

# Arapahoe Ridge HOA

Quarterly Newsletter July—2001

Email: arhoa@earthlink.net WEB: <http://home.earthlink.net/~arhoa>



## State of the Neighborhood

### Welcome Northlight/New Residents

New neighbors are arriving almost daily. We welcome you all to Arapahoe Ridge and hope to see and hear from you.

This newsletter has important information about our community, including important phone numbers and contact names. Also visit the ARHOA Web Site: <http://home.earthlink.net/~arhoa/>.

I encourage you to save this information in a place for quick reference. Don't hesitate to pick up the phone or send email if you require additional help. If you have a question or would like to get involved and you don't know whom to contact, simply contact me and I will gladly assist you.

### Volunteer Thanks

I wish to thank the hard working volunteers that have embraced our community and work hard to make it a wonderful place to call home. I admire your dedication, and thank you from the bottom of my heart.

### Reserve Study Analysis

A Financial Reserve Study has been delivered by Bradley Property Consultants. It outlines our HOA financial responsibilities over a 40-year period, taking into account the repair and replacement costs all the inventory i.e., fences, landscaping, Pool/Clubhouse, etc. Initial review of the Reserve Study details a positive outlook allowing us to insure our community remains a desirable place to live without additional impact to our HOA fees. We will provide details via the email network and the next newsletter in 3 months.

### New Board Member

Please welcome Vaughan Howard to the ARHOA Board. Thanks to Vaughan for volunteering to fill the Treasurer position vacated by Barb Holt. We extend a **huge** thanks to Barb for years of volunteer service to our community!

**Don Michael**, HOA President.

## Volunteers

Our community depends on committed volunteers that use their expertise and desire to benefit Arapahoe Ridge. What we enjoy now is due in a large part to the hard work of volunteers. If you have a few hours per month and want to get involved please inform a Board Member or Committee Chairperson of your interest. We would love to hear from you.

### Neighborhood Watch

Scott Hopson - 303.926.9667 - shopson@amfam.com

Janice Moore - 303.604.0510 - janicesmoore@yahoo.com

Officer Ted Bathauer - 303.926.2841 - tedbath@ci.erie.co.us

### Design Review Committee

Theresa Grondin - 303.926.0811 - chattykathy@netzero.net

### Pool / Clubhouse Committee

Tani Owens - 303.666.5811 - towens@qualcomm.com

Nancy Welch - 303.665-3217 - nance@cadcoinc.com

### Landscape Committee

Jennifer Linnsen - 303.926.5351 - linnsen@earthlink.net

## Community Calendar

*Halloween Party:* Near Halloween.

*National Night Out* August 7<sup>th</sup>, Neighborhood Watch block parties.

## Communication

There exists several forms of media available that provide community communication:

Email: Our most potent form of communication is our email network because of its widespread rapid coverage. The current email list reaches a bit over half of the community. Our goal is to reach every household.

Please subscribe by sending an email message to "arhoa@earthlink.net". Include your name, address and phone number, and you will receive up to the minute HOA information. **Under no circumstances will your email address be misused or distributed. ARHOA email content is community news only.**

Web site: The ARHOA web site "<http://home.earthlink.net/~arhoa/>" is up and running. Your Member at Large, Don Shepard, is continually improving the look and information available on the site. Please visit the web site frequently to obtain community and support information.

### ARHOA Best Deals

Advertise your items for sale to your neighbors every week with the ARHOA email. Email your request including contact information to: arhoa@earthlink.net.

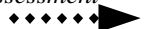
## Community Issues

### PERIMETER FENCE WARNING

**Fence repairs must be made NOW!** The perimeter fence is HOA property and may not be modified in any way. The HOA will be restoring the fence. Any work other than refinishing will be the homeowner's responsibility to pay. This includes, but is not limited to, removing gates, replacing damaged slats and stripping off paint or colored stain.

Article 3.27 of the Arapahoe Ridge Declaration of Covenants states:

*"...no gates may be installed by any owner in any portion of the perimeter fencing...if any portion of the perimeter fencing is damaged by an Owner, such owner shall be obligated to repair, replace or restore such damage at it's sole cost. If the Owner fails to do so within 30 days following demand from the Board of Directors to do so, the Association may perform such work and the cost therefore will be a Special Assessment allocable solely to the responsible Owner's Lot. Failure to timely pay such a Special Assessment*



Don Michael-President  
303-665-4948

Jonathan Kahn-Vice President  
303-666-4227

Vaughan Howard-Treasurer  
303-554-0321

Michelle Irons-Secretary  
303-665-0291

Don Shepard-Member at Large  
303-665-2407

**For daily questions or to reserve the clubhouse, contact Joan at Management & Maintenance-303-755-2732 x211**

will entitle the Association to place a lien on the responsible Owner's Lot."

The above mentioned article pertains to any damage from either abuse (pets, children, etc.), temporary removal for landscaping purposes, and any other alterations (staining, gates, ladders, etc.).

At this time, the HOA is in the process of getting bids for the restoration and sealing of the entire perimeter fence so it is imperative that these repairs are completed before the work begins.

### Arapahoe Ridge Directory

An effort is underway to update the Arapahoe Ridge Directory. The directory is an excellent source to contact your neighbor, find a local source to do some work for you and to advertise your business.

The Directory is currently being published, and will be distributed sometime around the end of this summer. **Thank you Cathy and Shirley for all the work you have done!**

### Overnight Parking

Parking your vehicles on the street overnight is not allowed. The vehicles create hazards and diminish the aesthetic quality of our neighborhood. You can be fined and your car towed.

### Pet Control

Numerous complaints have been made regarding dog droppings in front yards and around the perimeter trail. Be kind to your neighbors and clean up after your pets.

### Yard Maintenance

Please keep your yard tidy, i.e. weeds pulled, lawn cut regularly, etc.

### Automatic Payment for Dues

An opportunity to pay your HOA dues through automatic deduction from your checking account is now available. Call Joan at Management & Maintenance at 303-755-2732 x211 for details on this service.

## **Committee News**

### Landscape Committee

All stakes may be removed on trees that have been in the ground for one full year and appear steady unless your landscaper has said otherwise.

Northlight residents: be sure to contact your front yard landscaper if your trees have died. They may still be under warranty if it has been less than one year since their planting.

Call Joan at Management & Maintenance if sprinkler heads are damaged along 111th

Street or in the gated pool area. Call the Parks Superintendent, Ron Fletcher, at the Town of Erie, if sprinkler heads are damaged in the park or along Arapahoe Road.

The ARLC is actively working with the HOA and the town to have the dead trees replaced throughout our common areas.

Dennis Drumm has informed us that the town is still working out the problems with the EPA and the reservoir and he foresees the east end of the berm being completed next summer. If you have questions or complaints, please call the town and attend town meetings.

A new subdivision, Meadow Sweet Farms by Centex Homes, will be going in along AR's north side. Get involved and show up at the planning commission meetings if you are concerned about 111th Street traffic and maintenance, trail traffic and maintenance, trail views, the AR park, and the proposed density of the new subdivision. If you'd like to know more subscribe to: Town-Of-Erie, [subscribe@yahoo.com](mailto:subscribe@yahoo.com), or call the Town of Erie for the time of the next MSF planning commission meeting.

The perennial garden bed in the pool area was designed and planted by volunteers. Thanks to those who volunteered and special thanks to Sue Cagley, Ann Whitman and Emmy Conroy. We were blessed with a cool clear morning on Wednesday and proceeded to have a great time planting the flower bed.

Please consider joining the AR Landscape Committee. We are an active and vital part of AR working hard to beautify our community from small areas such as the pool garden bed to large projects like the landscaping of our trail-heads. Is there a common area project you'd like to see take shape? Get involved! It takes very little time per month to be a volunteer. If you'd like to know more, send an email to Jennifer Linssen at [linssen@earthlink.net](mailto:linssen@earthlink.net), or call 303.926.5351.

### Design Review Committee

The DRC is in charge of approving any changes or enhancements to the outside of your home or the area around your home, such as decks, additions to your home, landscaping your yard, adding antennas, etc.

If you haven't stained your fence since you bought your home it is time to do so. It will be gray and then start to deteriorate. Here are some stains which meet the "Natural Waterproof wood sealer" Design Guidelines:

- BEHR: Semi-transparent Stain Colors; #DP-533 Cedar Naturaltone, #DP-391 Cedar, #DP-382 Curry, #DP-374 Antique Brass.
- HIGH SIERRA: Log & Deck Stain Color Natural

NOTE: Do not use a pure stain. If you stain your fence with something other than this you will have to remove .

The Design Review Request Form is now available on the ARHOA Web Site at "[http://home.earthlink.net/~arhoa/docs/drc\\_form.html](http://home.earthlink.net/~arhoa/docs/drc_form.html)". When you send in an approval request form please give us a plot plan, specifics of what you are doing, especially if you are building a deck or shed, we need to know distance from property lines, height and all dimensions of the structure.

Exterior sheds must be designed consistent with your house with siding, shingles and paint the same color.

PLEASE read your Design Guidelines and CCR's. If you have any questions please call Theresa Grondin at 303-926-0811.

### Neighborhood Watch Program (NWP)

The AR NWP is going strong. We still need to fill some openings for block captains. Please review the list of areas that are vacant at this time on the back of this newsletter. If you would be interested in becoming a Block Captain for your block or area, please contact the District coordinator for your area. We have 43 blocks covered in AR at this time, but still need your help in completing coverage. With your help we can make our community a much safer environment to live and raise our children.

Some events and issues coming up later this summer include the National Night Out August 7<sup>th</sup>, block parties, speed control and running of stop signs, citizen radar program, and the next Neighborhood Watch meeting in early September. You will be hearing more from your block captain on these items. Remember if you have any concerns; please address those to your block captain. We ask that everyone please be aware of what is going on around you either at home or as you come in and out of the neighborhood. If you see anything that just doesn't look right, please call the Erie Police Department.

A thanks needs to go out to all the District Coordinators and Block Captains that have volunteered their time to make the NWP work here in Arapahoe Ridge.



NWP Contact Information

*Crime Prevention Officer:*

Ted Bathauer: tedbath@ci.erie.co.us,  
303.926.2841, Erie Dispatch:  
303.441.4444, Emergency: 911.

*Crime Prevention Coordinators:*

Scott Hopson: shopson@amfam.com &  
kdiddy70@aol.com, H 303.926.9667, W  
303.460.9906,

Janice Moore: janicesmoore@yahoo.com,  
303.604.0510

*District Coordinators:*

A: Shannon Alexander:  
Shannon@boulderhomesource.com,  
303.926.0021

B: Joann Varlese:  
jamvarlese@hotmail.com, H 303.926.8323

C: Judi Morell: thlm63@aol.com,  
303.926.1374

D: Monica Kash: mkash@sprintmail.com,  
303.926.6749

E: Jeff Yeates: jeffyeates@aol.com,  
303.664.9911

F: Northlight resident needed

Pool/Clubhouse Committee

Useful POOL information can now be accessed on the AR Web site at:

<http://home.earthlink.net/~arhoa/docs/poolinfo.html>.

Additional Adult Only Swim Times

The request for weekend adult only swim time was made and a volunteer to do the openings was found. Adult Only swim time has been added for weekend swimmers at 8:00 a.m.

Adult **Only** swim times:

M – F: 6:00 a.m. to 8:00 a.m.

Weekends: 8:00 a.m. to 10:00 a.m.

Teen Night Continues

June 16<sup>th</sup> was our first ever Teen Night for residents between the ages of 13 and 17. A small yet fun-loving crowd played volleyball, swam and ate munchies. Thank you to our volunteer adults who graciously gave up their evening: Freddie Christ, Laurie Carl and Tani Owens.

Our next nights are *tentatively* planned for Saturdays; 7/21, and 8/18 – these nights will only happen if we have enough Adult volunteers. Contact either Tani Owens (303/666-5811) or Nancy Welch (303/665-3217) to volunteer ASAP.

Share A Deck Chair

It is impossible to have enough deck chairs for all 650+ homes and each family member. PLEASE think about the use of a chair before each member in your party “holds” a chair with a towel while in the water.

Please be considerate and hold no more than two chairs for each party. In most cases, people, especially kids, jump right into the water and once out of the water are on their way out the gate. Please share a chair and meet a neighbor.

Pool Buddy Check

In an effort to address the ongoing concern of children without adult supervision, a “Buddy check” system has been put in place.

At the discretion of the guards, a call for a buddy check will be made. This requires all persons under the age of 13 go to their supervisor and be verified by a guard or pool committee helper.

Supervising means interacting, preferably in the water, throughout time at the pool. Apparently there are older siblings “watching” kids but not knowing if they’re even still in the area or not. This is for the safety and consideration of all.

Add an Extra Touch

PLEASE be patient when flushing the toilets in the pool house restrooms. It is vital that you hold the handle down an extra couple of seconds to ensure flushing is complete. Complaints that the toilets are clogged are being taken for no need – they just need to be flushed.

Adults, please monitor your children’s use of the restrooms to ensure no further damage is occurring. Earlier this season the men’s room bench was ripped off the wall.

Volleyball Court Use

A problem is growing with children using the Volleyball Court as a sandbox. The digging of holes is both ruining the Volleyball Court and creating additional maintenance in the Pool area.

Serious concerns have been voiced that the holes are making play dangerous. Stepping in a hole dramatically increases the chances of players injuring ankles and knees. The HOA does not want this additional liability and must insist the playing and digging in the Volleyball area end.

Additionally, the pool is becoming a wash off area. Sand covered children are tracking the sand into the rest room area and into the pool, increasing maintenance costs.

Your help to maintain our Pool and Vol-

leyball area as a First Class facility is appreciated.

Clubhouse Needs/Wants

In an effort to make the clubhouse more “party” friendly, the following items are sought for donation to be kept in the clubhouse for everyone’s use. If you would like to donate any of the following items please let Nancy Welch or Tani Owens know so they can arrange delivery drop off at the clubhouse:

- Additional folding tables (2, 6 ft. tables have been donated already)
- Folding chairs
- Misc. food serving pieces, i.e. serving spoons, tongs, etc.
- Other items you’d like to see kept in the clubhouse for all to us.

Summer Cleaning Challenge

Ever thought about what a little group effort could do? Last spring a group of homeowners got together to clean up the field around the gas well off Hughs and hauled out 12 TONS of junk including hunks of cement; rebar; trash galore, grass clippings, lumber, etc.

Your challenge is to organize a group and take ownership for a small portion of the common grounds and do a little sprucing up.

Talking Trash

The weather is so unpredictable in Colorado. The most pristine morning can turn into a wind blown, rainy afternoon. On some Trash and Recycle Days this has been evident as tremendous amounts of newspapers and magazines litter our neighborhood. Please take the necessary precautions when leaving your newspapers and magazines out on Recycle Day.

If you need information on our Trash and Recycle service, please visit our ARHOA site:

<http://home.earthlink.net/~arhoa/trash.html>

**Happy Summer!**

