



Heritage Place Homeowners Association

# Heritage Highlights

www.heritageplacehoa.com

Vol. 05 No. 02

February 2015

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## HOA Briefs...

Your HOA has received inquiries about business signs in yards – most recently, roofing companies. Business signs are not allowed per the covenants, but the Board has allowed a “grace” period so that neighbors might be able to contact a particular company if interested. For a complete explanation of this, please go to [www.heritageplacehoa.com](http://www.heritageplacehoa.com) and click on “rules and regulations.”

Covenant violation notices. No one likes receiving one of these, so try and be proactive with your property. Keep everything in good repair. Your Board wants to work with you in maintaining our quality neighborhood. And if you receive a violation notice, simply respond to the notice in a professional manner.

If you haven't had a chance to take down holiday decorations, please do so. You have six weeks from the date of the holiday to get this done. (The decorations that your HOA has put up have been taken down.)

The “Holiday Home Tour” was a success! The feedback was positive with over 200 people coming in to enjoy some nicely decorated homes! One of the reasons this was a successful event was due to the volunteers who stepped forward to help out. Perhaps next year you'd consider showing off your home or being a volunteer.

## Board Secretary

You can help maintain the quality of our neighborhood by becoming a board member. The position of “Secretary” is open. We meet once a month (second Wednesday at Heritage Elementary). You can contact any board member for more information.

## Volunteers Needed for Easter!

Easter is April 5th this year. As in past years, Heritage Place families have enjoyed many fun activities to help commemorate Easter. However, because of upcoming commitments, Lisa Rosetti, who has helped with this celebration for many years, will not be able to coordinate and organize these activities this year. Volunteers are needed to organize and run the events for April 5th. You can contact Lisa at [lisa.Rosetti@gmail.com](mailto:lisa.Rosetti@gmail.com) or call her at 303-347-1029. If no one steps up to help, the Easter celebration, unfortunately, will be cancelled.



## Letter from the President – February 2015

You may have noticed the banners at the Arapahoe and Weaver entrances extolling the academic accomplishments of our local Heritage Elementary School. Congratulations to Principal Ryan Langdon and the fine teachers and staff of our neighborhood school for a job well done.

At the Annual Meeting held in September 2014, a homeowner brought up that we should seek bids from various management companies to see if our agent, AMA, was competitive. Ralph Giesler volunteered to seek bids from these management companies to remove Board influence on the outcome. The

bids submitted proved conclusively that AMA was not only competitive but way ahead of the other bidders in value for the dollars expended. In addition, we enjoy the long record of experience that AMA has with this neighborhood. Needless to say, the AMA contract was renewed.

We again have an opening on the HOA Board. Nick Sanchez, Board Secretary is relocating to Tucson, AZ. Thank you Nick for your service to the Heritage Place Community. If you wish to help the Board call any Board Member and volunteer your time. We meet once per month and most of our work is done via email. Incidentally, the Secretary is a title only and the minutes of the meetings are handled by AMA. The main work is the input of ideas to solve problems and improve the neighborhood.

We have finalized the rewrite of the HOA By-Laws and had it reviewed by our attorneys. We will have a meeting on February 16th at 6:30 pm for all Homeowners to answer any questions. After that, you will be receive a ‘Special Election’ notice in the mail to vote on putting these by-laws in effect. We did a total rewrite as these by-laws have been around since 1971 and much of it no longer made sense. The cost for the attorney's involvement would be almost the same for changing just a few of the most outdated by-laws as compared to updating all of the by-laws. We are always trying to get the most “bang for a buck”.

Looking towards Spring, we have plans to plant additional trees and bushes.

The pavilion in Area B needs some planting around it to blend it in. If anyone has suggestions or ideas regarding this, let AMA or a Board member know.

## Letter From Heritage Elementary School

November 25, 2014

Dear Heritage Families,

This November has been a time for recognitions and celebrations! Perhaps you saw the current issue of "5280, The Denver Magazine" on newsstands recently. Every fall, "5280, The Denver Magazine" compiles a list of the top public elementary schools that are located in the 19 school districts within the seven-county Denver metro area. This November, Heritage Elementary school is named as one of the top public elementary schools. The magazine's process of identifying the top 52 schools meant that a school was in the top 15% of all 514 elementary schools based on academic achievement and growth in the content areas of reading, writing and math. "5280, The Denver Magazine" also highlighted schools that had "exceptional" growth scores. Of the 52 schools listed, only eight schools were noted as having "exceptional" growth scores in all three content areas. Heritage Elementary School is one of the eight. This is a tribute to the outstanding growth and achievement of Heritage students. This is accomplished by an outstanding staff and collaborative families. Do be sure to take time to be proud, celebrate and share!

A second recognition and celebration that occurred approximately one week later was Heritage's Veterans Day & SOAR Assembly. The assembly was a time when Heritage elementary school expressed our gratitude and appreciation to veterans. The assembly was also a time to recognize students who have modeled an exemplary level of SOAR on a daily basis since the beginning of the school year. On behalf of the entire staff and myself, I wish to extend my gratitude to Veterans. I appreciate you continuing to selflessly give to others by sharing your stories and pearls of wisdom with students and staff.

Shortly afterwards, was the Cherry Creek School District Cup Stacking Tournament. Cup stacking is an individual and team sport that involves stacking specialized plastic cups in specific sequences in as little time as possible. At the Cup Stacking tournament, students stacked cups in pre-determined pyramids. There were a variety of age groups and competition categories. Heritage students did extremely well! There were a total of 20 participants. Of the 20, there were four 3rd place winners, two 2nd place winners and three 1st place winners. Congratulations to all Heritage Cup Stackers for embodying SOAR!

**Together in learning,  
— Ryan Langdon, Principal**

## Throw A Hit Party With Some Preparation

Throwing parties can be fun for the whole family, but they require ample planning so everyone can have a good time. Keep these simple hints in mind for a successful get-together with family and friends:

- Appetizers. Prepare appetizers ahead of time. Heat up baked snacks just before serving.
- Wine. Most guests at parties will consume 2½ glasses of wine each. For every two guests who will drink wine, you should buy one bottle. Use wine charms (or differently colored rubber bands) on glasses so guests can keep track of their drinks.
- Buffet. Move your serving table away from the wall. Guests will be able to serve themselves from both sides and have room to move around it.

## Heritage Place Homeowners Association

96 Inverness Drive East, Ste M • Englewood, CO 80112

### YOUR BOARD MEMBERS:

#### President, Grounds:

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, Covenants:

Eddie Martin, ejmartin@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**.

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## Stay Slip-Proof Throughout The Winter

Many slips and falls in and around workplaces each year are due to weather-related conditions. As winter's ice and snow begin to coat the outdoors, follow these tips to stay safe and slip-free on your way to and from work:

- Plan ahead. Check weather and traffic conditions before you head to work so you can get ready accordingly.
- Go slowly. Perform this simple test before you step out of your car: Stick a foot out to check for a slippery surface in the parking lot. Don't rush into work even if you're late; use handrails on your way into the building if they're available.
- Wear proper shoes. Shoes with flat or low heels are the safest. In slippery weather, a rubber-soled, wide-tread shoe is best. Think about buying shoes with cleats, or cleats to slip onto your shoes or boots. In a pinch, you can wrap rubber bands around each shoe to provide more traction.
- Beware wet floors. When you step into a building, scrape off any ice or snow on your shoes and begin to walk carefully; hard floors will probably be wet and slippery from other traffic.

### Stay Healthy During Cold-Weather Exercise

Congratulations – you’re still keeping up with your New Year’s resolution to get more exercise. In the dead of winter, staying active is important, but it can also be hazardous if you’re not careful. Take these precautions when you’re exercising in cold weather:

- Get some mittens. They keep your hands warmer than gloves. Better yet, get the kind that converts to fingerless gloves, so you can adjust when you start warming up.
- Switch to hiking boots. If you’re planning to do your power walk, put on a pair of hiking boots or another pair of shoes with good traction. Cold weather usually means snowy and icy sidewalks and roads.
- Use ski poles. After you put on your hiking boots, you might want to grab your ski poles or a couple of walking sticks. They’ll help stabilize you while you walk.
- Check the wind’s direction. On those days when the wind is biting, start your jog or walk going into the wind. That way when you’re heading back home, the wind will be at your back. You won’t feel as cold or tired after all that sweating.
- Drink plenty of water. You might notice it less, but you’re still losing a lot of water when you exercise in cold weather. Try to drink every 15 minutes.

### Generate Ideas With Unusual Brainstorming Tactics

If you haven’t come up with any good ideas lately, you might want to try different approaches to sparking creativity. Try these innovative brainstorming techniques:

- Look for bad ideas. Hold a “dump the ideas” meeting with colleagues. One topic: “What should we stop doing so we have more time and energy for innovation?”
- Hold a “blue sky day.” Challenge employees or co-workers to build a model or make some kind of graphic representation of their wildest business-related ideas. For one day, display them in hallways or your break room. Include sticky notepaper for people to share their thoughts and comments.
- Hold a “gift exchange.” Have people write down their trickiest problem, and drop them all in a hat. Then have everyone pick a problem from the hat and try to solve it. This can encourage people from different areas to get together and learn something about one another’s problems and skills.
- Form a dream team. Collect a small group of people to meet once a week. Your job: to generate, share, and discuss ideas for innovation. Set specific subjects to stay focused.
- Take a field trip. Go to a museum, playground, zoo, theme park, or someplace like that. Ask everyone to come up with three business-related ideas inspired by the outing.

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**American Heart Month**

Cardiovascular disease (CVD) – including heart disease, stroke, and high blood pressure – is the No. 1 killer of women and men in the United States, as well as a leading cause of disability, preventing Americans from working and enjoying family activities. During February, learn about your risks for heart disease and stroke and stay “heart healthy” for yourself and your loved ones.

**National Children's Dental Health Month**

Developing good habits at an early age and scheduling regular dental visits help children get a good start on a lifetime of healthy teeth and gums. Each February, the American Dental Association sponsors National Children's Dental Health Month to raise awareness about the importance of oral health for young people.

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# HERITAGE PLACE

## REAL ESTATE MARKET UPDATE

### NOVEMBER 17, 2014—JANUARY 15, 2015



#### HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6484 S Heritage Pl E	2S	2381	394,500 Ⓟ

#### HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6431 S Heritage Pl E	Tri	2823	449,000
7279 E Euclid Dr	Tri	2752	449,900
6681 S Magnolia Ct	2S	2518	475,000

#### RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
6476 S Heritage Pl E	19 Nov 2014	Tri	2200	\$432,000
6494 S Newport Ct	12 Dec 2014	4L	2029	467,000

Dear Heritage Neighbors—The Denver real estate market has heated up once more. Small supply with rising demand, job growth, more Millennials entering the housing market and continuing ultra-low interest rates are all given as reasons for this increase. Denver is ranked in the top 10 residential markets by a number of informed sources; number four by Realtor.com—**DENVER 2015 home sales forecast: +14%**. The site's chief economist Jonathan Smoke says "Denver...has enjoyed one of the stronger local economies since the recovery began." Metro area unemployment is below average while job growth is higher. Denver has already recovered most jobs lost in the recession which has helped fuel a hot housing market. He forecasts home sales growth of 14% in 2015, the highest of any market. Other sources forecast price increases of between 4% and 11% depending on their location in the metro area. I feel we in Heritage Place can expect a 5-6% increase in 2015. As usual if you have any questions or comments or wish to discuss your home's market value please call or write any time. Best regards for 2015!



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Ⓟ = Pool Club 🏠 = Bank Owned or Short Sale

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## Your Family May Be The Key To A Long Life

Fitness and a good diet are significant contributors to a long and healthy life, but your genetic traits and inheritance also help determine your health and longevity.

By keeping track of your family's medical history, your doctor may be able to detect diseases you're likely to develop before they get the best of you. Here are the facts:

- Whose medical history is important? Your mother, father, siblings, aunts, and uncles – you don't need to worry so much about cousins or distant relatives. If any aren't alive, try to find their death certificates.
- What information should you document? Look for causes of death, diseases and disorders (such as visual impairment, glaucoma, hearing impairment, obesity, diabetes, high blood pressure, coronary heart disease, cancer, etc.), and lifestyle habits such as smoking, diet, alcohol or drug use, and fitness.
- What should you do with the information? Record your family's health/medical history in a journal, or create a chart or family tree listing any health traits under each person's name. Store the journal in a safe place with other valuable records. Share your findings on your family's medical history with your doctor, and record any new information after each physical.

## Teen Services

To add your teen's name, please email **Colorado Lasertype** at [getinfo@coloradolaserotype.com](mailto:getinfo@coloradolaserotype.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.

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Mia F.	12	B*/P	303-740-8477
Evelyn K.	13	B*/P	303-757-3709
Danny P.	14	B/L/S	720-870-7574
Marianna T.	17	B/S	303-770-0654

## Ask A Few Questions To Save Money

One of the best ways to save money is to ask a few questions before you spend it. Asking openly for a better deal could save you thousands of dollars a year. If the thought of asking for a price break seems embarrassing or intimidating, follow these tips to make the process go smoothly:

- Always be polite.
- Make sure you are talking to the right person – a manager or someone with authority to grant you a better deal.
- Point out the reason that you are asking for the discount: You saw the same item advertised by a competitor for a lower price, for example.
- Ask salespeople for advice on reducing the cost of what you want. Often they know the best way to save money.
- If a salesperson does help you get a better deal, tell the manager. Your gratitude will go a long way toward building a better relationship with the business.

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