



Heritage Place Homeowners Association

Heritage Highlights

www.heritageplacehoa.com

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Quick Notes

Why live in Centennial? USA Today has listed Centennial as the 26th out of 50 best places to live. Money magazine lists Centennial as the 13th best place to live. Combine this with the information about Heritage Place from Mark Terry, and you'll be pleased about where you and your family reside.

To help keep our neighborhood looking beautiful, please place your trash cans out on the street no earlier than the evening before your scheduled pick-up day. And please place your containers in the street—especially when sidewalks are covered with snow. Many times students going to or from school will step into the street to go around those trash cans.

Don't let your guard down. If you park outside, leave nothing on the seats of your car. Consider using a timer to turn lights on in your house – especially important now that it's getting dark earlier.

Volunteers were mentioned for the Home Holiday Tour, but volunteers are needed for other projects throughout the year as well. The time commitment can vary (from as little as a day to possibly a week or so), but being a volunteer helps strengthen our community because more people begin to know each other. You can get more information from Lisa Rosetti at the contact information supplied above.

"I like to compare the holiday season with the way a child listens to a favorite story. The pleasure is in the familiar way the story begins, the anticipation of familiar turns it takes, the familiar moments of suspense, and the familiar climax and ending."

—Fred Rogers

Holiday Home Tour!

The holidays will soon be approaching. You will want to save the date for the Heritage Place and Cherry Park HOA sponsored Home Holiday Tour which will be hosted on December 14th between the hours of 2 to 5 pm. As of last count, there are six homes for you to see!

It's a wonderful time to meet neighbors! And it's also a great way to get inspired by seeing how people have renovated and/or remodeled the interiors of their homes. The property values are increasing in Heritage Place (see the article by Mark Terry). Events like the Holiday Home Tour help to strengthen community ties as Heritage Place continues to be a neighborhood that people want to live in.

For this event to be a success, though, Lisa Rosetti (vice-president on your Board of Directors) needs volunteers to be hosts on December 14th – the day of the event. Please contact her at 505-350-0823 or lisa.Rosetti@gmail.com.

Letter From the President

That yearly bill from the Heritage Place Homeowners Association, called an Assessment Statement, has arrived. The bill is 3% higher than last year and the bills of the Association have climbed higher than that. Which tells me that we, as a Board, will have to be even more careful on how we spend your money.

As a matter of policy, your Association still has a payment plan for those who may need it. Do not "wait and see" and possibly end up being late on your dues, as this will only trigger an automatic fine in addition to the dues.

If you need the payment plan, let our agent, AMA, know well in advance of the due date of January 1, 2015, so we have time to set up a program for you, as fines start on February 1.

HAPPY HOLIDAYS

I spent several hours going over a draft revision of our Association by-laws. Since they haven't

been updated since 1971, we figured we'd look at the entire set of by-laws as the Attorney charges are more efficient that way, rather than one at a time. I will be calling a 'Special Meeting' for a vote on these revisions, probably early next year. 'Special Meetings' can be done by mail, so we'll probably use that method. The revision preserves the audit requirement, but moves it to the responsibility of the Board rather than the Treasurer and requires it every other year as a cost-saving measure. It also will provide for a staggering of the Board, so a whole new Board won't be up for reelection every year, ensuring continuity in the administration of the Association. We'll try to send this out in a timely manner to allow everyone sufficient time read it (22 pages long).

As always in the December Newsletter, on behalf of the Board of Directors, I wish everyone a Merry Christmas, Happy Hanukah, Happy Kwanza and all the best in the New Year.

Real Estate in Heritage Place

As a neighbor and Realtor® it has been my pleasure to report on real estate activity in the Heritage Highlights for 20+ years. During that time we have seen average home prices nearly triple. For good reason; Heritage Place is a master-planned community built by Celebrity Homes during the period 1973-1976. There are 446 homes and over 12 acres of greenbelts with lighted walking paths. Approximately 1/3 of the homes are on one of four private pool and tennis clubs. The neighborhood is strategically located in the Denver Tech Center and close to other major business parks such as Inverness and Meridian. By happy coincidence unforeseen by the developers, Heritage Place is also less than a mile from the Arapahoe light rail station. Of course one factor that practically guarantees desirability is that the neighborhood is in the Cherry Creek School District.

Following is a quick historical perspective and current snapshot:

- In calendar year 2012, 25 homes sold at an average price of \$346,546.¹
- In calendar year 2013, 26 homes sold at an average price of \$384,667 which was an 11% increase over the average sold price in 2012.²
- As of 11/17/2014, 17 homes had sold in calendar year 2014 at an average price of \$421,871 which represents a 9.7% increase. There are four homes currently under contract in the neighborhood with asking prices ranging between \$434,900 and \$475,000. If we assume that those homes will close prior to year end, the ultimate average sales price may be even higher.³
- We have seen a very steady turnover of just over 5% on an annual basis – this is indicative of a stable, mature market. Also telling is that the average Days on Market (DOM) has come down over the past three years to an average of 33 days. Another statistic we follow is the ultimate sold price to the initial asking price. That number has held rock steady at 97-98%.⁴

Conclusions – As we emerged from the recession and concomitant housing decline of 2008-2011 home prices in Heritage Place rebounded nicely in 2012 and 2013. Ironically, while prices are up in 2014, volume is down. Part of that may be attributed to shrinking availability of replacement homes. This may be keeping some sellers on the sidelines. Going forward, low interest rates and increasing demand for quality family housing will have a positive effect on prices in Heritage Place.

1,2,3,4 - 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.

— by Mark Terry

Safe Toys and Gifts Month

Shopping for toys for Christmas, Hanukkah, or other holidays? Think about safety. Every year, toymakers around the world recall millions of toys due to safety concerns like lead paint and small magnets. Choose toys that are safe for the age of the child so everyone can enjoy a happy holiday.

Heritage Place Homeowners Association

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

YOUR BOARD MEMBERS:

President, Grounds:

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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 **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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To find ad rates and discounts, go to **www.**

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Keep Stress In Check During The Holidays

The holidays should be a joyous time for family and friends, but they can be stressful if you feel stretched too thin. Don't let the pressure bring you down. Here are some helpful hints for keeping your stress levels under control during what should be a fun and relaxing time:

- Pay attention to your mood. Recognize the signs of stress, such as irritability and anxiety. Avoid these by getting a handle on things instead of just letting them happen.
- Set reasonable limits. Allow yourself to say "No." Be realistic about what you can and cannot do during this busy month.
- Watch your diet. Overindulging in holiday treats can affect your mood. Sugar overload will make you sluggish, for example, and the stimulating effect of caffeine may make you overanxious.
- Exercise. Take a walk or visit the gym regularly. Not only will it combat the extra calories you're consuming, you'll also relieve tension and get some relaxation.

Make This The Year Your Resolutions Come True

Is this the year you're really going to achieve your New Year's resolutions? Follow these steps to setting good goals and following through:

- Write down your goals. Make them specific; make sure you can measure the goals. For instance, instead of "Lose some weight," resolve to drop five pounds by June 30.
- Motivate yourself. Write down why you want to achieve the goal. List all the ways you will benefit from achieving it.
- Take stock. Analyze exactly where you are now in reaching that goal. Note the strengths that will help you, the weaknesses that could hurt you, and the opportunities you can use to attain what you want.
- Gather resources. Determine what you'll need to invest to achieve your goal. Whether it's time, money, or something else, know what reaching this goal could "cost" you.
- Commit to learning. You may need to master new abilities to fulfill your resolution. Will you need to take classes to learn a new skill? What kind of information do you need access to?
- Get help. Identify all the people who can serve as your support group. This may also include organizations that can help you.
- Develop a game plan. Set deadlines for achieving your goals. List specific dates on which you want to complete the various steps of the plan.
- Celebrate. Give yourself a reward for achieving the various steps in your game plan and a final reward for achieving the intended goal.

Holiday Parties: It's All Business

The office holiday party can be lots of fun, but it's never an excuse to get crazy. No matter what the occasion, remember that you're still attending a business function. Behave accordingly and follow these rules of office party etiquette:

- Don't skip the party. You don't have to stick around from start to finish, but for appearance's sake, you should at least make an appearance at the festivities. Get there on time, mingle with co-workers and bosses, eat a bit of the food, thank the host, and then you can leave.
- Mingle before you consume. Parties are meant to let co-workers socialize, not just eat and drink. So when you arrive at the party, circulate the room before you head for the bar or start stuffing yourself with food.
- Thank your peers. Congratulate co-workers for jobs well done or thank them for helping you on projects. Let colleagues know that you enjoy working with them.
- Don't get drunk. Overimbibing can only lead to embarrassment or insult. Remember that you'll be back in the workplace with most of the partygoers soon, and drunken behavior could be hard to live down.
- Be courteous to your date. If you bring your spouse, a client, or a date, make sure to introduce him or her to your boss and the people you work with, and include the person in conversations. Your colleagues will notice.

"Without ambition one starts nothing. Without work one finishes nothing. The prize will not be sent to you. You have to win it."

—Ralph Waldo Emerson

National Impaired Driving Prevention Month

Get home safely from your holiday parties this month – and remember safe driving habits all through the year. December was designated National Impaired Driving Prevention Month in a presidential proclamation in 2011 to "address the serious and growing threat drunk, drugged, and distracted driving poses to all Americans."

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New Baby? Help Older Siblings Adapt

Welcoming a new baby to your family is a joyous event, but it's also an adjustment for everyone – especially your older children. They may feel confused, jealous, or left out, and their stress will only add to yours as you deal once again with diapers, feeding, and lack of sleep. Here's how to help siblings through the transition:

- Talk before the birth. Tell your children what's happening and what to expect, especially once mom begins showing. If they're old enough, take them to one or two prenatal visits so they can meet your doctor and ask questions. Share your sense of excitement so they see the experience as something to look forward to.

- Reassure your kids. They'll naturally worry about losing your attention and affection, and wonder about being "replaced." Without overdoing it, re-emphasize their importance to you. Make a point of spending some special time together before and after the new baby's birth.

- Revisit their birth. Go back to the pictures you took before and after your kids were born. Talk about the changes in everyone's life, how happy you felt, and even – delicately – the fact that you felt tired sometimes and nervous at other times. This will help them see that such transitions are part of life and nothing to be afraid of.

- Give them some special jobs. You can't expect young children to instantly grow up the minute a new baby arrives, so don't load extra responsibilities on them all of a sudden. Just talk about what they can do to help out a little. With a role to play, they'll feel important and part of the childbirth process.

- Be ready to be tested. Your children may revert to younger behavior, like sucking their thumbs or playing with baby toys, both from stress and from the desire for the kind of attention you're giving your newborn. Be flexible, but don't relax your rules too much. Children need structure, especially during periods of transition.

Get Organized and Get More Done at Work

Staying organized is a big challenge for some of us. When you can't manage time, data, or your workspace effectively, you won't be able to do your job to the best of your ability. Follow this advice for taking control of your day, every day:

- Prioritize your tasks. Don't start in on the latest email in your inbox or whatever's on top of your desk when you arrive at work. Spend a few minutes determining your most important tasks for the day – those jobs that contribute directly to your organization's goals. Focus on those and you'll be more productive.

- Communicate with others. Keep in close touch with your manager and your co-workers. If you know what they're up to, and what their priorities are, you can plan your tasks around them and cut down on wasted or duplicated effort.

- Manage your information. Take the time to sort and organize the information you're responsible for. Delete nonessential documents and emails, and file important data so that you can locate it quickly on your computer or in your workspace when you (or a co-worker) need it.

- Control your schedule. A to-do list should be more than a random collection of tasks. Decide how much time to spend on each item, and the best time of day to work on it. Stick to your priorities, but be ready to adjust your schedule according to circumstances. Don't follow it slavishly if opportunities or emergencies arise.

HERITAGE PLACE

REAL ESTATE MARKET UPDATE

SEPTEMBER 15—NOVEMBER 17, 2014



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6508 E Euclid Pl	Tri	2110	\$369,000
6484 S Heritage Pl E	2S	2381	394,500 Ⓟ

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6476 S Heritage Pl E	Tri	2200	\$439,900 Ⓟ
6431 S Heritage Pl E	Tri	2823	449,000
7279 E Euclid Dr	Tri	2752	449,900
6494 S Newport Ct	4L	2029	475,000

RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
*6630 E Heritage Pl S	19 Sep 2014	4L	2102	\$370,000
6490 S Newport Ct	13 Nov 2014	2S	2018	427,500
6567 S Oneida Ct	10 Nov 2014	4L	2668	436,000
*6540 S Heritage Pl W	05 Nov 2014	2S	2674	452,500



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Simple Tips For Better Personal Budgeting

The old joke “Why is there always so much month left at the end of my money?” isn’t funny when you’re living it all the time. To get control of your finances, you need to approach budgeting rationally and without fear. From the MintLife website come these tips for managing your money successfully:

- Set a goal. “Saving money” is a dream, not a goal. Before setting out to create a budget, decide precisely what you want: to save \$100 a month toward a child’s college education, for example, or put away enough money to go on an overseas vacation next year. That gives you something to shoot for.
- Track your spending. Whether you do it with a pencil and paper or an iPhone app, record every dollar (or nickel) you spend without fail. If you always forget, you can find secure software that links to your accounts to handle the chore for you automatically.
- Adjust your time frame. No law says you have to think in terms of a monthly budget. If that feels too unwieldy, design your budget in weekly or even daily terms so you can monitor your spending and saving more easily.
- Be honest with yourself. If you always spend \$50 going out to dinner every week, don’t pretend you’re going to stop next week or the week after. Be realistic. Either include it in your budget, or find some way to offset it somewhere else.

Teen Services

To add your teen’s name, please email **Colorado Lasertype** at 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
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