refer to the Rules & Regulations document, which may be found at www.heritageplacehoa.com, for more information about these and other community rules.

The aim of this Board is to enhance property values. We welcome your feedback at hpcovenants@gmail.com.



TRIMMING

Please trim your trees, shrubs and other vegetation if it is encroaching on the sidewalk or street. The weight of ice and snow has caused many limbs to sag.

“No tree, shrub, or other planting material may overhang or encroach on any sidewalk, pedestrian or bike walkway, from ground level to 8 feet in height.” -

HOA Rules and Regulations.

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LIZ GRAZI TUOHY

"A Reputation built on Results"

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.

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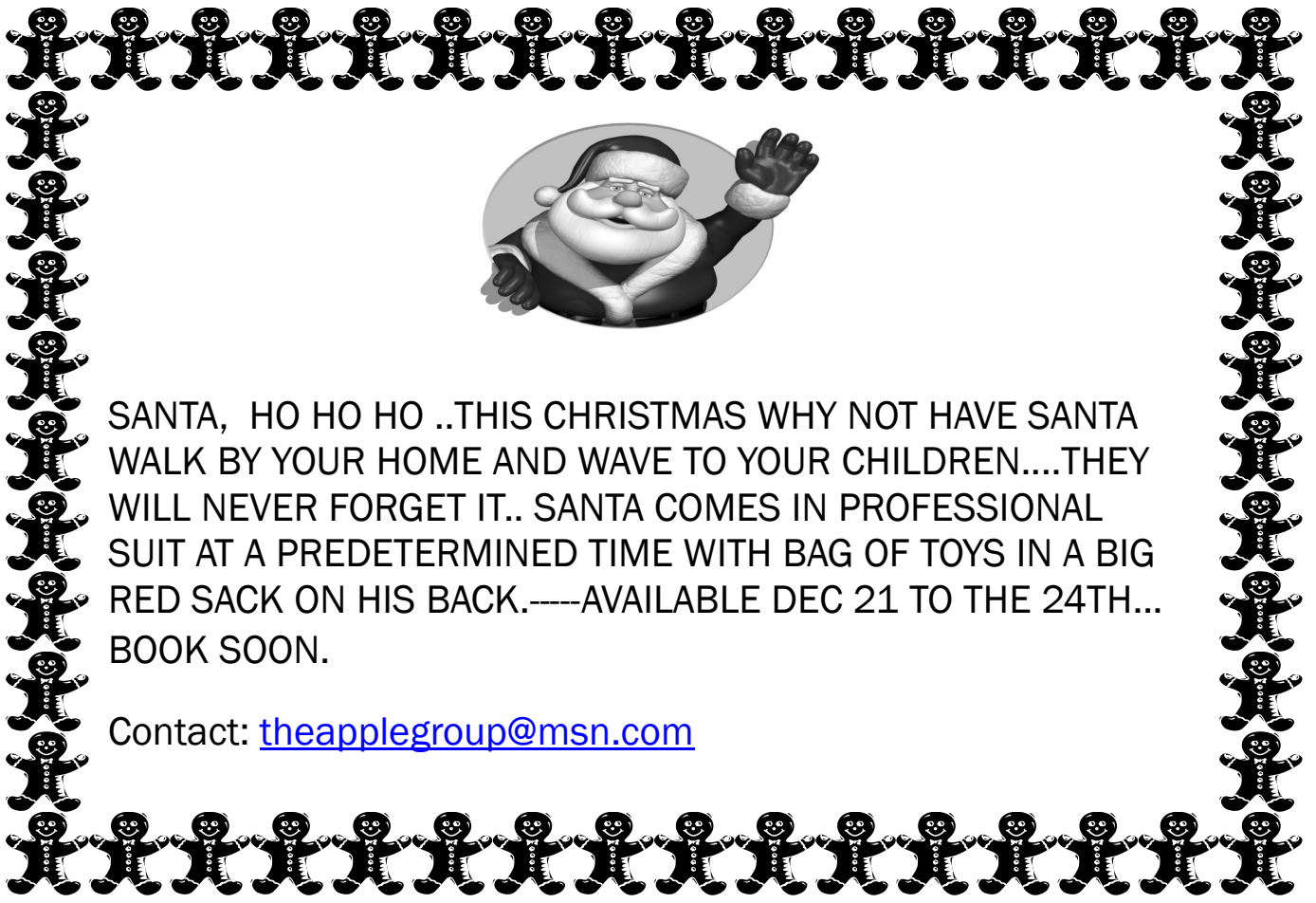
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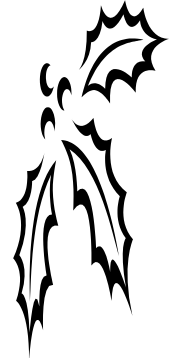
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NOTE: FINANCIAL INFORMATION THAT WAS DISTRIBUTED AS FLYERS BY VARIOUS HOMEOWNERS AT THE SEPTEMBER, 2009, BOARD MEETING WAS INCORRECT. FURTHER DETAILS ARE POSTED IN MEETING MINUTES AT: www.heritageplacehoa.com, OR CONTACT AMA, OUR MANAGEMENT COMPANY AT: 303-850-7766.



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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 2009:
- \$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: Feb. 15, 2010



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HERITAGE PLACE

REAL ESTATE MARKET UPDATE

August 4 - NOVEMBER 6, 2009



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
*6904 E Heritage Pl S	4L	2697	\$299,900
6398 S Oneida Ct	TR	2196	309,000
6332 S Poplar Ct	2S	2557	315,000
6498 S Heritage Pl W	TR	2236	340,000
6305 S Pontiac Ct	TR	2752	397,500

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6383 S Monaco Ct	2S	2724	\$274,900
*6508 S Oneida Ct	2S	2566	349,900
*6429 S Pontiac Ct	2S	2692	379,900

RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
*6490 S Newport Ct	24-Sep-2009	2S	2018	\$235,000
6326 S Olive St	10-Sep-2009	4L	2100	315,472
6397 S Olive St	12-August-2009	2S	2392	364,900

Dear Neighbors - Summer sales in Heritage Place were modest reflecting the sluggishness in the general real estate market. The federal government's \$8,000 first-time homebuyer stimulus had more of an indirect impact in our price range. The new, expanded program, passed this past week by both houses of Congress, has more to offer. Please contact me for a fact sheet or with any questions. Thank you.

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**Heritage Place Homeowners
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