



Heritage Place Homeowners Association

Heritage Highlights

www.heritageplacehoa.com

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Centennial Named Third Best City for First-Time Home Buyers

Centennial ranks as the third best city in the nation for first-time home buyers, according to a recent study by WalletHub.

WalletHub compared a sample of 300 U.S. cities of various sizes by analyzing three key indicators: affordability, the real-estate market and quality of life. Centennial came in at No. 3 overall, but was No. 2 among small cities (defined as fewer than 150,000 residents) for first-time home buyers, and No. 7 in the quality-of-life category.

“Centennial is proud to be recognized by Wallet Hub for the second time. Centennial has always strived to encourage housing options for all stages of life,” says Centennial Mayor Stephanie Piko.

Three other Colorado cities also made the top 20: Thornton at No. 6, Arvada at No. 17 and Greeley at No. 20.

Centennial was ranked No. 9 on WalletHub’s list of best cities for first-time home buyers in 2016.

WalletHub, a personal finance advisor that also compiles rankings, uses a community of subject-matter experts to review financial products, professionals and companies. The experts analyze data collected from the U.S. Census Bureau, the Bureau of Labor Statistics and major real estate groups to determine the most favorable housing markets for first-time home buyers.



Heritage Happenings

Wow! Summer has flown by! As a child it seemed wonderful and endless. Now, I blink and it is gone! But, one great thing about this neighborhood is the memories created during summer.

The Fourth of July Celebration was a huge success. The parade had a record number of riders, the hot dogs were plentiful, and the number of residents that turned out was amazing! It was a pleasure to see all ages enjoy the celebration.

Next up is Heritage Fest! It takes place the first Saturday in October (October 6th). As an evening celebration it is a great time to catch up, enjoy the crisp fall air, and enjoy food, beverages, and a Clydesdale led hayride. If you haven’t come out before, it is really is a great time!

For the school age families of the neighborhood there is a meet and greet on August 9th. At 4-5 there is a special welcome for new families. From 5-6 kids get to meet their teachers. From 6-7:30 there will be a party on the lawn with good food and music. It is a great kickoff to the school year and a fun chance to meet the other families. It is also a great time to recognize the primary fundraiser for extra school activities—field trips, technology, teacher assistance and such.

Now, business time....your current events committee has been “hard” at work for 5 years. We have had a blast, developed new friendships, and taken a lot of pride in putting on some fantastic neighborhood events. But we are ready to move on. To keep these events going, a new group needs to step up! It is a flexible position... our current group meets about quarterly with food and friends. We have kept notes of budget and vendors to pass on or let your creative juices flow and do as you will! Again, neighborhood events will stop at the end of 2018 unless a few new volunteers step up. Email us at Heritagehappenings@gmail.com to get started.

Welcome to fall and all the joy the change of season brings! Cheers to our neighborhood and good friends!

Fondly,
— Your Neighborhood Events Committee



American Adventures Month

This is your last chance to get away before summer ends and school starts. Take a road trip, go camping for a weekend, or visit tourist attractions in your home state or a neighboring one. Whatever you do, don’t let the season end before you and your family have had an adventure.

August 5th: International Beer Day!

Back in 2007, a group of friends decided to internationally dedicate a day to “gather with friends and enjoy the deliciousness that is beer, celebrate the dedicated men and women who brew and serve our beer, and bring the world together under the united banner of beer.” And to that we say, cheers. Or salud! Or prost! Or gan bei! Well, you get the idea.

Low Income Seniors May Qualify for Nutrition Assistance!

Adults aged 60 and over may be eligible to receive a monthly nutritious food box consisting of non-perishable protein, milk, juice, cereal, canned or dried fruits and vegetables, and refrigerated cheese.

Food Bank of the Rockies and our partner agencies wants to make sure no senior goes hungry.

For more information, seniors and their families can contact: Food Bank of the Rockies, 720-473-6323 Ext: 25,26,27 &32. This institution is an equal opportunity provider.

Senior Tax Exemption Event

August 14, 2018 – Tuesday, 8:00AM – 1:00PM

Colorado Forum on the Senior Property Tax Exemption Event

Location: PPA Events Center,
2105 Decatur St, Denver, CO 80211

Senior Property Tax Homestead Exemption is at risk for Colorado Seniors. We invite you to learn more about the Senior Property Tax Exemption, it's history, and uncertain future in Colorado. Attend in person or watch the event streamed. The event is co-hosted by Colorado Senior Lobby (CSL), Strategic Action Planning Group on Aging (SAPGA) and the Colorado Gerontological Association (CGS). The presentation includes a forum and breakout session. Registration and beverages with continental breakfast starts at 8 am. The program and streaming starts at 8:45 am. The Colorado Senior Lobby annual meeting is from 12:30 to 1:00 pm.

For more information on the forum and to register for attending in person or the streaming event, go to <https://tinyurl.com/senior-property-tax-8-14-18> or call the CGS at 1-855-880-4777. Admission and streaming is free. Space is limited so RSVP today!

The event will be streamed on Facebook at - <https://www.facebook.com/coloradoseniorlobby/>

National Peach Month

Once again peaches are in season. If that's not something to be happy about, then what is? Because some of the best tasting peaches have been grown in western Colorado for over 125 years, consider attending the 50th Palisade Peach Festival this month. To learn more, visit <https://palisadepeachfest.com/>.

Heritage Place Homeowners Association

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

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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 **Sonya Roberts at sonyaroberts.co@gmail.com**. 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,**
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Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to
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iPhones Top Among Teens

All the cool kids have iPhones, according to an article on the USA Today website—or at least most of them do. Citing a survey by Piper Jaffray, USA Today reports that 81 percent of teenagers own the Apple devices, despite the fact that they're more expensive than other smartphones. The average age of teen iPhone users is 16.4, and more than 84 percent of them expect their next phone to be an iPhone as well.

Teens are also growing interested in the Apple Watch. Piper Jaffray's survey found that 20 percent plan to buy one in the next six months, up from 17 percent in 2017.

City of Centennial and Cherry Creek School District Sign Fiber Lease

The City of Centennial and Cherry Creek School District (CCSD) have executed an intergovernmental agreement (IGA) for CCSD's five-year lease along the central ring of Centennial's fiber optic backbone. CCSD will lease four fibers from the City's 432 strand fiber backbone for a term of five years, with the option to extend the agreement another five years. CCSD's fiber lease will be from the District's Food and Nutrition Services building to the newly purchased building on Fremont Dr. and S. Jordan Rd.

The fiber lease will provide advanced internal connectivity to support educational and organizational needs for the Cherry Creek School District. This is the City's first fiber lease for a community anchor institution (CAI) since construction of the City's fiber backbone began in 2016 when Centennial City Council approved the \$5.7 million Fiber Master Plan. In March 2018, the City executed its first long-term commercial lease with Ting Internet.

"Within just a few months, the City has executed two fiber lease agreements, which is very exciting. We look forward to connecting more community anchor institutions to the City's fiber backbone and continuing the positive momentum we have with our businesses and residents," says Mayor Stephanie Piko.

The City has completed construction of its 20-mile central ring of fiber, with construction on the west and east rings of fiber currently underway. The entire 50-mile City-owned fiber backbone will be completed by end of this year.

4 County Preschools Earn Seed Grants to Create Outdoor Learning Areas

Four early childhood learning centers in Arapahoe County have been selected as Colorado Early Childhood Health Outdoors seed grant sites.

Healthy, natural and affordable are the foundations of the ECHO program, and they are the values that drive ECHO's mission for all children in Colorado to have daily access to quality outdoor learning environments, said a news release.

Bethany Busy Bee Preschool, Bright Beginnings Learning Center Inc., Cherry Creek Presbyterian Preschool and Joshua Early Childhood Center will each receive \$5,000 to use toward the creation of a naturalized outdoor learning environment, landscape design assistance and support, ongoing training and technical support.

Each ECHO seed grant site will work collaboratively with selected ECHO Demonstration Sites to learn best practices in outdoor learning environments and ways to naturalize their outdoor spaces.

ECHO is based on a decade of research by North Carolina State University's Natural Learning Initiative on the Preventing Obesity by Design model, the news release said. This research showed that, by improving the design of outdoor spaces through affordable interventions and providing hands-on training for early childhood professionals to actively engage children in these outdoor spaces, young children and early childhood programs see substantial benefits, the release said.

ECHO is a partnership between the National Wildlife Federation, Qualistar Colorado, and the Natural Learning Initiative. ECHO seed grant sites were selected from a competitive pool of applicants.

Movie Night: Sing

Saturday, August 18, 7pm to 9:30pm, Centennial Center Park

Join us for an outdoor screening of the animated movie, Sing (rated PG). Before the movie starts, enjoy live family activities and free popcorn (while supplies last). The movie starts at dusk. Food and beverages will be available for purchase at this free event. It's lawn seating, so don't forget to bring your chairs and blankets.

- Alcohol may not be brought to any event in the park.
- Tents, canopies and oversized umbrellas are not allowed in the park.
- Blankets and chairs are welcome.
- No ATM onsite for the event, but most vendors accept credit/debit cards.

METRO DENVER

FARMERS' MARKET

MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA</p> <p>MAY 5 - OCT. 27</p> <p>Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD</p> <p>JUNE 16 - SEPT. 29</p> <p>9077 W. Alameda Ave (Alameda & Garrison) Mile Hi Church 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH</p> <p>MAY 6 - OCT. 28</p> <p>Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON</p> <p>JUNE 13 - OCT. 10</p> <p>Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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Centennial Under the Stars

Saturday, August 11, 6:00pm to 10pm

Centennial Center Park

Don't miss the 13th annual Centennial Under the Stars Concert & Laser Light Show featuring live music by Silver and Smoke, Pink Hawks, and the highly dynamic funk band, Funkiphino. Enjoy food trucks, free face painting and a dazzling laser light show to top off the evening. Food and beverages will be available for purchase. It's lawn seating, so don't forget to bring your chairs and blankets.

Discounted Animal Licensing

Come to the event and receive a 3-year animal license for the price of a 1-year license. This offer is only available at this event.

Event Schedule

- 6:05pm to 6:50pm - Silver and Smoke
- 7:15pm to 8:15pm - Pink Hawks
- 8:30pm to 10pm - Punkipino

Parking at Centennial Center Park may be tight. There will be parking available in nearby lots. Due to the anticipated crowd we encourage pets to stay home.

- Alcohol may not be brought to any event in the park, though it will be sold at this event.
- Tents, canopies and oversized umbrellas are not allowed in the park.
- Blankets and chairs are welcome.
- No ATM onsite for the event, but most vendors accept credit/debit cards.

Renewing Your License Plate

Renew license plates at a kiosk before September 10 and pay no service fee. Arapahoe County (ArapCo) residents who renew their license plates at a ColoradoMVExpress kiosk will not pay a service fee between **June 25 and Sept. 9**. The Clerk & Recorder's Office is temporarily waiving the fee to encourage use of the self-service technology during a critical period, when its Motor Vehicle offices will be busy preparing for a new statewide computer system.

Citizens will save \$3 for every vehicle renewed at a kiosk, plus 50¢ if they pay using a personal check. The credit card convenience fee will still be in effect. All other registration fees and taxes apply. This fee waiver is for only vehicles registered in ArapCo.

"If you need to renew your license plates before Sept. 10, we strongly encourage you to visit one of 27 renewal kiosks in the state," said Clerk & Recorder Matt Crane. "You will pay no service fee, and you'll walk away with your tabs and registration in minutes. We hope to see many more customers choose this option, instead of waiting for service at the DMV."

The kiosks were introduced in 2017 to help to reduce the workload and free up staff to assist with more complex transactions. That is especially critical this summer, when one-quarter of the County's Motor Vehicle staff will be out of the office each week to attend mandatory training for the State's new titles and registrations computer system. The new system will replace Colorado's 35-year old legacy tool on Aug. 6 and will provide a more modern, integrated and efficient interface. Wait times may be longer June through Aug. as all counties train for and implement the new system.

"We are preparing for an exciting leap in technology, and we are working to keep wait times as low as possible during this important transition," said Crane. "ArapCo is taking the proactive step to cover the service fee as an incentive for customers to use our fast, easy renewal kiosks, and skip a wait in line at the DMV."

The Colorado MVExpress kiosks are blue & yellow machines that look similar to an ATM machine. To use a kiosk, simply scan the barcode on your registration renewal postcard or type your license plate number on the touch screen, and pay taxes and fees. The kiosk will provide your printed receipt, registration and license plate tabs on the spot.



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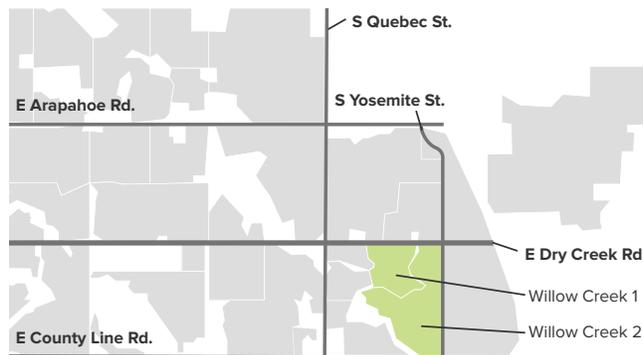
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A great town deserves great Internet.

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. It's an Internet connection that doesn't slow down no matter how many people are in the house, in the city, or online.

-  surf the web with no load time
-  get unlimited monthly data usage
-  no contracts - you can leave any time
-  no hidden fees - pay for what you see



Construction has started in Willow Creek 1 and 2

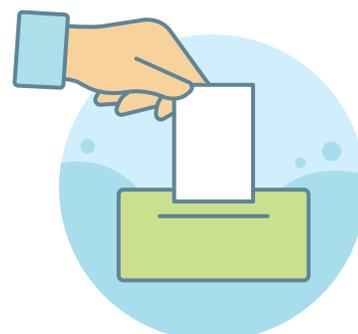
This is just the beginning of our network build here in Centennial and our goal is to wire the entire city with blazing-fast, economy-driving, job-creating fiber. We'll be announcing future neighborhoods and the next phases of our build in early 2018.

-  Phase 1 - Willow Creek 1 and 2
-  Phase 2 and beyond (to be announced)

Cast your vote to bring Ting Internet to Heritage Place Neighborhood next.

Placing a \$9 pre-order will tell us that there's interest for Ting Internet in Heritage Place Neighborhood 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.

Pre-order at ting.com/centennial



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Hi, My name is Tina, Southpark resident for 20+ years. I enjoy cleaning homes in the Littleton area! Independent w/Great references. Hoping to meet with you soon. 720-276-1277.

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.

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

Buying property in Florida might be the biggest investment of your life. Choosing the right location is a crucial part of purchasing property. Florida, with its miles of beautiful beaches and thriving urban centers, is a popular location for buying primary, second, or winter homes. If you are thinking about purchasing a home in the Sunshine State, I can help. Licensed Florida Real Estate Sales Agent and 20 year Heritage Place resident Chas R. Apple 720-320-8258.

Mile High Lawn & Garden. Complete lawn care & landscaping. Free est. 3/908-4846.

Taylor's Lawn Service. Aeration, Sprinkler start ups, Variety of landscaping services. 7/308-5698.

Remington Paint - INTERIOR / EXTERIOR Home painting. Detail Oriented, Honest, Reliable, Affordable. Licensed/Insured. 40+ Years Exp. Andrew 720-306-1798.

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Success is not final; failure is not fatal. It is the courage to continue that counts.

—Winston Churchill

Happiness lies in the joy of achievement and the thrill of creative effort.

—Franklin D. Roosevelt



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HERITAGE PLACE

REAL ESTATE MARKET UPDATE

MAY 15 — JULY 13, 2018



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
7170 E Heritage Pl N	2S	2,392	\$637,000
6488 S Heritage Pl E	2S	2,392	599,000 Ⓟ
6448 S Heritage Pl W	2S	2,566	595,000
7210 E Euclid Dr	2S	2,618	582,000
6620 S Heritage Pl W	2S	2,618	579,900

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6609 S Oneida Ct	Tri-level	2,376	\$629,900
6409 S Pontiac Ct	2S	2,394	595,000
6894 E Heritage Pl N	2S	2,392	590,000
6538 S Oneida Ct	Multi-level	2,392	562,773
6580 S Heritage Pl W	Tri-level	2,762	499,700

RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
6411 S Newport Ct	07 Jun 2018	Tri-level	2,796	\$660,000 Ⓟ
*6343 S Monaco Ct	30 May 2018	Multi-level	2,752	577,500 Ⓟ
6575 S Poplar Ct	15 Jun 2018	2S	2,602	572,000 Ⓟ
* 6654 S Pontiac Ct	05 Jul 2018	Multi-level	2,196	535,475
6630 E Heritage Pl S	14 Jun 2018	Tri-level	2,102	490,000
6462 S Heritage Pl E	14 Jun 2018	Ranch	2,203	476,050 Ⓟ
6455 S Niagara Ct	13 Jun 2018	Tri-level	2,752	475,000 Ⓟ

Dear Neighbors—Very active two months in Heritage Place! Mid-summer often brings a short lull to the market but there are no signs that will happen in Heritage Place. Prices keep creeping up with some lower sale prices equating to condition and/or location. Note: There is a new option in Colorado for downsizing 62+ homeowners. The Village Cooperative is building six communities, including one in Centennial, for active seniors wanting a truly maintenance-free lifestyle. If interested, contact me for more information. As always, you may also contact me for a no-cost/no-obligation assessment of your home's value or updating/remodeling questions as related to market value. Thanks!



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 5/15/2018 thru 7/13/2018. 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. 2018



This Space Intentionally Left Blank for Teen Services

Car Show & Concert

Sept. 8th, 2018

Car show: 9 a.m. to noon

Concert: 11 a.m. - 2 p.m.

The City's 3rd annual Car Show will feature an exciting collection of classic and exotic cars from 9 a.m. to noon, be sure to vote for your favorite! Join South Suburban Parks and Recreation District for line dancing at noon in the amphitheater, followed by live music by Fab 4, the premiere Beatles Tribute Band, at 12:30 p.m.

There will also be a variety of booths, food trucks and a Senior Resource Fair hosted by the Centennial Senior Commission.

- Alcohol may not be brought to any event in the park.
- Tents, canopies and oversized umbrellas are not allowed in the park.
- Blankets and chairs are welcome.
- No ATM onsite for the event, but most vendors accept credit/debit cards.

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