



Heritage Place Homeowners Association

# Heritage Highlights

www.heritageplacehoa.com

December 2017

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## What Does Covenant Enforcement Mean For Heritage Place?

It can be an unpleasant task for the homeowners association (HOA) to enforce rules and regulations. We are so lucky to have such a great community to help us keep our neighborhood beautiful and safe! Unfortunately, the HOA only has a considerable amount of control. Most of the control lies within the Covenant. The rules that are enforced are in the best interest of the entire community. This also means that even if the HOA would like to change a rule, there would have to be majority vote in order to change it. So if you are an interested party in making some changes, it is encouraged to get out and bring your community together to get the votes. For example, some of you have been interested in wrought iron fences being approved. The HOA finds the wrought iron fences to look very nice. However, the Covenant indicates that only wood, stone or brick can be used. The board is always open to hearing your grievances and/or great ideas! If you ever feel that your HOA is not looking out in the best interest of you and the community, please provide your feedback.

## Holiday Shopping Event

December 2, 2017

Downtown Littleton is expanding its annual Shopping Night at an all day event! Look for discounts, specials and refreshments provided by the merchants. Santa will be wandering the streets and photos opportunities will be all around. Merchants will remain open 11 a.m. to 8 p.m. Enjoy the lighted Main Street while holiday shopping.

## Letter From The President – December 2017

It's that time of year again! Homeowners Association annual dues! They have gone up by the prescribed 3% and will cost each home \$400.82. When compared to other HOA properties this assessment is rather reasonable. But like taxes, one hopes that it is spent carefully and prudently. I think our record on that score remains pretty good.

I'd like to remind everyone of a few important items. If you are having financial problems, the HOA has a payment plan available. You must make arrangements with our agent, AMA, before January 1st, 2018.

The due date for payment is January 1st, 2018, but there is a built in "grace" period of 30 days, which means the money due must be received by AMA by January 31st, 2018. If received on February 1st, 2018, you are late and a late fee applies. Every year someone "bets" that the Postal Service is faster than it really is. They will wait until Monday, January 29th thinking that it will reach AMA's mail slot by the 31st. When they get the late fee notice, we hear the same story, ie, "I put it in the mail in plenty of time to get there!" AMA date stamps every piece of mail they receive; if your payment gets the February 1st stamp, you get a late fee notice.



In spite of my urging, (I write a similar letter every year at this time), if you manage to procrastinate and haven't resolved your issues by March 31st, 2018, be advised, your case is turned over by AMA to a lawyer per our Policies and Procedures. It is then no longer in the hands of the agent, AMA, nor in the hands of your HOA Board. It is in the hands of the lawyers, who are by nature, shark like!

We have had a change in the HOA Board membership. The Secretary, Marcela Sanchez, who was also the Events Coordinator, tendered her resignation, which I accepted with understanding but regret. A big thank you to Marcela for her service to the Heritage Place community. Per our by-laws, I

nominated Sherrie Addante as Marcela's replacement and the Board voted unanimously for Sherrie. Welcome Sherrie to the HOA Board!

I know a lot of people will put up Christmas lights while it is still warm or at least not freezing cold. Just don't turn them on earlier than 6 weeks prior and off again at 4 weeks after. Another light you might check in this season of light is your street lamp. This neighborhood depends on each and every homeowner having an operational light next to the street; our safety and security relies on this.

As this is the December Newsletter, let me wish all of the folks in Heritage Place on behalf of the HOA Board, a Merry Christmas, Happy Hanukah, Happy Kwanza and a Happy New Year!

—Sincerely,  
Your HP HOA President

## Winter is Coming!

Are you ready for the winter season? Here are some tips to prepare your home from any damage that can be caused by snow and dropping temperatures:

- 1 Insulate walls and attics against drafts.
- 2 Caulk and weather-strip doors and windows.
- 3 Replace damaged, loose or missing shingles that may leak during a winter storm.
- 4 Clear your gutters.
- 5 Repair roof leaks and remove tree branches that could get weighed down with ice or snow and fall on your house or your neighbor's.
- 6 Wrap water pipes in your basement and crawl spaces with insulation sleeves to slow heat transfer.
- 7 Turn off exterior faucets as these pipes can burst if they freeze.
- 8 Drain your irrigation system.
- 9 Avoid ice dams - where water from melted snow refreezes in the gutters and seeps in under the roof, soaking interior walls. To avoid ice dams: Ventilate your attic. Insulate the attic floor well to minimize the amount of rising heat. Consider having a water-repellent membrane installed under your roof covering.
- 10 Divert water by adding extensions to downspouts so that water runs at least 3 to 4 feet away from the foundation.
- 11 Tune up your heating system to avoid waiting in line for repairs on a cold day.



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## 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, brock.armstrong.HOA@gmail.com 720-515-7166

#### Treasurer, Covenants:

Craig Wilson, Craig.Wilson.HOA@gmail.com, 303-906-8864

#### Secretary, Events Coordinator

Sherrie Addante SLAddante@hotmail.com 303-698-0348

#### Member-at-Large, Newsletter Coordinator:

Sonya Roberts, sonyaroberts.co@gmail.com, 720-550-3339

#### 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 **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, 303-979-7499**.

Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com)

and click on the "Advertising Rates" link.

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## Control That Holiday Glow

Candles are a popular holiday decoration, but they're also one of the most dangerous. It's important that you follow these precautions to prevent full-blown fires:

- Never leave a lighted candle unattended.
- Always put candles in a metal or ceramic holder. Never place them in combustible containers or ones that can melt.
- Put out candles once they get within two inches of their holders or decorations. This is especially important to follow with natural or plastic decorations that often grace holiday candleholders.
- Never burn candles near things that can catch fire—including Christmas trees and curtains.

## Other Heritage Place Reminders:

- We are a pet friendly neighborhood and we sure do love our fur babies! Please remember to always keep your dog on a leash while walking in common areas where there are other dogs and people present. Even if your dog is the nicest in the neighborhood, they can be unpredictable when faced with a new person or animal.
- Please take a walk around your property and do a check for any unsightly items. "Unsightly" could be relative according to who is looking at it. Please use your best judgment. If you have any questions on what could be considered unsightly, ask a neighbor for some input or contact the HOA. We would be happy to provide feedback.
- A big thank you to our Events Team as they put on some great events this year. We look forward to what 2018 brings! We will not be holding the Holiday Home Tour this year but will be taking inquiries for next year.
- Winter weather is upon us. Please remember to shovel and de-ice your walkways within 24 hours of snowfall as this can be a safety hazard for you and your neighbors. Also, kids walking to school or to their school bus need a safe path on their way!
- Please be advised that there have been updates to the rules and regulations. You can access this information on the website at [www.heritageplacehoa.com](http://www.heritageplacehoa.com) under "Documents". You can also find a PDF version of our newsletters on the website as well under "Newsletters".

- If you are planning on making changes to your home or property and are unsure if you need approval on a certain project, please read the rules and regulations and submit an ARC form which is located on the website under "Forms". It's better to be safe than find out too late and get fined!
- In today's world of social media and online communication, remember to take a minute to say hello and introduce yourself to a neighbor. Nothing replaces human interaction. Our neighborhood has a diverse set of residents and we all have something in common, we live in Heritage Place – So say Hello!

## Most Popular Children's Holiday Books for 2017

- On the Night You Were Born by Nancy Tillman
- The Night Before Christmas by Charles Santore
- Polar Express – 30th Anniversary Addition by Chris Van Allsburg
- How the Grinch Stole Christmas by Dr. Seuss
- The Best Christmas Pageant Ever by Barbara Anderson
- Little Blue Truck's Christmas by Alice Schertle
- Hershel and the Hanukkah Goblins by Eric E. Kimmel
- Dream Snow by Eric Carle

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**PIANO LESSONS:** Suzuki & Traditional Methods. Ages 3-Adult. All levels. Ann B.M., M.M., 303-798-7351

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## **From The Heritage Elementary School Principal**

Dear Heritage Place Homeowner,

Heritage elementary school just completed the fall session of Parent / Teacher Conferences. These conferences occur when the school year is one-third completed. Your neighborhood students are off to an outstanding start! As a school, we have shifted our instructional focus from writing and math to reading and math. The reason for this is that writing has been our focus for the past four years. In this time, teachers have refined their craft and students are writing at high levels. Writing at high levels means that students "think" like authors. Authors recall experiences, share understandings about scientific processes and respond to literature. While making sure grammar and conventions are correct, being an author entails much more. Authors write to connect with their reader. They consider a variety of organizational structures and choose the one that will have the greatest impact on the reader. Authors additionally think through their choice of words, use of metaphors and analogies. They select the organizational structure and elaborate on their ideas so as to have the greatest impact on their reader as possible. Through it all, students share their human experience and communicate life messages based on their lived experience and understanding of the world. As we shift to focusing on reading, our overarching goal is for students to be advanced readers and mathematicians.

In addition to students excelling in academics, many have participated in extracurricular activities. Heritage has a thriving student council. They provide leadership for our outstanding school culture by providing morning announcements, organiz-

ing spirit Fridays and connecting with community organizations to support them. Over ten students participated in CCSD's "Cardboard Challenge". The Cardboard Challenge is part of the Global Cardboard Challenge, an international movement to engage children in creative play. It was inspired by Nirvan Mullick's 2011 short film "Caine's Arcade," about 9-year-old Caine Monroy, who spent his summer vacation building an elaborate cardboard arcade. Additionally, many students participate in one of Heritage's many after school club offerings such as choral music, karate, Lego club, chess club, stock market club, dance club, Battle of the Books, Spelling Bee and running club. One final extracurricular activity that many students participate in is Girl Scout Brownies and Cub Scouts. The Girl Scout Brownies organized "The Teddy Bear Project" whereby organized a school collection of new and gently loved stuff animal drive to benefit the Children Rescue Foundation. Both the Girl Scout Brownies and Cub Scouts contributed to honoring veterans at our recent veteran celebration assembly by presenting and retiring the colors. As the year continues, Heritage students will continue challenging themselves in the classroom and being involved in the school and community.

Together in learning,



**Ryan Langdon, Principal**

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# HERITAGE PLACE

## REAL ESTATE MARKET UPDATE

### SEPTEMBER 16 — NOVEMBER 17, 2017



#### HOMES FOR SALE

ADDRESS	STYLE	SQ. FT.	PRICE
*6547 S Oneida Ct	Multi-level	2,196	\$549,900
6476 S Heritage Pl E	Tri-level	2,168	535,000
6392 S Poplar Ct	Tri-level	2,752	512,500 Ⓟ
6379 S Oneida Ct	Tri-level	2,196	499,000

#### HOMES UNDER CONTRACT

ADDRESS	STYLE	SQ. FT.	PRICE
6484 S Newport Ct	2S	2,724	\$619,988
*6497 S Heritage Pl W	Tri-Level	2,196	479,900
6470 S Newport Ct	2S	1,934	479,000

#### RECENTLY SOLD

ADDRESS	SOLD DATE	STYLE	SQ. FT.	PRICE
6543 S Heritage Pl E	05 Oct 2017	2S	2,392	\$596,589
7095 E Euclid Dr	19 Oct 2017	Multi-level	2,399	487,000
6530 S Heritage Pl W	20 Oct 2017	R	1,627	480,000
7170 E Heritage Pl N	23 Oct 2017	2S	2,392	467,000
7188 E Euclid Dr	22 Sep 2017	Tri-level	2,192	458,900
6944 E Euclid Pl	06 Oct 2017	R	1,714	440,000

**Dear Neighbors** - As we head into Fall, the housing market in Heritage Place stays remarkably stable—though the rate of price increases seems to have leveled. As of this writing, 30 Heritage Place homes have closed since January 1<sup>st</sup> at a median price of \$491,250 with average Days On Market (DOM) of 29 days. At this same point one year ago 25 homes had sold at a median price of \$480,000 and a DOM of 28. **Shredding Event Recap:** We had a great turnout and response to the Heritage Elementary fund-raiser shredding event held on October 28<sup>st</sup>. Over \$350 was raised for the school! If you missed the event, don't worry we will be repeating it in the Spring so watch for announcements. As always, if you'd like a no-cost, no-obligation, real-time Market Value of your home or a consultation if considering improvements please call or write any time. Thanks, Mark



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Based on information from RE Colorado (formerly Metrolist, Inc.) for the period 9/16/2017 thru 11/17/2017. 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



# This Space Intentionally Left Blank for Teen Services

## Blend Family Time With School Time

Balancing time with family and friends becomes an even greater challenge when you go back to school as an adult. Furthering your education doesn't have to mean sacrificing all personal time. Here are some ways to share the experience:

- Make your newfound knowledge a topic of conversation. Talk to your family about what you're learning. This helps start conversations—and helps others understand what you're studying.
- Share your reading material with family. If you get interesting books or reading material for your class, encourage your partner to read the material, too.
- Get help with schoolwork. Ask family members to help you prep for exams, proofread papers or discuss the week's readings.

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