



Heritage Place Homeowners Association

Heritage Highlights

www.heritageplacehoa.com

Vol. 04 No. 10

October 2014

Circulation: 455

Please Think About...

Parents – Your board is inviting you to become involved with activities that will benefit the children of our community. Being part of a committee does not mean you are a member of the Board of Directors. Committee members work on short-term projects. Contact Lisa Rosetti at 303-347-1020/Lisa.Rosetti@gmail.com.

Vandalism continues to be a concern both within our community and on the exterior wall on Arapahoe Road. Please report any concerns to the police.

Heads up: While no one likes to receive a violation notice, be proactive with your property. Is your fence in good condition? Look at your trees and shrubs. Some residents do have dead trees and if these trees aren't removed, the homeowner will be receiving a notice. Are shrubs growing onto the sidewalks? Trash cans: please store your cans in your garages. Also – try and place trash cans outside no earlier than the evening before pick-up.

July 4th Celebration

Some good constructive input was received with regard to the July 4th celebration sponsored by your Board. Closing off streets was one suggestion, but this can't be done as emergency vehicles need full and complete access. Another suggestion was to have more people help with the refreshments that have been available. Because of liability issues, employees of the vendors have to manage each of their own areas. This is not to say that volunteers for this event are not needed – you are! Please contact Lisa Rosetti at 303-347-1020/Lisa.Rosetti@gmail.com.

The Following Is From A Concerned Resident: Dear Neighbors with Kids,

We have been so pleased to see the neighbor kids out riding their bikes and skateboards on our block. However it is very troubling to notice that they do not always wear helmets nor are they aware of how fast the cars drive around here. The corners and hills are especially dangerous. Please make sure your precious kids always wear a helmet and school them in the dangers of the road. I don't ever want to hear about one of them getting hurt.

— Sincerely, Your Neighbor

Letter from the President – October 2014

In preparation for the Heritage Place Annual Membership Meeting, I went about the neighborhood to take a few pictures to include in a Power Point presentation. One of the stops I made was the HP Elementary School; I took a picture because the new Principal was speaking at our meeting. About fifteen minutes after I got home, the door bell rang and there was a Deputy from the Arapahoe Sheriff's Office. I greeted him and he queried whether I owned a silver Mercedes and had been driving near the school a short while ago. I answered "yes" and told him I took a picture of the front of the school as a background to having the Principal speak at the Annual Membership Meeting. He smiled and said, "You freaked out the school!" My reply was, "Good, someone paid attention!" What I'm referring to is our



Neighborhood Watch Program. Subsequent to my conversation with the Deputy, in fact, the next day, I had a call from a homeowner near the school. She advised they had an attempted break-in, but their alarm system scared the perpetrator away. Later that same day, the same homeowner called and told me one of their neighbors had a burglary. Two days later, a fellow choir member who lives in Palos Verdes (immediately north of HP) told me of a burglary there. That perpetrator was apprehended. The point of my telling you about this is to emphasize the importance of the Neighborhood Watch Program. Be on the lookout for anything or anyone that appears suspicious and don't hesitate to contact the Sheriff's Office. Secondly, consider having an alarm system installed and use it faithfully (don't think you are only going to be out for five minutes and not set the alarm). In addition, one can consider a firearm in the house, but only if you take a course in handling such a dangerous tool and you can secure it from children playing with it.

The Annual Membership Meeting went well. Our HP Elementary School Principal Ryan Langdon spoke of his vision for the school and we heard from South Suburban Parks and Recreation. The vote for the Board of Directors was interesting. Three Board members who expressed no opinion received 159 votes. The Treasurer and President, who did express their opinion received 106 and 109 votes respectively. Which begs the question: With no one else standing for these positions, what does this vote say? Thank you to all that turned out for the meeting.

Enjoy the Fall weather!

Treasurer's Report September 2014

I had prepared 13 slides to show how the board controls spending and monitors and controls all monetary items just like an annual audit but monthly. The slides were not shown because of limited interest but are offered here for possible consideration by future boards. We all worry about what future boards will be like or their capabilities. The first 2 slides would have shown the budget categories reviewed this past year in my 4 asset newsletter articles. The next 8 "monthly slides" would have walked you thru how AMA's accounting records are reconciled to the penny each month with the published bank statements and that we make all 5 board members agree in writing that this is correct. We wanted to duplicate and exceed the audit process since that only spot checks a couple of months. I apologize for my exasperation about these topics. Unfortunately, for me, I know the substance and numbers involved in our past and current audits. Spot checks on unsubstantiated invoices, spot checks on dues for less than all deposits and the lack of responsibility for using correct data long discouraged me. But, please, understand, I finally "get it" from all of you that this is what you want and so I encourage the board. It is obvious to me that HPHOA has moved beyond my limited skills involved in preserving asset value, spending supervision and cost controls. Five years on the board has been sufficient and I've enjoyed the work rebuilding our assets and establishing maintenance practices with appropriate contractors. I've given all that I know and learned to all of you in writing.

Slide 1: 2009-2014 History

2009 Board Change

- Prospect for \$1-1.5 million special assessments and dues increases for 100% asset replacements: sprinklers, fences, grounds
- Resolved lost >\$60,000 as not recognizing pre-paid dues and not managing money on a "cash" basis
- Past asset work-effectiveness poor at high cost
- Reserves fell \$250,000 to \$59,000
- \$100,000 sidewalk replacement that had lower cost alternatives
- Couple \$10,000 ineffectual storm water projects
- \$100/yr spend on 4,000' wood fence and \$0 on 2,600' stucco fence

continued below

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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 - resigned

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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Treasurer's Report, *continued from above*

Slide 2: 2009-2014 History

- Changed Treasurer From "Honorary" Review Position to Directly Managing Money Spent
- Assessed-Itemized all HP assets----replaced all reserve planning based on 100% asset replacement at "end of life" to mandatory partial asset replacement EVERY year (PARPM) to obtain indefinite asset lives.
- Requires commitment from HOA as this does not work with 98% other HOA's
- Made \$12,000/yr fence spending (\$100/yr previous) mandatory
- All spending required pre-planning, scoping, competitive work bids and direct supervision to obtain higher qualified people at lower work rates
- Rebuilt 100% of assets, repaired greenbelt stormwater damage, added assets (sheds, pavilion, trees)
- \$52,000 grant received and collected from Denver Water to manage water at appropriate level of <6 million instead of 10 million gallons/year (leak control key)

continued on page 3

Treasurer's Report, *continued from page 2*

Slide 3: 2009-2014 History

- Money Management Changes
- 2009 triplicate Money Management system
- Standard management company accounting package monthly
- Quickbook monthly duplicate spreadsheet monthly triplicate
- Checks with dual signature from president and treasurer
- 4 years matching to the penny every month, now transitioning back to AMA
- 2008-2009 Audit in 2010
- Caught Nothing—All content approved while going “broke”
- Asset maintenance spending not questioned (\$100,000 sidewalk project on \$15,000 repair, \$100/yr fence repairs, etc.)
- no comment on “lost money” to assist “accounting”
- HP required in writing to disavow auditors from any errors or responsibility
- Future audits suspended due primarily to gross ineffectiveness but also budget
- Ineffective management or control mechanism
- Cannot monitor ineffective money spending on maintenance
- Cannot stop or identify 99% of any embezzlement
- Audit cost not a problem-its ineffectiveness is the problem
- 2010-2013 Audit in 2014
- Same Results as 2010 Audit

The Emerald Ash Borer (EAB)

By Greg Howe, South Suburban Parks and Recreation Forestry Horticulture Supervisor

Many residents of the South Suburban Parks and Recreation District have read newspaper articles, seen TV newscasts or social media information that a new pest is attacking ash trees in Colorado. This pest is called the Emerald Ash Borer and is commonly referred to as EAB. This pest is a green metallic insect that attacks healthy, as well as unhealthy ash trees of the genus *Fraxinus*. The Mountain ash, genus *Sorbus* is not susceptible. This insect is from Asia and is thought to have been accidentally introduced to the U.S. via wood shipping materials in the mid to late 1990's in the Detroit Michigan area. EAB is responsible for the death of millions of ash trees and tens of millions of dollars in costs in more than 22 states, as well as millions more in Canada.

The larvae of the insect creates feeding galleries under the bark, boring tunnels through the tree's water and nutrient carrying tissues. U.S. native ash trees have no natural defense against this exotic invader and when enough larvae are present in the tree their boring activities disrupt the tree's ability to distribute water and nutrients. This eventually deprives the tree of adequate water and nutrients causing the tree to begin to decline and eventually die. It takes approximately 4-6 years from the time the pest is introduced to an area for the population to reach critical numbers and start killing trees in amounts high enough to be noticed. Once this population threshold is reached, the insect begins killing trees at an exponential rate, i.e. more and more trees, faster and faster potentially leaving hundreds to thousands of standing dead ash trees across the community in just a few years.

In September of 2013, by keen observation, Boulder forestry staff noticed what they believed to be the “D” shaped exit holes

continued on page 4

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<p>Saturdays SOUTHWEST PLAZA MAY 3 - NOVEMBER 1 8am-2pm or Sellout</p> <p>Sundays HIGHLANDS RANCH MAY 4 - OCTOBER 26 High Ranch Town Center 10am-2pm or Sellout</p> <p>Mondays AURORA JUNE 16 - SEPTEMBER 29 Havana Exchange 10am-2pm or Sellout</p>	<p>New! Tuesdays BROOMFIELD JUNE 17 - SEPTEMBER 30 Shelly's Garden Country 10am-2pm or Sellout</p> <p>Wednesdays LITTLETON JUNE 11 - OCTOBER 29 Aspen Grove Lifestyle Ctr. 10am-2pm or Sellout</p> <p>Thursdays WHEAT RIDGE JUNE 12 - OCTOBER 30 10am-2pm or Sellout</p>
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Emerald Ash Borer, continued from page 3

created by the adult EAB beetle emerging from the tree. Upon further investigation the larvae infesting the tree were positively identified by State and Federal entomologists. The closest known location of EAB had been Kansas City, Kansas. Since the adult can only fly about a mile in a season the assumption is the insects were brought in on firewood or some type of raw wood packing material. Based on tree ring dating it is estimated that the insect arrived in Boulder in 2010 or 2009.

In Colorado, ash trees of the genus *Fraxinus* make up approximately 15-20% of the community tree population. For South Suburban parks, ash trees comprise only 7% of the known tree population. South Suburban does not have a full inventory of trees in drainages, open space or golf courses so the district's percentage could be much higher. It should be expected that the population of ash trees in the surrounding communities will be higher, near the 15-20% mark. The South Suburban Forestry Division has been using a protocol developed by the Canadian Forest Service to search for the possibility of EAB in the district's ash trees. As of April, Forestry staff have taken 220 branch samples from 104 ash trees strategically sampled from Sheridan to Lone Tree to look for the presence of larvae. In mid-May, 12 EAB adult traps were installed across the district. These traps were inspected on July 8th and will be inspected again in mid-September. At this time, EAB remains undetected in the District's ash tree population. This does not mean the pest is not here. It could mean that, or it might be that the level of the population is still very low and has not yet been found.

Given the potential number of ash trees in the South Metro area, homeowners and businesses may wonder if their ash trees are currently vulnerable to the Emerald Ash Borer. The short answer is, possibly. Your ash trees could be attacked and killed

by EAB, however this is unlikely to happen soon based on our current understanding of the pest's known locations. But, bear in mind this is apt to change as counties, cities and special districts sample trees and inspect their traps. So far the pest is limited to a few square miles within the center of Boulder. Currently ash trees are more susceptible to lilac-ash borer or ash bark beetle attaches which can be easily mistaken for EAB.

For tree owners that wish to protect their ash trees there are treatments available. Treatment options vary based on chemical chosen, tree health, size and age. These treatments, once started, must be maintained for the life of the tree. Treatments can be expensive depending on the chosen type and if they are done annually or every two years. The recommendation by the Colorado Department of Agriculture is, if EAB has not been located within 5 miles of your ash tree(s) no treatment is necessary at this time. It is advisable to inspect the overall health of your ash and determine its personal value. Whether or not you should treat your ash tree(s) is an individual decision and based on how much risk you're willing to assume concerning the preservation of your tree(s). Currently South Suburban has elected to be environmentally responsible and is not treating trees. Late in 2015 the Forestry and Horticulture Division will make a recommendation to the SSPR Board of Directors on the management of ash trees in the district.

For more information about EAB infestation and ash tree identification, view the EAB quick guide online at www.csf.s.colostate.edu or pick up a free copy at the nearest Colorado State Forest Service district. For current information about the status of EAB in Colorado, go to www.eabcolorado.com.

To keep up-to-date on the status of the emerald ash borer in South Suburban, visit <http://bit.ly/emerald-ash-borer-sspd>.

HERITAGE PLACE

REAL ESTATE MARKET UPDATE

JULY 17—SEPTEMBER 15, 2014



HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
6508 E Euclid Pl	Tri	2110	\$369,000
6484 S Heritage Pl E	2S	2381	439,950 (P)
6431 S Heritage Pl E	Tri	2823	449,000
6540 S Heritage Pl W	2S	2674	449,900

HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
*6630 E Heritage Pl S	4L	2102	\$399,900

RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
*6497 S Heritage Pl W	21 Aug 2014	Tri	2150	\$359,900
***6577 S Niagara Ct	06 Aug 2014	4L	1821	398,500
6306 S Olive Ct	25 Jul 2014	2S	2714	437,7500
6691 E Euclid Pl	30 Jul 2014	2S	1942	454,440

Dear Heritage Place Neighbors, August brought the trend of increasing prices for single family homes, which began in February, to an end. The average sold price for a single family home in August was \$329,396, down two percent from last month, but up six percent year over year. As is typical for this time of year, August also brought a downtick in the pace of home sales. Month over month, home sales were down seven percent and there was a seven percent decrease year over year. During the month, homes stayed on the market an average of 28 days, a two-day increase as compared to last month, and a 10-day increase over last August. If you have any questions or comments please call or write.



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"Homeowner's Corner" By Ralph Giesler (HP HOA member for 21 years)

In the August newsletter, the Treasurer wrote that a homeowner insisted on an audit of the Association's financial books "instead of relying on the internal controls" and implied that external audits are a waste of money. Last December, I urged the HOA Board to get an audit for fiscal years 2010-2013 (covering \$600,000 in revenue). Our bylaws have required annual audits by a public accountant for 40 plus years. Weidner and Associates performed the audit and issued a clean opinion (a good thing) in July. The Board may indeed have good internal controls in place, but they are not a substitute for an independent examination by a licensed CPA. Fortunately, the Board's proposed amendment to replace audits with financial reviews by an accountant (not necessarily licensed) "at the Board's discretion" failed by vote at the September 24th annual meeting. I have asked the Board for a special meeting of the HOA to change the bylaws. Suggestions include putting the audit on a two year cycle for cost efficiency, making non-members ineligible to serve on the HOA Board, and some other minor changes.

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)** Baby-sitting; **(*)** 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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