



Heritage Highlights

www.heritageplacehoa.com

August 2017 **Vol. 07 No. 08 - Circulation: 455**

Street Lights

Many homeowners received violation notices for their street lights. More often than not, all that was required was to replace the bulb. In at least one instance, a homeowner had to actually install a street light on the property. In another instance, a homeowner incurred cost to have the street light operational. Thank you for taking care of your property and helping to make the streets safer at night.



Kids at Play

Look out for children who are riding their bicycles, doing hockey practice, or whatever. Many times, these children are totally oblivious to anyone else—including those of us who are driving by. Please slow down and give them a wide berth.

Trash

Placing your trash out for pickup. We live in a beautiful neighborhood. One way to help keep it beautiful is to place your trash out no earlier than late afternoon of the day before pickup. There have been instances of trash/furniture being left on the street for a couple of days.

Thank you for placing garbage cans on the street and not on the sidewalk.

Letter from the President - August 2017

Summer is always beautiful in Colorado; it is a privilege to live here!

The HOA Board requires our Agent, AMA, to conduct periodic inspections of the neighborhood to ensure compliance with the Covenants and Rules & Regulations. Violations are brought to the Homeowner's attention in writing, also a requirement of our Policies and Procedures.

The simple thing to do if you receive such a letter is to correct the problem and send a note in return stating that the problem was corrected. If it cannot be corrected, a statement of the reason it can't should be sent with an estimate of when it can be corrected.

The Board reads the responses received by our agent and frankly, some of the language is unacceptable in an upscale neighborhood. Statements like "EAT DIRT!" are not appropriate. Our agent is doing her job as directed by the Board. Just keep your language civil and polite!

A recent burglary in a garage resulting in the theft of several valuable items reminds us that locks keep a lot of people honest. If you leave your property, make sure everything is secure.

Coyotes have been seen in the neighborhood. Hopefully they were just visiting to pick up a rabbit or two for dinner and not living here. Remember, dense bushes give them a habitat, so make sure everything is kept trimmed in your yard.

Enjoy your Summer!

Violation Notices

Thank you for keeping Heritage Place a beautiful and outstanding community! Our neighborhood continues to be one of the best in metro Denver. And it's because of you taking care of your properties and homes. Homes are well cared for! Yards look great!

That said, some of you have received violation notices. At best—these are 100% impersonal and getting one can upset a homeowner. Please know your Board and management company are following through with the Rules and Regulations that we have agreed upon when we bought our homes and moved into the neighborhood. The form that we use lists the concern and asks for a response. Please do not take these notices personally.

If you receive a notice, please correct what has been noted and then return the notice to the management company.

Unfortunately, some people will ignore a written warning. When notices are sent out, we keep track of whether or not we have received a response. We follow through with any notices that have been sent out. And when you do respond, please do so in a respectful manner.

There may be instances where you will need more time to correct a violation for a variety of reasons. Please advise us so we can work with you.

Again, please be sure to return a violation notice to the management company with a short explanation of what has been done to correct the violation.

Lawn Care

It's taken me years to accept the following fact, but it's been proven to be true. If you keep grass at a longer length (some people say 3.5 inches), your lawn will be healthier. It will be greener. It will look better—AND—you will probably be able to cut down on watering your grass as much as you have been. Try it!

Exterior Changes

ARC requests—a quick reminder. If you're making any large-scale changes to the exterior of your house, please submit an ARC request to the Board.

Management/Board Contact

When you wish to contact the management company or any of us on the Board, it's been suggested that email is preferred over sending a fax. There have been times of miscommunication. When you send an email, you will have a history which will be in your favor should there be any problems.

CenCon

The following information has been taken from the Minutes from the Centennial Council of Neighborhoods (aka as "CenCon").

- Overall crime is down in Centennial.
- The Arapahoe Library District has a summer reading program for both children and adults. You can find more information on their website.
- The new Park/Trails/Rec. master plan will have a draft ready in late August.
- Centennial has more Movie Nights planned. See the website or the Centennial Connection.
- NextDoor has seen a lot of discussion on Coyotes. You can report problems with coyotes on the City's website: search on "coyote". The City must first know what kind of incidents are occurring and where so they will be better able to take any action.

Some Safety Tips—

Although crime is down in Centennial, here are a few tips to protect you and your family.

- Keep garage doors closed.
- Do you have a door from within your garage so you can enter your home? Be sure to keep that door locked.
- We hear over and over to use timers for interior lights. A great idea, but possibly consider having one for your television set. Make your house look like someone's home.
- Look at the exterior of your house. Do you have bushes that are obscuring windows? Maybe consider cutting them back.

Heritage Place Homeowners Association

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

YOUR BOARD MEMBERS:

President, Landscape:

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

Vice-President, Architectural Control Coordinator

Brock Armstrong, HOA@gmail.com 720-515-7166

Treasurer, Covenants:

Craig Wilson, Craig.Wilson.HOA@gmail.com, 720-432-1819

Secretary, Events Coordinator

Marcela Sanchez, marcenico@msn.com 720-360-0101

Member-at-Large, Newsletter Coordinator:

Dean Gonyea, 720-488-2255, DeanGonyea@comcast.net

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, except for the Jan. issue which is Dec. 6th.

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

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.

Coffee More Popular Than Ever

For more and more people, a morning cup of coffee is part of starting the day off right. According to a National Coffee Drinking Trends consumer survey, the number of Americans drinking coffee daily has increased to 62 percent, up from 57 percent in 2016.

The biggest increase is in the 13-18 age bracket. Their daily coffee habit climbed to 37 percent in 2017, up from 31 percent in 2016. Adults ages 18-24 increased their coffee habit from 48 percent to 50 percent, and 63 percent of adults 25-39 drank more, up from 60 percent.

The 60-plus crowd moved to 68 percent in 2017 from 64 percent the previous year.

Arapahoe County Sheriff's Citizen's Academy

Dear Citizen,

I would like to invite you to participate in a very exciting and unique opportunity. The Arapahoe County Sheriff's Office will be conducting a series of citizen public safety academies throughout 2017. These academies are designed to provide you with a "behind the scenes" look at your Sheriff's Office. Building upon the principles of Community Oriented Policing, Partnerships and Problem Solving, the Sheriff's Office began conducting these academies in 1995. Today we provide these informative academies for adult and teen citizens.

I look forward to seeing you at one of these academies.

**Respectfully,
David C. Walcher, Sheriff**

Citizens' Academy

The academy is held at the Arapahoe County Sheriff's Office located at 13101 East Broncos Parkway in Centennial. Participation in the academy requires a commitment of three hours, two nights per week, for the five week period, and two Saturdays. There is no fee for the academy, but each academy is limited to 30 participants, 21 years of age or older. Food is provided during each class.

September 5 – October 5, 2017

The schedule is 6 to 9 p.m. each Tuesday and Thursday, beginning Tuesday, Sept. 5, and 8 a.m. to 4 p.m. on two Saturdays, Sept. 16 and Sept. 30. The graduation ceremony will take place at 6 p.m. on Thursday, Oct. 5.

Register at www.arapahoe.gov/documentcenter/view/4728

More Americans Taking Advantage of Technology

The digital revolution continues to gain ground, according to the Pew Research Center. Seventy-seven percent of Americans own a smartphone, a figure that's almost doubled since Pew began tracking smartphone ownership in 2011.

Similarly, broadband access is on an upswing, with home broadband service rising 6 percent in 2016 (after a slight decline from 2013 to 2015). In November 2016, nearly three-quarters (73 percent) of Americans reported having broadband service.

Finally, 69 percent of U.S. adults are using social media, especially young people—86 percent of 18- to 29-year-olds are on at least one social media platform.



Small Business Bookkeeping Assistance



I am a QuickBooks ProAdvisor who lives in Centennial

Tasks I can perform for your small business:

- Bank Reconciliations
- A/P, A/R, Deposits, Journal Entries
- W-2 and 1099-MISC Processing
- Act as liaison to CPA
- Process payroll through third party software

Please email Marie Kilty at mkilty123@gmail.com



Colorado Roofing Association
A Non-Profit Organization

NEED A TRUSTED ROOFER?

Be Educated.
Find a Trusted, Local Roofer.

Search Our Online Membership Directory
& Avoid Roofing Related Scams.

www.TrustedColoradoRoofers.com





OB PAINTING INC.

CALL ROB : (303) 986-8198

\$300 off

Exterior or Interior Painting

American family owned.
20 years in business.
10% discount for cash.
*Workmans Comp & Liability Insurance
Credit cards accepted*

Special Thank You
for Veterans:
Additional
10% off

**Multiple Home
Discount**

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**

**303-80-PC911
(303-807-2911)**

BBB
Member
Denver/Colorado Area
www.pc911colorado.com

\$10.00

OFF

Your Next Service Call



ting.com/centennial

Bring crazy fast fiber Internet to Heritage Place!



A great town deserves great Internet.

That's why we want to build a fiber network here, to bring the fastest Internet available to Centennial. We're talking symmetrical gigabit Internet. 1000 Mbps download and 1000 Mbps upload.

This is next generation Internet that has huge benefits not just for homes but for businesses too. An Internet connection that doesn't slow down no matter how many people in the house, or in the city, are online.

-  stream videos without buffering
-  video conference without delay
-  unlimited monthly data usage
-  surf the web with no load time

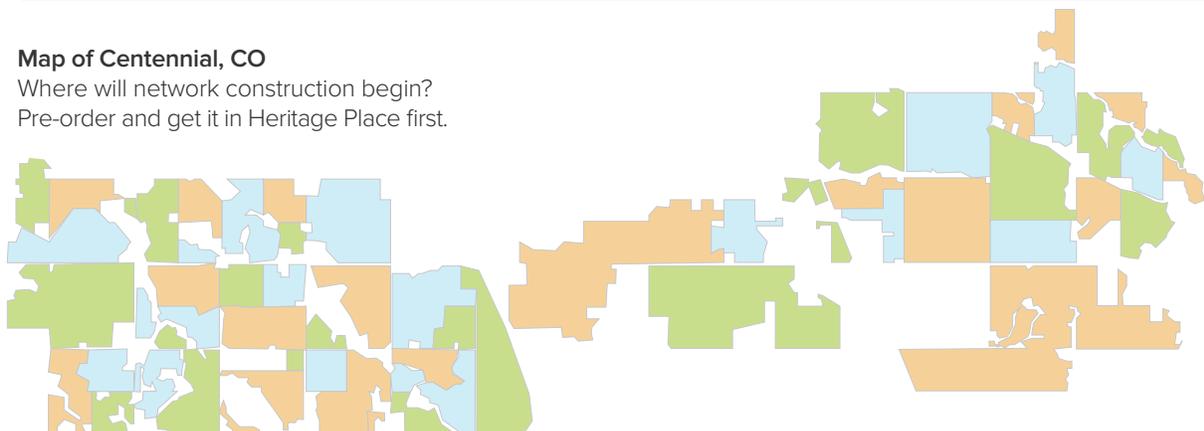


Cast your vote to bring Ting Internet to Heritage Place first.

Placing a \$9 pre-order will tell us that there's interest for Ting Internet in Heritage Place and will influence where we build first. Your pre-order doesn't just cast a vote for your neighborhood and in Centennial at large, it also secures you free installation for Ting gigabit fiber Internet to the premises.

Map of Centennial, CO

Where will network construction begin?
Pre-order and get it in Heritage Place first.



Share the Street from Arapahoe County Sheriff's Office Detail Newsletter

As the weather gets warmer there are more people out on the road – on four wheels and on two.

May was Bicycle and Motorcycle Safety Month. In Colorado, bicyclists and motorists have the same rights and responsibilities when using public roads. By learning the rules of the road and respecting each driver and rider, we can reduce crashes and injuries on our roads.

Understanding laws in Colorado can make sharing the road safer for bicyclists and motorists:

- Be courteous, share the road and obey all traffic laws, signs and signals. Bicyclists have the rights and duties applicable to drivers of any other vehicle.
- 3 feet is the minimum safe distance for a motorist to give a bicyclist when passing. In Colorado, it is the law.
- Cyclists should ride in a bicycle lane, on the shoulder (if one exists) whenever it is safe to do so.
- Bicyclists may take the lane when it is unsafe to ride to the right or when overtaking a slower vehicle.
- Bicyclists should not ride more than two abreast except on paths or parts of roadways set aside for exclusive use of bicycles. Bicyclists riding two abreast shall not impede the normal and reasonable movement of traffic.
- Bicyclists may use a lane other than the right lane when making a left turn, overtaking a slower vehicle or taking reasonable precautions to avoid a hazards.
- Bicyclists and drivers of other vehicles should always signal turns. This allows others to react in a reasonable time. Bicyclists should always use appropriate arm signals when turning.

- At night, bicyclists should ride with a white front light and a red rear light or reflector.
- Bicyclists and motorists, should always yield to pedestrians. It's important to know the laws in your area, as they may be different across jurisdictions. For example, those in Centennial may ride bicycles on the sidewalks, but that is not always the case in other municipalities. Practice patience. A motorist may have to wait until oncoming traffic passes before they can pass a bicyclist. The wait is mere seconds and is unlikely to have a negative impact on your drive time. Motorists should take the time to read and understand bicycle laws.

Motorcycle registrations continue to increase across the state. That means more people are out on two wheels. Motorcyclists should apply these tips when riding:

- Follow traffic rules. Obey the speed limit. Be aware of local traffic laws.
- Ride defensively. Don't assume that a driver can see you. Stay out of drivers' blind spots.
- Always ride with your headlights on and signal well in advance of any change in direction.
- Be alert and ride sober. Alcohol and drugs can seriously impair driving, but so can fatigue.
- Make sure your motorcycle is fit for the road. Check tires, lights, fluids and under the motorcycle before hitting the road.
- When on the bike, check the clutch and throttle, mirrors, brakes and the horn.

continued on page 8

50% OFF REGISTRATION*



WE MAKE YOUR
SMART KID EVEN
SMARTER!

©2016 Kumon North America, Inc. All Rights Reserved.

WE MAKE YOUR SMART KID EVEN SMARTER!

This school year, give your child an academic advantage!

Kumon Math & Reading Centers of:

ENGLEWOOD

7447 East Arapahoe Road, Ste. 7, Englewood, CO 80112
303-779-2605 • kumon.com/englewood

HIGHLAND RANCH

541 West Highlands Ranch Pkwy., Unit 109, Highlands Ranch, CO 80129
303-779-2605 • kumon.com/highlands-ranch

*Valid at this location only. Limited time offer.

KUMON®

METRO DENVER

FARMERS' MARKET

MARKET ON YOUR CALENDAR

<p style="text-align: center; font-weight: bold; color: #e91e63;">Saturdays</p> <p style="text-align: center; font-weight: bold; color: #e91e63;">SOUTHWEST PLAZA</p> <p style="text-align: center;">MAY 6 - OCT. 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p style="text-align: center; font-weight: bold; color: #e91e63;">Saturdays</p> <p style="text-align: center; font-weight: bold; color: #e91e63;">LAKEWOOD</p> <p style="text-align: center;">JUNE 17 - OCT. 28 9077 W Alameda Ave Alameda & Garrison (Mile Hi Church) 10am-2pm or Sellout</p>
<p style="font-weight: bold; color: #e91e63;">Sundays</p> <p style="font-weight: bold; color: #e91e63;">HIGHLANDS RANCH</p> <p style="text-align: center;">MAY 7 - OCT. 29 Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	
<p style="text-align: center; font-weight: bold; color: #e91e63;">Wednesdays</p> <p style="text-align: center; font-weight: bold; color: #e91e63;">LITTLETON</p> <p style="text-align: center;">JUNE 14 - OCT. 11 Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>	<p style="text-align: center; font-weight: bold; color: #e91e63;">Thursdays</p> <p style="text-align: center; font-weight: bold; color: #e91e63;">WHEAT RIDGE</p> <p style="text-align: center;">JULY 6 - SEPT. 28 St James Episcopal Church 8235 W. 44th Ave 10am-2pm or Sellout</p>

Check out our great recipes online!

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




**CLASSIFIEDS: The perfect way to advertise your small or large business!
Ads are inexpensive and reach many homes! Call or email us today!**

Classified ads are \$3.00/line (about 40 characters/line). 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), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

For Sale. Walker, Cane, Transport Chairs. 2 battery operated chairs. All in great shape. 303-910-5580.

\$\$ CASH \$\$ for Sports Cards - Baseball, Football & More 303-520-4034 - Jon.

DOG WALKING

copetsit.com 303-437-6346

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

House & Carpet Cleaning: 3/292-0115

HANDY MAN 4 U. 35 Years Construction Exper. Light Bulbs to Storage Sheds. 720-717-0030

PIANO LESSONS: Suzuki & Traditional Methods. Ages 3-Adult. All levels. Ann B.M., M.M., 303-7987351

Taylor's Lawn Service. Start thinking about Spring clean up. Sprinkler Start Up, Spring Aeration. Handyman services. 720-308-5698.

Small Paint Jobs Only 303-738-9203

GOT ODDS AND ENDS NEEDING TLC OR REPLACED? From faucets to small paint projects and anything in-between. Free Est/Numerous references! 35+ years in the industry/area res. Call Jim - 720-297-2813

Mile High Lawn & Garden. Complete lawn care & landscaping. Free est. 330-908-4846.

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

Highlands Pride Painting- 303-738-9203

A&M Lawn Service - Summer Specials! Lawn Aeration: avg \$35/5,000 sq ft., Spring fertilization: \$35-45, Landscape, Sprinkler Installation and Repair, Sprinkler System Start-Up & Repairs from \$50-60, Weekly Mowing avg \$25 - 28. Family owned. 303-791-5551.

OB PAINTING. Interior/Exterior. Free Estimates. Rob: 303-986-8198

It's all about quality of life and finding a happy balance between work and friends and family.

—Philip Green

If we are creating ourselves all the time, then it is never too late to begin creating the bodies we want instead of the ones we mistakenly assume we are stuck with.

—Deepak Chopra

Curious About the Market?

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.

JulieFelsen@gmail.com

I treat you like family!

Heritage Place Resident For Over 17 Years



Julie Felsen
Broker Associate, Realtor

720-353-1967

www.JulieFelsenRealEstate.com

AMERICAN ELECTRICIAN

Locally Owned Family Operated
Residential Electrical Service & Repair



Call Today!
303.597.9966
Online at
www.AmericanElectrician.co

10% Discount
for all Government Employees
City, County, State, Federal &
Military Active or Retired

15% Discount
for Seniors 65 or
older and anyone
on Disability

SPRING SPECIALS

\$50 off
any job

Not to be combined with any other offer.

\$100 off
any service upgrade

Not to be combined with any other offer.



HERITAGE PLACE

REAL ESTATE MARKET UPDATE

MAY 13 - JULY 14, 2017



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6408 S Heritage Pl W	R	2,621	\$595,000
7179 E Heritage Pl N	4L	2,196	529,000 Ⓟ
6630 E Heritage Pl S	Tri-Level	2,102	519,900
6594 S Heritage Pl E	Tri-Level	2,244	500,000 Ⓟ
6944 E Euclid Pl	R	1,714	499,999
6562 S Pontiac Ct	R	1,918	435,000

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6543 S Heritage Pl E	2S	2,392	\$620,000
6621 S Magnolia Ct	2S	2,429	515,000
*6385 S Pontiac Ct	4L	2,167	510,000
*6357 S Olive St	R	1,548	499,900
7188 E Euclid Dr	Tri-level	2,196	469,000

RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
6371 S Newport Ct	07 Jul 2017	4L	2,196	\$589,649 Ⓟ
6963 E Heritage Pl S	30 May 2017	R	1,702	569,000
*6365 S Pontiac Ct	20 Jun 2017	Tri-level	2,198	565,000
*6574 S Heritage Pl E	23 May 2017	2S	2,393	526,900 Ⓟ
*6558 S Oneida Ct	30 Jun 2017	Tri-level	2,752	500,950
6446 S Pontiac Ct	30 May 2017	R	1,648	498,000
6334 S Pontiac Ct	26 May 2017	Tri-level	2,450	492,500 Ⓟ
7270 E Euclid Dr	15 Jun 2017	Tri-level	2,094	478,000
6452 S Heritage Pl E	10 Jul 2017	2S	2,612	441,000 Ⓟ
6562 S Pontiac Ct	31 May 2017	R	1,918	422,000
*7038 E Peakview Pl	28 Jun 2017	R	1,654	410,046

2016 SMDRA



MARK D. TERRY
THE REAL ESTATE FIRM

303-521-8008 markterry@realestatefirm.com

***Homes marketed by Mark D. Terry **Buyer representation by Mark D. Terry**
***** Private sale managed by Mark D. Terry Ⓟ = Pool Club**



Based on information from RE Colorado (formerly MetroList, Inc.) for the period 5/13/2017 thru 7/14/2017. NOTE: This representation is based in whole or part on data supplied by RE Colorado which does not guarantee nor is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Sales represented are from multiple brokers.

Mark Terry Enterprises, Inc. 2017



Share the Streets..., continued from page 5

- Although it's not required in Colorado, ACSO recommends wearing a helmet and protective eye wear. A helmet is the best way to protect against severe head injuries.

Proper motorcycle training is key to understanding the rules of the road and how to apply them. There are several businesses in the Denver Metro area that offer such training, both for new riders and for continued skill development.

This Space Intentionally Left Blank for Teen Services

Drivers can help share the road with these tips:

- Always wear your seatbelt!
- Before driving, do a safety check: lights, blinkers, fluid leaks and tires.
- In the car, adjust mirrors and seats before driving.
- Pay attention to signs and use your turn signals to indicate direction changes.
- Be attentive. Look for bicyclists and motorcyclists. Then look twice. Dusk and dawn can be difficult times to see bicyclists or motorcyclists. Be on the alert for pedestrians.
- Limit distractions. Put your phone away. Don't fiddle with the radio or apply makeup while driving. If you must attend to something, safely pull over and take care of it.
- When being approached by an emergency vehicle, pull to the right shoulder of the road.
- Drive defensively. Be aware of what other drivers are doing. Keep a two-second cushion between you and the car in front of you (four-seconds in bad weather).

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

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**



Fur Babies of Centennial

In-home Pet Sitting and Dog Walking



by your
Heritage Place
Neighbor
Jen Geraghty
303-408-0243

furbabiesofcentennial@gmail.com

FurBabiesOfCentennial.com
Bonded and Insured

"Happy at home, while you are away."