



# Heritage Highlights

www.heritageplacehoa.com

Vol. 04 No. 08

August 2014

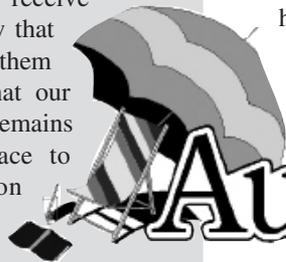
Circulation: 455

## Pay Attention to Your Instincts!

It's been reported that there has been vandalism in the common areas (irrigation heads and defacing of walls and/or posts). If you see anything that is suspicious, if you come across anything you perceive as vandalism, or if you see anyone behaving in a suspicious manner, please report your concern to the Centennial Police Department and to any member on the Board. By being alert and vigilant you can help reduce costs with regard to repair and/or replacement and make the neighborhood a safer place to be.

## Short & Sweet

- More and more children are playing outside now. Please slow down.
- School will begin in less than a month. Please slow down before and after school hours.
- Be considerate of your neighbors. If you have pets, please be sure they aren't creating problems – excessive barking is a common complaint.
- If you take your dog(s) on a walk, please be sure to pick up any waste.
- Violation notices: Residents don't like to receive these, but know that the purpose of them is to ensure that our neighborhood remains a desirable place to live. Common reasons to receive a violation: garbage cans in view, inattention to lawns, bushes that need trimming, and lately – dead trees.



# August

## Kids Are Our First Priority!

Your Board of Directors has been instrumental in planning, promoting, and implementing many fun neighborhood activities for the benefit of all, but primarily for the children in Heritage Place. With that in mind, would you consider being a member of the Events Committee? As parents, you have many ideas that could be useful in the planning and implementation of events that occur. The time commitment isn't huge, it's a fun and easy way to meet people, and you have the opportunity to enhance the opportunities that are geared for the children. (Note: being a member of the committee does not mean you are a member of the Board of Directors.) If you can help, please contact Lisa Rosetti—303-347-1029 or at [Lisa.Rosetti@gmail.com](mailto:Lisa.Rosetti@gmail.com). Your willingness to help will help strengthen our community!

## Letter from the President – August 2014

The pavilion in Area B was finished for the most part on time for our Fourth of July festivities. Everyone was gathered under its welcome shade and enjoying himself or herself. We will be putting a concrete pad under the structure and staining the picnic tables a redwood color, neither of which was done in time for the Fourth.

I went down to area B on July 2nd to inspect the work done and to my dismay noted someone had thrown lumps of soil up on the new roof, which is beyond comprehension. This brings me to other areas of vandalism in the neighborhood. In area B, next to one of our irrigation controllers, a lamppost was knocked down and the nearby controller post had evidence of being repeatedly hit with something like a baseball bat leaving multiple dents in the wood. The raincan on top (keeps the controller from running when there is water in the raincan) was banged up and bent. We also had a spray head kicked off its connecting pipe in area H. This purposeless vandalism of course costs all of us money and it is probably being done by teenagers with too much time on their hands. We are reporting these incidents of criminal mischief and vandalism to the Arapahoe Sheriff, so if anyone is caught, we will press criminal and civil charges. We are of course insured, but a \$1000.00 deductible is applicable to each separate occurrence. We might collect something from the insurance on the lamppost, but we still pay the first \$1000.00 out of your dues. We need the eyes and ears of all our homeowners to be on the alert in the hope we will catch some of these miscreants.

The placement of the Pavilion in area B has been questioned by some, not so much that it is in area B, but that it lines up with the homeowner fences that border that area. This placement was considered the least obtrusive and the most useful for blocking the sun, which can be very intense in that area on July 4<sup>th</sup>. The large area of shade that was so enjoyed by the folks attending the festivities proved this, on this July 4<sup>th</sup>. A picture was found of this structure on the internet, erected by the city of Henrendon, VA as a picnic pavilion. Using that picture, we ascertained the materials and how to put it together. There will be further enhancements to the pavilion structure, such as the concrete pad. We will also be planting trees and bushes around the pavilion as well. Should you have any suggestions, please contact a Board member.

To those who would like to be informed when we will be repairing a section of the perimeter fence (with our angle iron and screws only method of repairing our fences, we can now remove and replace our fences in sections), or would like to know when herbicide spraying will occur, we urge you to put your email on file with the HOA agent, AMA (see [www.heritageplacehoa.com](http://www.heritageplacehoa.com) or the contact section of this Newsletter) for that email. Experience tells us that this is the most efficient method of keeping homeowners informed.

Speaking of spraying, we have heard criticism of our delay in spraying until later in May. We try to minimize the spraying of herbicide for environmental concerns. If we spray too early, we miss knocking out the later spring weeds, so we try to hold off a little bit so that one spraying will get the early and later weeds.

I invite everyone to go to the HOA website ([www.heritageplacehoa.com](http://www.heritageplacehoa.com)) and read the financial review covering the last four years. Happy Summer!



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**Heritage Place Homeowners Association**

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

**YOUR BOARD MEMBERS:**

**President, Covenants:**  
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:**  
Nick Sanchez, ssalocin@msn.com

**Treasurer, Grounds:**  
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@coloradolaser.com**  
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**The Rest of The Assets (Article 4 in Series)**

*Mitch Albert, PhD. (References to contractors are for information only and not recommendations.)*

**TREES/SHRUBS/BUSHES. \$7,000, 4.5%.** Donna and Michele homeowners did a tree inventory 4+ years ago. We had 179 trees in 2009 and have probably cut down 10 since then. Most costs are for trimming or cutting down trees. We average 2 trees cut down each year. Rushton became our preferred tree cutter because their bills are often 50% of most others and for us, they've been reliable and professional. This year we planted 12 new trees--something NEW. Nicks Garden Center had the quality, price and guarantee on the trees wanted. The 12 trees cost \$4,113 and \$2,300 to plant: \$535/tree. We should insist on doing this every year as our trees are getting big and old. There is no problem with children playing amongst trees.

The other tree/shrub expense is trimming homeowner's trees along HOA property fences. We have noted for 5 years that we did the first big trimming at HOA expense and thereafter we allow landscapers to collect the debris or to place the cuttings back in the homeowner's yard that owns the trees/bushes and did not do their responsible trimming. The perimeter fences require a 2' wide and 8' high "buffer" to protect our fences from wind damage and to allow us to access and maintain the fences. This does not mean we cut down big trees or shrubs within

*continued on page 3*

**The Rest of The Assets (Article 4 in Series),** *continued from page 2*



this 2' but that we need them properly trimmed.

**SPRINKLER REPAIRS. \$6,610, 4.2%.** Sprinkler repairs are important. 5 years ago we were told our 35 year old sprinkler system was shot and needed replaced. Replacement systems might range \$0.5-1.0 million for our 11.25 acres and 4 water pipe delivery system with 464 heads. Water is a frequent topic because of its big HOA expense. Sprinkler repairs is the cost that controls water use and the incorrect perception of needing a new system. If we don't keep it repaired, it will break down. We identify each repair invoice as to underground or surface. Surface items are controllers, posts, 464 sprinkler heads, valves and valve boxes. The underground item is the poly pipe. If our system is "wearing out", then the underground expenses should be going up. They are not. Our old trees will root into and around good pipe and especially leaking pipe, crimping and breaking the pipe. Fix the leaks when they occur. Typical municipal water systems "accept" a 30% leakage as normal. We do not which reduces our water bills. We find broken pipes each year around our trees. We dig the pipes up and fix them or we abandon them and do a "work around". A "work around" means to dig a 10'-30' 12" deep narrow ditch, bury a new poly pipe and put in new heads and the old pipe/heads. Every good sprinkler contractor interviewed 5 years

ago gave us the same advice. Fix your system and until the annual **underground** fixing costs exceeds a big number (\$30,000??), don't think about a new system. Surface expenses happen all the time from vandalism, weather and mowers. Maintenance negligence is not an excuse for sprinkler asset replacement. Our poly pipe has not deteriorated ANYWHERE. **Inept past repairs have been repaired several times.** Think about that statement. We repair our repairs more than new breaks. Do the repairs correctly. We have never spent our \$7,000 sprinkler repair budget underground or surface.

**INSURANCE. \$5,426/YR, 3.5%.** We have a General Administrative (GA) and a Directors & Officers Liability (D&O) insurance. Both have a \$2,000,000 limit, paid in March and cost about \$2,700 each. The main State Farm D&O items are (1) coverage on "monetary" and "**non-monetary**" losses/lawsuits, (2) discrimination and (3) covers any 3<sup>rd</sup> party we hire such as AMA. The Keller Lowry Insurance GA policy covers General Liability, property and **Crime Policy (employee dishonesty)**. The employee dishonesty covers our contractor AMA and the board members. If there is fraud or embezzlement of HOA funds, then up to I think \$200,000, we are insured. We had this in the past for board members and not our accountant doing our books and writing checks. We did a massive review late 2012 and amended/replaced the policies for the above features. You must maintain both policies with the items identified.

**COMMUNITY DEVELOPMENT. \$4,500, 2.9%.** This is the 4th of July, Easter egg hunt, Home Tours, Fall Festival, and other social activities. The 4th of July used to be every other year and is now every year and growing in content. As our HOA assets are finished rebuilding with regular maintenance, these latter expenses will decrease. We see no reason for huge savings/reserves as our assets are protected and therefore we think this expense category

*continued on page 4*

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### The Rest of The Assets (Article 4 in Series), *continued from page 3*

should continue to expand and bring us all together. The number and content of activities is only limited by the number of volunteers we have to help—not money. This is dependent on volunteer or your help.

**SNOW REMOVAL. \$4,180, 2.7%.** We remove snow from our greenbelt sidewalks including along streets (Areas A & B) when the snow is greater than 2" deep and it is NOT a Friday, week end or holiday. Snow removal is mostly meant for kids going to and from school but of course for us as well. If by a Sunday night, there is more than 2" of snow, then it gets removed. This policy is the mechanism by which we control this expense as it can easily get out of hand if done after every snow. And of course this cost is based on north gods and winds so it can easily be very low or high depending upon snow falls.

**ELECTRICITY. \$3,783, 2.4%.** Electricity lights our 84 lamp posts and runs are 9 sprinkler controllers. We have an inventory of lamp posts. All of the lamp posts were primed and painted 2 years ago. We typically have to find a good electrical contractor. The "big" name firms do not work well and are expensive. We often spent \$500 and still had nothing repaired so we switched to the individual contractors and they cost less and do better work. A good electrician is probably called 4-6 times a year. We do pay them \$65/hr (Glenn Electric now) and don't mind because their bills are reasonable often under \$200/visit or repair. We rebuilt all of the posts holding our 9 electrical meters 2 years ago. The electrical bill is paid monthly with an electronic funds checking account automatic debit.

**LEGAL FEES. \$1,619, 1.3%.** We pay a \$165/mo retainer to our legal firm. Verbal questions are answered for free. They come to 1 board meeting each year for questions and advice. This helps get minor issues answered and resolved quickly and helps support the board from unexpected "threats" whether appropriate or inappropriate. There's always 1 annual inappropriate threat from a homeowner which can then be taken quickly to legal action.

**NEWSLETTER/WEB SITE. \$1,619, 1.0%.** The HOA used to produce its own newsletter and mail with great effort. 4 years ago we engaged Colorado Lasertype. They increased our newsletters from 4 to 6 per year and we now only pay for postage of about \$130/newsletter. We used to get paid for advertising but then someone had to solicit the advertising and do the set up. Now we let Colorado Lasertype do their advertising and let them get paid for it while we receive basically a free newsletter. The balance of any funds pay for any sporadic web site management.

### Teen Services Updates in August

To ensure accuracy, we update the teen services list each year. If you would like to remain on the list, **you must email Colorado Lasertype at [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com) by August 15th** or your name will be deleted. Please leave the following information: your name; age; what category you want: (B) Babysitting, (L) Lawn Care, (S) Snow Removal, and (P) Pet & House Sitting; whether or not you are Red Cross certified for CPR; and **neighborhood you live in** (this is very important – we publish 39 different newsletters and need to know which one your name is in). **If you have renewed your information after May 1st of this year, you do not need to email us to update.** Thank you. —Colorado Lasertype

### Teen Services

To add your teen's name, please email **Colorado Lasertype at [getinfo@coloradolasertype.com](mailto: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) Babysitting; (\*) 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.

Gina D.	14	B*	720-833-8094
Sydney F	14	B*	303-740-8477
Mia F.	11	B*/P	303-740-8477
Evelyn K.	13	B*/P	303-757-3709
Danny P.	14	B/L/S	720-870-7574
Marianna T.	16	B/S	303-770-0654
Toni T.	17	B*/L/S	303-770-0654

*continued on page 6*

# HERITAGE PLACE

## REAL ESTATE MARKET UPDATE

MAY 16—JULY 17, 2014



### HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6508 E Euclid Pl	Tri	2110	\$383,000
7220 E Euclid Dr	Tri	2244	424,900
6540 S Heritage Pl W	2S	2674	469,900

### HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
*6497 S Heritage Pl W	Tri	2150	\$359,900
7025 E Heritage Pl S	Tri	2196	379,000
***6577 S Niagara Ct	4L	1821	399,900
6431 S Heritage Pl E	Tri	2823	449,000
6390 S Newport Ct	4L	2196	449,500
6691 E Euclid Pl	2S	1942	449,900
6306 S Olive Ct	2S	2714	449,999

### RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
6398 S Oneida Ct	14 May 2014	Tri	2196	380,000
6395 S Pontiac Ct	11 June 2014	Tri	2136	422,900
6388 S Oneida Ct	05 May 2014	4L	2126	432,000
*6486 S Heritage Pl E	26 May 2014	2S	2668	459,900 Ⓟ
***6313 S Monaco Ct	19 May 2014	2S	2668	470,000 Ⓟ



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**The Rest of The Assets (Article 4 in Series),** *continued from page 4*

**BOARD. \$850, 0.5%.** This is usually limited to postage expense to homeowners notifying you of required information, covenant violations, or the annual meeting and meeting expenses. We have AMA print, place in envelopes and mail items as part of their fee noted before. We spent an unbudgeted \$3,700 for a 4 year audit of our records. This board had set up dual independent controlling mechanisms of our bank records and discussed at annual homeowner meetings. A homeowner insisted we have the paid audit done per our covenants instead of relying upon the internal controls. Per the audit on web site, there is NOTHING new to report with no irregularities. An accounting professor explained that most people have an inaccurate perception of what an audit does. While an audit might identify obvious theft, audits are not timely or a means to prevent fraud. An HOA audit ONLY matches checks written to invoices received, matches deposits with dues paid, and that monthly bank statements match our financial records. Since our past methods were refused discussion, all board members now sign off that our financial records match bank statements EVERY MONTH. We will discuss audit revisions at the annual meeting.

Audits include “boiler plate” verbiage that ensures that the auditors are responsible for nothing including the records we give them. Starting to get the picture?

**SEMSWA. \$594, 0.4%.** This is a mandatory annual payment paid around March to the South East Metro Stormwater Authority. It is based on acres and some \$/acre formula.

**STORMWATER CONTROL. \$500, 0.3%.** This is an old category where we spent \$5,000-\$15,000/yr in this board’s first few years to remove 20’x4’ by 1.5’ erosion gullies, falling apart concrete structures, decrease swamp areas and remove “rip rap” rock from our greenbelts. This year it was used to remove all of the sod from our culverts and repair/paint all culvert coverings in Areas B, C and F. We spent \$1,500 this year instead of the \$500 but future years should be back to \$500. The Area B culverts had probably not had the encrusted sod removed or steel coverings maintained for 35 years.

**LAMP POSTS. \$500, 0.3%.** We have 4 lamp designs. Posts are old but now restored. Parts are sometimes difficult to get but typically we call CA Supply. The big white globes in our Quebec and Arapahoe entrances were replaced as they will discolor from white to hues of green/blue/yellow. The worst repairs are photo electric cell failures, light bulbs or an eroded wire buried under the ground. “Smart” contractors can quickly isolate the problems and fix. Any electrical contractor going over a few hundred dollars for such repairs doesn’t know what he’s doing and should be dismissed.



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