



Heritage Place Homeowners Association

Heritage Highlights

www.heritageplacehoa.com

Vol. 03 No. 0809

August/September 2013

Circulation: 455

Reminder

Please check our website for the latest information.

Heritage Place Summer Fest

Please join us in meeting old friends and making new ones as we celebrate summer! If you are new to Heritage Place, this is a terrific event to get to know other people in the neighborhood. This annual event will be on Saturday, August 24 in the open space at Heritage Elementary. We'll begin at 4:30 p.m. and will continue into the evening – so plan on coming early and staying late. We'll have music for your enjoyment. Encourage your children to come and have them bring items like footballs, balls and gloves, Frisbees, etc. to play with in the open space.

We will provide grills, hamburger buns, hot dog buns, plates, cups, forks, condiments, and tables for you to use. What should you bring? A side dish, dessert, something to drink, or something to throw on the grill.

With summer winding down, and school having opened by this date, this is truly a "party" event for everyone – homeowners and their children. Soon there will be signs in the neighborhood reminding you of this event, but mark it down on your calendar now and come.

And something else to consider: a celebration like this allows people to know one another. Parents get to know their children's friends and parents. People begin to interact more with their neighbors. And when this happens, Heritage Place becomes not only a safer place for everyone, but a neighborhood where people truly want to live.

Letter from the President

In this epistle I'm going to cover a lot of different subjects. There is no particular order to it and they are all of some significance.

To start with, a "Thank You" to Jaime Cartwright for sponsoring the Movie Night in the Park with a showing of "Sandlot".

Also a "Thank You" to Mark Terry who has supported the Heritage Place Neighborhood over the years with his contribution to our Fourth of July celebrations.

James Lambright has sold his home in one day for slightly more than asking price. The good news is that it shows Heritage Place is a desirable neighborhood. The bad news is that Jim will be moving and no longer serving on the HOA Board (he was the Architectural Coordinator). A big "Thank You" to Jim for his service on the Board. We will miss you.

As an aside, please remember to send all Architectural Improvement forms to the HOA Agent, Association Management Agency (AMA).

As the by-laws provide, we will be looking for a volunteer to be appointed to this vacancy on the Board and then stand for election at the Annual Meeting of Homeowners on September 18th. You will be receiving individual notices of the meeting and we still need people to vote for including iron/steel as a material that can be used for fences (still requires architectural review).

continued on page 2

Centennial Public Works

Please keep this number in easy reach – maybe even in your cell phone directory: 303-325-8000. This is the number for Centennial Public Works. Call this number whenever you see a concern within our neighborhood – such as tagging. (The most recent case of this has been reported, the sheriff's department was notified, and someone has been sent to clean up the wall on Arapahoe Road.)

Brief and To The Point...

Several homes in Heritage Place have been sold anywhere from \$350,000 to \$450,000. Some houses have sold in one day. Bidding wars have occurred. Obviously, this indicates that our neighborhood is an extremely desirable place to live. We're in the Cherry Creek School District which continues to rank among the best in the state. However, we need

everyone's help in keeping our neighborhood as desirable as it is. While no one likes to receive a covenant violation, it is done with the intent of protecting everyone's investment – your home as well as every other home. Some people may regard a notice as "petty" or "harassing." This isn't the intent. The covenants were designed so that everyone knows what is expected and to maintain the quality of life that we enjoy in Heritage Place.



Reverse 911 Calls

Would you like to receive reverse 911 calls in times of an emergency? Go to the Arapahoe Sheriff's webpage – ArapahoeAdvisory@co.arapahoe.co.us to sign up.

Free Golf Program

South Suburban Parks and Recreation is sponsoring a free golf program for boys and girls 17 and under. Times are Saturday and Sunday at South Suburban Recreation on South Colorado Boulevard.

Letter from the President, continued from front page

I would like to bring everyone's attention to our newly designed website at www.heritageplacehoa.com. All kinds of good information is there, including what to do if you receive a violation notice. To summarize, answer the first notice in writing as the second notice will tell you to attend a Board hearing or receive a possible fine. We don't need the revenue from homeowners getting fined, but some people need a kick in the wallet to get their attention.

Summer is the season for fixing up and garage sales. Please be aware, no signs are allowed on HOA property. The HOA Board has exclusive rights on that and we use it to announce HOA sponsored events. Your individual garage sale is not one of those events. Also, on the fixing up, remember to repair fences, etc., visible from the green belt or pool areas. In short, do the backside as well as the front.

Be sure to keep control of any weeds in your lawn, as they have the ability to flower and distribute seeds in ten days or less. That results in more weeds that we don't need in the neighborhood. The cottonwood 'snow' is bad enough. The neighborhood lawns are doing fairly well, considering Denver Water's "Drought 2" restrictions. They have now lifted those and reinstated "Drought 3", which means you may water three times a week with no set day. In an effort to help revive everyone's lawn, I'm concluding my letter with Jerry Baker's "Beer" formula for regenerating lawns.

- 1 Can of Beer (no lite)
 - 1 Can of Soda (no diet)
 - ½ Cup of Dish Detergent (no anti-bacterial)
 - ½ Cup of Ammonia
 - ½ Cup of Mouth Wash
- Mix together and apply to lawn with a ten gallon hose sprayer.



A Better Roofer, Inc.
Quality * Service * Value

We Install Peace of Mind

Preferred
OWENS CORNING
Contractor

Master Shingle
APPLICATOR
CertainTeed EI

Call **303-378-4254**

FREE Consultation and/or Estimate
www.ABetterRoofer.com

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901



Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

Heritage Place Homeowners Association

558 Castle Pines Parkway #409 • Castle Rock, CO 80108

YOUR BOARD MEMBERS:**President:**Ernest Joas, 303-740-7514, ernest.angela.joas@comcast.net**Vice-President, Events:**Lisa Rosetti, 303 347-1029, Lisa.Rosetti@gmail.com**Secretary, Architectural Control Coordinator:**James Lambright, Lambright1945@gmail.com**Treasurer:**Mitch Albert, 303-741-2556, mitch55albert@gmail.com**Member-at-Large and Newsletter Coordinator:**Dean Gonyea, 720-488-2255, DeanGonyea@comcast.net**Website:**Debbie Brown, debbie@coloradowomensalliance.org**Property Management:**

Association Management Agency,

Karrie Ezell, 303-850-7766, admin@AMAColorado.com

The *Heritage Highlights* is published bi-monthly by the Heritage Place Homeowners Association, in the months of February, April, June, August, October and December.

News Articles

The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles to **Dean Gonyea at DeanGonyea@comcast.net**. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue.

To place an ad, call **Colorado Lasertype, 303-979-7499**.

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com

ColoradoLasertype.com

and click on the "Advertising Rates" link.

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 of the Board of Directors or the publisher. Neither the Board of Directors, publisher nor the authors intend to provide any professional service or opinion through this publication.

**South Suburban Recreation Centers
Feature Local Artists in August**

South Suburban Parks and Recreation's Goodson, Lone Tree, and Douglas H. Buck recreation centers are featuring temporary art exhibitions by local artists during the month of August. Artist's work will be displayed August 1-31, 2013 at Buck Recreation Center, 2004 West Powers Avenue, Littleton, 303-797-8787; Goodson Recreation Center, located at 6315 S. University Blvd., Centennial, 303-798-2476.; and Lone Tree Recreation Center at 10249 Ridgeway Circle, Lone Tree, 303-708-3500.

South Suburban's Public Art Committee encourages Colorado artists to submit an application to temporarily display their artwork at various South Suburban recreation facilities. For a complete list of guidelines and an art exhibition application, please visit www.sspr.org or contact Vickie Willis at 303-483-7072.

Heritage Place HOA Treasury's Report

Mitch Albert

This is a copy of what we've set up now for our management company's bookkeeper to complete every month for the board. Our old report for the last 3.5 years was divided by individual month. The bookkeeping software does not accommodate this approach and we wanted it to be simple for rapid analysis. This is our mid year position end of June. The table on page 5 shows both the prepaid dues in the previous year of \$57,738.58 and then the dues paid in the current year \$93,389.56. We had the opportunity to finish 99% of the Dry Wall re-building this year and last year instead of over 5 years as planned so we went over budget on this item. Partially offsetting this was a larger (\$6,000 more) water rebate. We have 1 year left on our Denver Water contract for 2014 based on this year's water consumption which will get us another \$10,000 making our rebates about \$52,000. Because of our history of water use, we were always exempted from any drought restrictions. We have a simple system now of days/week to water for May increasing in June increasing in July-August and decreasing in September. We've had more time this year also to increase head watering time for the heads that go 360 degrees instead of 180 degrees and few other refinements. We're spending more time discussing dry or browner zones. After all items, we'll increase our cash on hand savings (so called reserves) from \$97,046 to \$105,594. We will keep increasing "reserves" because all of the heavy maintenance catching up the last 4 years is over but we we'll only get the one more water rebate mentioned. Our reserve asset analysis and our use of preventative maintenance instead of fixing something only when it's broken indicates that our reserves are adequate. Our one catastrophe was a hit and run into the Quebec wall which exceeded our normal hit and runs in cost but we decided to use the insurance we pay for and will get the wall fixed at no cost other than our \$1,000 policy deductible bringing us back into budget on this item.

The second table (page 6) shows our detailed expenses. The columns are the same as the first table.

Lawn Care is a fixed 2 year contract with constant monthly payments May thru December. This includes, mowing, trimming, edging, 2 weed killer applications, turning on and off the system.

Storm Water Control is finished as of 2012. We removed the "waterfall" in area F and re-sloped about 5 areas of the greenbelt to prevent standing water and erosion. Most of the latter was eliminated in Area F when we re-built the water drain cover to utilize our buried 18" storm water concrete pipe more effectively.

Trees, Shrubs, and Bushes is on-going May-October. We typically remove 1-3 trees/year, prune greenbelt trees and have done much more maintenance on Caley Street curb to fence area this year with more tree trimming and additional gravel to cover gaps at the bottom of fencing and level out the surface. We'll do more of this over the summer.

Sprinkler repairs could be major. The conclusion reached 4 years ago was that if we find our annual maintenance is significant like over \$20,000 we MIGHT have a problem. We accelerated repairs for the last 3.5 years with new controllers and hence our gallons/sq ft is low to satisfy Denver getting our water rebate. Most HOA's and water suppliers like Denver Water have a 30% leakage rate. We'd guess our leakage rate is well less than 5%. Every time we do repairs we see the most monstrous inept examples of past repairs possible. Every time we do these repairs we usually take out as much of the old inept repairs as possible. This is a major reason why your HOA board must be involved in such repairs or we'll keep paying for the same repair many times over in the future.

continued on page 4

MCNAMARA'S PROFESSIONAL PAINTING AND HOME IMPROVEMENT

- * Interior And Exterior Painting * Texturing
 - * Drywall Finishing * Power Washing
- Call Today For A Free Estimate

BILL MCNAMARA 303-617-0983
CELL 303-503-0589
www.mcnamarapainting.com

Locally Owned & Operated



Five-year
workmanship
warranty



Decks, Pergolas, Shade Arbors,
Patio Covers, Fencing,
Stamped Concrete

303-954-0201



Deck Wise LLC



**20%
discount
for early
booking**

Ask about
Looks New
Guarantee

Restore USE to your outdoor living space!

We are excited to offer you an innovative approach to your deck refinishing needs by using a very high grade 'HYBRID' wood sealer. We professionally sand, clean, and seal your deck bringing new life to old wood. We also do fences! 7 years experience.

Call Sid for **FREE estimate**
720-309-8006

MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCTOBER 26 Southwest Plaza SE Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays CALVARY TEMPLE MAY 4 - OCTOBER 12 200 South University 8am-2pm or Sellout</p>	<p>Sundays HIGHLANDS RANCH MAY 5 - OCTOBER 27 Highlands Ranch Town Center Square 9288 Dorchester St. 10am-2pm or Sellout</p>
<p>Mondays HAVANA EXCHANGE JUNE 17 - SEPTEMBER 2 2712-2892 South Havana Street Havana & Yale 10am-3pm or Sellout</p>	<p>Tuesdays HIGHLANDS RANCH JULY 9 - OCTOBER 29 At Highlands Wine Seller 6668 Timberline Rd. 10am-3pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 12 - OCTOBER 30 Aspen Grove Lifestyle Center 7301 S. Santa Fe Dr. 10am-3pm or Sellout</p>
<p>Thursdays WHEAT RIDGE JUNE 13 - OCTOBER 31 4252 Wadsworth Blvd. 10am-3pm or Sellout</p>		

For more information call the
Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com

Get Ready for Spring! Beaver Stump Grinding & Tree Service



**Quality Service at
Reasonable Rates
Since 1995**

- Tree Trimming
- Tree Removal
- Bush Removal
- Stump Grinding
- Rock Walls
- RR Ties
- Sod Work
- Top Soil
- Wood Chips
- Fall Yard Clean-up
- Gutters
- Roto-Tilling
- Hauling
- Sprinkler Repair
- Power Washing
- Fences
- Gardens
- Trees Planted
- Christmas Light
Installation & Removal

Full Service Landscaping
All Debris Removed • All Materials Recycled
24/7 Year-Round Service

Locally Owned & Operated • Licensed & Insured

Preston, 303-829-8414

Treasurer's Report, continued from page 3

Community Development is minor at \$3,500 but we're letting this ease up to develop a better community.

Utilities at \$42,650 for year is dominated by our water bill at \$32,888 which is why we've spent so much time on fixing our sprinkler system, getting new controllers and closely watching consumption. Water has been going up at 10%/year in \$/1,000 gallons and the most we can raise HOA dues without an assessment is 3%/year. Insurance went up because we changed our one policy into two policies for General Liability and Directors and Officers. We found out our old policies never covered our management company for fraud nor was the HOA covered for non-monetary law suits. Now we are covered for both. The significance of the non-monetary law suits is if someone wants to sue over things like a 38 year history of sprinkler water hitting their greenbelt adjacent fence, we have an insurance policy now that will represent us and go to court for only \$1,000. Five years ago, about \$25,000 was spent on a mandatory sale of our land to SWEMSA next to Arapahoe road.

Consultants is a constant at \$17,090 for bookkeeping and retainer for lawyers. We do periodic checks to keep this competitive.

Newsletters/Web is our web site which we revised this year and postage for our newsletter. Two years ago we stopped publishing our 4 times a year newsletter and instead just wrote our articles and let a publisher with better advertising contacts assemble, edit and publish it now 6 times/year while we only pay bulk mailing rates.

Association costs are nominal for meetings.

Other Costs are mostly snow removal at average \$4,500/yr. We plow on or before school days when the snow is >2" deep. This occurs Nov-March usually.

Assets

As a non-profit non-tax paying entity, money spent on fences is simply another expense to us. We do not have to report any "depreciation" which is a non-cash charge anyhow used to offset taxable income or used as a over simplified way to build reserves. Our reserve calculations are based on our specific assets and **likely catastrophe's taking into account our insurance policies.**

Asset Fences is a critical item left to major disrepair 4 years ago. We rebuilt the wood fences 3 years ago and now do our Partial Asset Replacement Preventative Maintenance (PARPM). This means every year we spend \$12,000 on the Caley and Arapahoe wood fences and caulking and touch up painting on Quebec. This is critical that you all make sure future boards spend this \$12,000 EVERY year whether you agree or not. This will keep our fences in good shape for an indefinite period. Replacing a fence requires either a massive "reserve" fund or a major homeowner assessment neither of which is needed with a competent HOA board and practices.

Asset Lamp Posts involves our 64 lamp posts all of which last year and this year were painted. Some were refurbished. All globes in our 3 entrances were replaced for the first time in 38 years. Our yellow or green or blue globes used to be white and they are now white again.

Assets Other include the accelerated rebuilding of the Dry Lay Rock Walls in area G and H, rebuilding the entire path between G and H for the first time in 38 years, placing new rock boulders on Arapahoe road mostly to limit car wrecks hitting our wood fence, more gravel on Caley and Quebec, storage shed work and a golf cart. We found a \$650 cart, put new batteries in it and use it for inspections and maintenance work. Signs always require some nominal fixing. We went over budget on the wall rebuilding as noted.

continued on page 5

Treasurer's Report, continued from page 4

	Actual Current Month	Actual Y-T-D	Current Annual Budget	Approved Annual Budget	
INCOME	\$269	\$115,015	\$170,204	\$164,145	
ASSOCIATION DUES					
Dues paid in same year	\$ 194.63	\$ 96,149.10	\$93,389.56		
Prepaid dues from previous year			\$57,738.58		
Total dues paid			\$151,128.14	\$151,092.00	
FINES/LATE FEES/LEGAL	25.20	2,489.52	\$2,500.00	\$1,775.00	
INTEREST	48.97	161.77	\$387.00	\$389.00	
MISCELLANEOUS	0.00	25.00	\$0.00	\$0.00	
WATER REBATES (OPERATING EXP)*	0.00	16,189.31	\$16,189.31	\$10,889.00	
EXPENSES	-\$612	\$41,420	\$161,656	\$146,731	
EXCESS INCOME	\$880.71	\$73,595.20	\$8,548.45	\$17,414.00	
Cash History	2009	2010	2011	2012	2013
2008 Starting Year End Cash	\$94,627				
Estimated Income Change	-\$35,203	\$2,268	\$19,457	\$15,897	\$8,548
Cash On Hand Year End	\$59,424	\$61,692	\$81,149	\$97,046	\$105,594
Budget	\$60,350	\$59,308	\$59,309	\$77,340	\$119,985
Variance Notes:	Accelerated spending on dry lay walls including decorative fence cobble				
	Water rebate \$6,000 more than budgeted.				

continued on page 6

**We want to move to Heritage Place and we may want to buy your house!
Forego the hassle of listing and showing your home-
and save the 6% in commission fees!**

Dear Heritage Place Homeowner,

My name is April Knowles and my husband Luke and I would like to buy a home in Heritage Place. We have a 21 month old son, Leo, and another baby on the way this winter.

I am a real estate agent and would be willing to do all of the contract work for no commission fee, as long as the price is right. Our budget max is around \$450,000. We are only interested in the Heritage Place homes with 2,500+ square feet. And we are looking for a 3+ bedroom home with a master bathroom. A home needing updates is also okay.

We do need to sell our house in the Harvard Gulch neighborhood of Denver in order to purchase, but I've been tracking the real estate activity in my neighborhood and believe our current house would sell very very quickly.

We are willing to be very flexible when it comes to timing, and when you would need to move out of the house. We understand it may take some time for you to find another home.

Please let me know if this is something that you may be interested in and we will come take a look at your house. It could be the perfect situation for everyone involved- as we get a house and you get to forego the hassle of listing and showing your home and save the 6% in commission fees (up to \$27,000)!

And if we look at your house and decide it is not the home for us, I would still be willing to list your home for sale for you for a discounted rate of 5% (2.8% going to the buyer's agent)- if you are interested.

Sincerely,
April Knowles / 303-957-6984/ april.knowles@yahoo.com



OB PAINTING INC.
CALL ROB : (303) 986-8198

\$300 off
Exterior or Interior Painting:
American family owned.
15 years in business.
10% discount for cash.

Special
Thank You
for Veterans:
Additional
10% off

Workmans Comp & Liability Insurance

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

\$10.00 OFF
Your Next Service Call



303-80-PC911
(303-807-2911)
www.pc911colorado.com

FISKE BROTHERS
YARDWORKS

Mowing, Trimming, Edging
Short-term or full-season service available.
Free price quote.

Fertilization with Revive®
Richlawn's organic-based fertilizer and Revive soil treatment feeds your lawn and softens the soil to absorb more water and nutrients.
\$67 (Fertilizer only: \$36)



Better Business Bureau Rating **A+**
ACCREDITED BUSINESS

303-858-0287
www.FBYARDWORKS.COM

Treasurer's Report, continued from page 5

EXPENSES				
LAWN CARE	\$0.00	\$3,590.00	\$27,160.00	\$27,160.00
WEED CONTROL	0.00	430.00	\$2,000.00	\$2,000.00
MISC. LANDSCAPE	0.00	3,160.00	\$25,160.00	\$25,160.00
STORMWATER CONTROL	\$0.00	\$170.80	\$1,671.00	\$1,500.00
STORMWATER CONTROL	0.00	170.80	\$1,671.00	\$1,500.00
TREES/SHRUBS/BUSHES	\$32.50	\$870.41	\$7,680.00	\$8,000.00
TREE/SHRUBS/BUSHES	32.50	870.41	\$7,680.00	\$8,000.00
SPRINKLER	\$0.00	\$0.00	\$6,610.00	\$6,610.00
REPAIRS ABOVE GROUND	0.00	0.00	\$1,800.00	\$1,800.00
REPAIRS BELOW SURFACE	0.00	0.00	\$1,000.00	\$1,000.00
FITTINGS	0.00	0.00	\$2,900.00	\$2,900.00
REG. INSPECTION 464 HEAD	0.00	0.00	\$910.00	\$910.00
COMMUNITY DEVELOPMENT	\$2,088.31	\$2,512.88	\$3,500.00	\$3,500.00
COMMUNITY DEVELOPMENT	2,088.31	2,512.88	\$3,500.00	\$3,500.00
UTILITIES	\$315.89	\$7,462.33	\$42,650.00	\$40,162.00
INSURANCE	0.00	5,325.00	\$5,455.00	\$4,583.00
WATER	57.32	335.92	\$32,888.00	\$31,330.00
ELECTRICITY	258.57	1,801.41	\$3,783.00	\$3,725.00
SEMSWA	0.00	0.00	\$524.00	\$524.00
CONSULTANTS	\$1,365.00	\$8,565.00	\$17,090.00	\$16,715.00
MANAGEMENT FEES	1,200.00	7,200.00	\$14,400.00	\$14,400.00
LEGAL FEES	165.00	1,365.00	\$2,690.00	\$2,315.00
NEWSLETTER/WEB/DIRECTORY	\$0.00	\$987.48	\$1,934.00	\$1,469.00
NEWSLETTER/WEB SITE/DIRECTORY	0.00	615.06	\$1,065.00	\$600.00
POSTAGE/DELIVERY	0.00	372.42	\$869.00	\$869.00
TOTAL NEWSLETTER/WEB/DIRECTORY				
ASSOCIATION	\$0.00	\$481.02	\$781.00	\$685.00
Meetings	0.00	0.00	\$200.00	\$200.00
Board	0.00	481.02	\$581.00	\$485.00
OTHER OPERATING COSTS	\$0.00	\$1,005.00	\$4,180.00	\$4,830.00
SNOW REMOVAL	0.00	975.00	\$4,150.00	\$4,800.00
DUES & SUBSCRIPTIONS	0.00	30.00	\$30.00	\$30.00
ASSET FENCES	-\$4,915.00	-\$4,915.00	\$13,500.00	\$11,500.00
CALEY FENCE	0.00	0.00	\$5,000.00	\$5,000.00
ARAPAHOE FENCE	0.00	0.00	\$5,000.00	\$5,000.00
QUEBEC FENCE	(4,915.00)	(4,915.00)	\$3,500.00	\$1,500.00
ASSET LAMP POSTS	\$0.00	\$0.00	\$2,100.00	\$2,100.00
LAMP POST	0.00	0.00	\$2,100.00	\$2,100.00
ASSETS OTHER	\$501.39	\$20,689.58	\$32,800.00	\$22,500.00
LANDSCAPE COBBLE PERIME	0.00	0.00	\$12,000.00	\$10,000.00
SIGNS	0.00	0.00	\$500.00	\$500.00
DRY LAY ROCK WALLS	501.39	19,339.58	\$19,000.00	\$12,000.00
SHED	0.00	0.00	\$0.00	\$0.00
GOLF CART	0.00	1,350.00	\$1,300.00	\$0.00
TOTAL EXPENSES	-\$611.91	\$41,419.50	\$161,656.00	\$146,731.00

FREE ONLINE SERVICE PROVIDER DIRECTORY

Find a professional to suit your needs while supporting local businesses!

- Automotive
- Health Care
- Landscaping
- Product Sales
- Carpet & Upholstery
- Home Improvement
- Music
- Plumbing
- Computer Services
- House Cleaning
- Painting
- Realtors
- Financial Services
- Insurance
- Pet Services
- Recreation

Call us to ask how to get added to one of the categories above!

303-979-7499

Visit our website for advertising information, ad rates, a map of the HOA newsletters we publish and details about our graphic design services.

 **www.ColoradoLasertype.com**

Youth TRYathlon, Sat, Aug 3, Cook Creek Pool, 8711 Lone Tree Parkway, Lone Tree

This event is designed for any child, ages 6-14 regardless of athletic ability or prior triathlon experience. The courses and distances were created to be achievable for all athletes. The entry fee includes a race t-shirt and a finisher's medal. Registration opens at 6:00 a.m. on Race Day. For more information, contact michellek@sspr.org or 303-483-7029.

FREE! Yoga Classes in the Park
Tue, Aug 27, 6:30-7:30 p.m., Belvedere Park,
at the corner of RidgeGate Circle and Belvedere Lane

Join RidgeGate and South Suburban Parks and Recreation for a free Yoga in the Park class. Bring your own yoga mat, or one will be provided for you. In case of heavy rain or lightning, class will be cancelled. No yoga experience is necessary. Just drop in! For more information, call 303-708-3500 or email KristinP@sspr.org.

FREE! Guided Nature Hikes,
Thursday, August 8, 6:30-8:00 p.m.

Join RidgeGate and South Suburban Parks and Recreation for this fun hike, "Where Buffalo Roam." This family hike in buffalo country, led by South Suburban's favorite storyteller, Ranger Pam, will lead us through a timeline of cultural uses relating to the native bison. We'll have touchable artifacts, journal entries, and great views of where the bison roamed. Contact events@ridgegate.com to register.

FREE! Family Night Concert and Fireworks
Friday, August 9, 6-10 p.m.

Sterne Park, 5800 S. Spotwood Ave, Littleton

Everyone is welcome to come and enjoy this Western Welcome Week and South Suburban Parks and Recreation partnership event. Purchase BBQ at the Lions Club Community BBQ at 4:30 p.m., enjoy the program at 6 p.m., listen to the Denver Municipal Band perform at 7:45 p.m., watch the Grand Finale of fireworks at dark.

FREE! Cup of Colorado Skating Competition,
Fri-Sun, Aug 16-18, South Suburban Ice Arena,
6580 S Vine St, Centennial

There will be over 200 skaters of all ages from around the U.S. The event will feature top skaters in singles, pairs and ice dance as well as basic skills. Admission is free to the public. Sanctioned by United States Figure Skating and sponsored by Colorado Skating Club. For more information, call 303-798-7881.

be
fruity
amazing™

Imagine...

reaching heights no one ever expected.



©2009 Kumon North America, Inc.

A child strives to do more when she has the confidence to succeed on her own.

For over 50 years, Kumon Math and Reading has helped children worldwide achieve their most ambitious goals.

Call to schedule a
FREE
placement test today!

Come see our new location at:

ENGLEWOOD
303-779-2605
 7447-7 E. Arapahoe Rd.

50% OFF REGISTRATION WITH THIS AD

877.586.6671
www.kumon.com

HIGHLANDS RANCH
303-779-2605
 541 W. Highlands Ranch Pkwy Unit 109



MATH. READING. SUCCESS.

What's Your ? House Worth ?

Here's an easy way to find out what homes like yours are selling for in today's market!

Send an email – I will reply with a free report.
FreeReportHomeValues@gmail.com

Your Realtor for Life!
 Heritage Place Resident For 14 Years



redesigned

Realty

Julie Felsen
 Broker Associate

Direct: 720-353-1967
Office: 720-432-5545

www.juliefelsenrealestate.com

CLASSIFIEDS

Classified ads are \$2.95/line for 2013. Contact **Colorado Lasertype** at 303-979-7499 or getinfo@coloradolasertype.com to place an ad. To view our display ad prices, visit our website at www.coloradolasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue).

PIANO LESSONS: Suzuki & Traditional Methods, Ages 3-Adults, Beginners-Adv., High Professional Standards & Fun, B.M., M.M., MTNA, CSMTA, SSMATA, CSA, SAA. Ann at 303-798-7351.

Sr. Mary Kay Beauty consultant. Enriching women's lives. Zonia Bowers 303-929-3055.

Taylor's Lawn Service. Mowing, Spring aeration, sprinkler tune ups. 720-308-5698

Summer air duct cleaning & chimney cleaning. Chimney repairs 10% off 7/299-7782.

American Sprinkler and Landscape. asprinkler.com or 720-312-3616.

PARTYLITE CANDLES & Accessories. Contact Jan at 303-979-3880 or www.partylite.biz/janderby

WINDOW CLEANING 720-283-8002

Small Paint Jobs Only 303-738-9203

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. **Free estimate. 720-422-8139**

Highlands Pride Painting- 303-738-9203

Prof. house cleaning serv. Accepting new clients. Thorough, reliab. w/ competitive rates. Excel. Refs. Susan 303-794-6805.

ELECTRICIAN - Panel upgrades, troubleshooting, remodels, outside lighting, anything electrical for home or small commercial project. Reliable, competitive pricing. Member BBB, Lic/Ins., Noble Place Electric, 303-803-8211, www.noble-electric.com

Drywall - Basement - Reconstruction, etc. Years of exp. w/ refs. Gary 303-829-6363

A+ Home Improvement Services. Snow removal. Pro-painting (ext. & int.), gutter & trim replacement & stucco. No job too small - we do it all! Basement & bath remodels, drywall repairs/texturing, decks, fencing, carpentry, doors, plumbing, electrical, tiles, carpeting & hrdwd flooring. BBB Member. Call A+ for fast, professional service every time. Steve, 303-979-7858. Major credit cards accepted. Refs., fully ins. & bonded. www.A-Plus-Home-Improvement.com

Thursday Lunches in August at Buck

Doors open at 11:30 am, Lunch served at noon,
Douglas H. Buck Recreation Center, 2004 W Powers Ave

Best Lunch Deal in town! Join us for weekly lunch. After lunch when the dishes are cleared, remain for senior friendly presentations. For reservations and more information, call 303-730-4605 by Wednesday at 1 p.m.

Parents Night Out

Friday, August, 16, 6-9 p.m.

Goodson Recreation Center, 6315 S. University, Centennial

Kids enjoy a night out in a safe environment and are entertained in our state-of-the-art gymnastics facility. For more information, contact AshleighT@sspr.org.

Fall Lacrosse Clinics

Held Mon/Wed or Tue/Thu, Medema Park

4950 E. Easter Ave. Centennial, 5:30 p.m. - 7 p.m., 6-14 yrs

Fall clinics are for beginner to intermediate players who want to get ready for the fall season or just keep a stick in their hand! Players must have FULL equipment in order to participate. Equipment requirements online. Sessions are Mon/Wed and Tue/Thu. Each clinic meets 3 times. Call 303-798-7515 for more information.

Hawkquest Night Out

Tuesday, August 13, 6:30-8 p.m.

South Platte Park, 3000 W Carson Drive, Littleton

Watch a trained hawk swoop past you. Get close-up views of live eagles, owls and falcons. All ages welcome. For more information, call 303-730-1022.

South Suburban Fall Flag Football

South Suburban Fall Flag Football is the official non-contact league open to boys and girls in grades K-8. Each of the non-contact games allows players of all sizes, athletic abilities, and experience to take part. You don't have to be the biggest, fastest or tallest kid in class to play a big role on a Flag Team! Flag Football-Fall Season Divisions are by Grade: K, 1, 2, 3, 4, 5, 6, 7/8. Registration deadline: Fri, Aug 16.

Practices begin: Week of Aug 26. Practices are one hour per week; location & day determined by coach. Games, Sat, Sep 7-Oct 19, David A. Lorenz Regional Park, 8422 S. Colorado Blvd.. Volunteer Coaches are needed! Fall Coaches Meeting will be held Wed, Aug 21, 7 p.m. at Goodson Recreation Center, 6315 S. University, Centennial.

FREE! RidgeGate and South Suburban Parks and Recreation Walk Concerts

Wednesday, August 7, 11:30 a.m.-1 p.m.

Prairie Sky Park adjacent to Lone Tree Recreation Center
10249 Ridgeway Circle, 303-708-3513

The Martini Shot is an original six-piece band from southern Colorado. The band's name comes from the film industry where the last film shot in any day is called the martini shot. Fabulous band! Garbanzo Mediterranean Grill will be giving away free samples.

Teen Services

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting; **(*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Sydney F	13	B*	303-740-8477
Evelyn K.	12	B*/P	303-757-3709
Marianna T.	16	B/S	303-770-0654
Toni T.	17	B*/L/S	303-770-0654

HERITAGE PLACE

REAL ESTATE MARKET UPDATE

MAY 29—JULY 12, 2013



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
7189 E Peakview Pl	Tri	2752	\$385,000
7076 E Euclid Dr	2S	2153	399,000
6882 S Poplar Ct	4L	2760	499,500

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6597 S Heritage Pl W	4L	1716	\$385,000
6621 S Olive St	2S	2219	400,000
*6362 S Polar Ct	4L	2850	474,900 ©
6549 E Euclid Pl	Tri	2695	495,000

RECENT CLOSINGS

ADDRESS	SOLD DATE	STYLE	SQ. FT.	SOLD PRICE
6933 E Heritage Pl S	02 July 2013	Tri	2168	\$266,000
6740 E Heritage Pl S	31 May 2013	Tri	1848	304,500
6396 S Olive St	01 July 2013	Tri	2138	316,000
6326 S Olive St	31 May 2013	Tri	2100	379,900
6309 S Monaco Ct	11 June 2013	4L	2926	391,900 ©
6609 S Oneida Ct	28 June 2013	4L	2357	445,000
6453 S Newport Ct	14 June 2013	2S	2438	480,000



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 05/29/2013 thru 07/12/2013 NOTE: This representation is based in whole or part on data supplied by Metrolist, Inc. which 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.

The Hudson Gardens Announces 2013 Concert Schedule

Sunday, August 4	Pat Benatar & Neil Giraldo
Sunday, August 11	Foreigner
Sunday, August 18	STYX
Sunday, August 25	Three Dog Night

All concerts begin at 6:30 p.m. Free parking is available for all shows. Tickets are available to the general public at www.tickethorse.com. For more information about the 2013 summer concert series, visit our website at www.hudsongardens.org.

Walk or Run?

Walking and running are two of the simplest ways to exercise. Aside from a good pair of shoes, you don't need any training or fancy equipment, just some space and time. But which is better for you?

In some senses, according to a study reported in USA Today, they're equally beneficial, depending on how much time you're willing to invest. Two scientists studied data from over 33,000 runners and 15,000 walkers, monitoring blood pressure, cholesterol, blood sugar, and other vital health indicators over six years. They found that, although walking requires more time than running an equal distance, the health effects come out the same as long as the amount of energy expended is equivalent. Running does burn more calories in less time, but a long, brisk walk can be just as healthy – and easier on your knees.



Discover how to get better health insurance

Healthcare reform is coming

Open Enrollment for the NEW exchange health plans begins on October 1. Health reform creates new opportunities for those needing better options in health insurance. Since 1985 we have been assisting individuals and businesses who want to get the most for their money. Avoid the confusion. We know the options and we can help.

- Exclusions for pre-existing conditions will be eliminated.
- Subsidies will be available. Don't leave money 'on the table'.
- Penalties may apply if you don't have a plan.
- Plans are available for small business and individuals.

Contact us today to get advice on how health care reform will affect you.

303-771-9661

Managed Benefit Systems, Inc. 7853 E. Arapahoe Ct #1500 Centennial CO 80112
Locally Family Owned & Operated
paulh@managedbenefits.net
www.ehealthconnex.com Facebook@managedbenefits