



President's Message

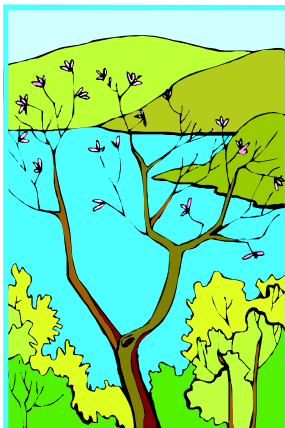
While considering what I wanted to accomplish while on the board, I first considered what we had to work with. The answer is: **a lot!**

I feel a debt of gratitude, both as a resident and a board member, to previous boards and all volunteers for various committees and events. They, and you, have established a good communication network, started fun traditions, stewarded well over our amenities and common areas, and worked productively to maintain the home values in Arapahoe Ridge. I read through many back newsletters, and am impressed with the energy and work many had done before me.

My goals as president include: continue to develop a community that people value and appreciate; help residents work through their conflicts as neighbors; and clarify policies of the HOA so people know where they stand and what to expect. I'm committed to finding ways for the community to run more efficiently, so members of the board can better work with our neighbors.

The board is creating a policy manual to which we and future boards can refer. We have a great communication network, and I want to utilize it to move from an oral history to a written one. One of the most gratifying aspects of my office began with conflict. In an effort to understand a resident who had some long standing frustration with the HOA, myself and another board member met with her. The outcome is we now have a knowledgeable resource for the community, and an enhanced appreciation for the power of listening.

Regards,
Ben O'Brien



Volunteer/Committee

Directions

"Old board members never die they just find new ways to volunteer." Previous Board Member Don Michael has volunteered to start a committee to oversee annual special events such as the 4th of July Parade, Community Garage Sale, and Halloween Party.

Previous Board Member Monica Kash is going to resurrect the landscape committee with an initial goal of improving the appearance of AR's perimeter.

Previous Board Member Don Shepard maintains our Web site and edits this newsletter. He is looking for volunteers to continue and enhance these useful forms of community communications.

We are also planning to create a Budget/Finance committee to aid the Treasurer in budget oversight and planning.

There is a need for help with all committees and your participation would pay dividends to yourself and the community. During the BOD campaign, a few people stated they didn't feel a sense of community. We believe volunteering is a great way to develop such a sense and gives one insight into a lot of what goes into AR.

Thank you to Nancy Welch for the Easter egg hunt; it is a great event and already a great tradition. Nancy has volunteered in various roles for AR in the past and to hear her infectious enthusiasm is uplifting.

Thanks to Lou Smario and any who helped put up the holiday lights last year. Lights are a favorite aspect of the holidays, and we plan on giving Lou more help this year in making AR a beautiful place this winter.

Annual Pool Opening Event

The pool is planned to open on Saturday May 29th at 10:00 am. Join the Pool Committee again at the opening for hot dogs and socializing. Dogs will be served from 11:00 a.m. to 1:00 p.m. or until they run out. We'll bring the hot dogs, you bring the family, and we'll have some fun.



Summer 2004 Pool Hours

Adult ONLY swim

- Weekdays (Mon. - Fri.), 6:00 a.m. to 8:00 a.m.
- Water Aerobics for Adults (M, W, F) @ 6:00 a.m. (see info below)
- Weekends (Sat. & Sun.) 8:00 a.m. to 10:00 a.m.

Contract Swim Lessons with Crystalline Pool

- Weekdays (Mon.-Fri.), 8:00 a.m. to 10:00 a.m.
- Adult lap swim allowed during lesson times - no children allowed in the pool area or water unless directly involved in a contracted swim lesson before 10:00 a.m. daily.

Open Swim

- Daily (Mon-Sun.) - 10:00 a.m. to 9:00 p.m.
- All children under the age of 13 require adult supervision at all times

Pool Closed

- Daily (Mon. - Sun.) - 9:00 p.m. to 6:00 a.m.

Pool Key

If you have lost your 2003 key, or are a new homeowner, you must contact Management and Maintenance (303.755-2732) to obtain a pool key. The pool is a "swim at your own risk" facility and requires that all Homeowners sign a Pool Rules and Regulations form and all HOA dues/fines are current, before a key will be issued.

Please remember:

- The pool key is only to be used by residents who are 13 years and older. No child under the age of 13 should possess or use a pool key.
- No pool key should be duplicated, duplicated keys will be confiscated and homeowner pool privileges may be revoked.
- In the event a pool key is lost there will be a \$25 key replacement fee for the first key replaced. Any subsequent replacement fee will be double the previous replacement fee.



Swim Lessons

Crystalline Pool Service and Supply, will be offering swimming lessons in 2 week sessions beginning June 14th. Lessons are offered weekday mornings prior to the pool being open for general swim.

Several levels of classes are offered including Preschool, designed for children 3 to 5 years of age only, plus other levels for ages 6 and older.

All classes cost \$35.00 per person, per session, and pre-registration is required for all classes. Homeowners may register & pay on May 29th with the lifeguard/manager. Registration forms can be found at <http://www.cpssi.net/ct.htm>. They accept checks (payable to Crystalline Pool Service and Supply), Visa or Master Card. Please contact Crystalline Pool personnel at (720)435-9869, or email lindsay@cpssi.net, for further details or to determine level placement.

Adult Water Aerobics

A wonderful neighborhood volunteer (Shaun) for the past couple of summers has volunteered her time to teach a FREE water aerobics class. She has volunteered to do this on Monday, Wednesday & Friday mornings at 6:00 a.m. The class lasts about an hour, so those who need to get to work can.

Shaun has volunteered to teach a second class around 5:30 p.m., Mon, Wed or Friday evenings, if there is enough interest. Email pool@arhoa.org, or call Tani at 303-666-5811, with your name, contact info, preferred time and evening(s), if you are interested in and would attend an evening class.

Pool Reminders

Our pool is a "Swim at your own risk" facility. As such, it is each Homeowner's responsibility & liability to provide a fun and safe environment at the pool by providing appropriate Adult supervision, adherence to all pool rules and care for the facility.

Please remember that profane or inappropriate language will not be tolerated and will result in pool privileges being revoked.

Pool Buddy Check

We will continue to, at the discretion of the guard(s), call for "buddy checks". This requires persons under the age of 13 go to the physical locale of their supervisor and be verified by a guard or other appointed person.

Supervising means interacting, preferably in the water, throughout time at the pool. Problems result from older siblings "watching" kids, but not knowing if they're even still in the area. This is for the safety and consideration of all.

Group Use of the Pool

No household is allowed to have more than 6 guests at the pool. This includes birthday parties, class parties, etc. This is for safety, as well as consideration of others.

The exception to this rule is if you have rented the Clubhouse for an event through Management & Maintenance (303-755-2732). Then, and only then, you may have more than 6 guests at the pool. You, as the homeowner, are responsible for all guests. All rules still apply about age limits, supervision of children (1 adult, in the water, for each 2-3 children), and appropriate respectful behavior.

Facilities

All repairs and maintenance on our facilities are paid from your HOA dues. Please do your part in ensuring it's cared for. Some reminders are:

- When you leave an umbrella, please put it down so the wind doesn't catch it and break it.

- Please use ONLY proper swim diapers in the pool. Any time a proper swim diaper is not used, and leaks, it requires the pool to be closed up to 24 hours, and we pay for extra cleaning.

- Trash should be placed in trashcans – don't ask someone else to clean up after you.

- When children swim too long (and swallow lots of water), they can throw up in the pool. This closes the pool and requires costs for extra chemicals. It is every adult's responsibility to help prevent this situation.

- The pool and surroundings are your facility, if you see people mistreating it - Speak Up. We have had fixtures pulled off the bathroom wall, showers left running, and inappropriate items thrown in the toilets. All these require more of your money to fix and maintain.

Amending ARHOA Governing Documents

The Board of Directors understands there are folks in the neighborhood who disagree with, or otherwise wish to change some of the covenants in the Declaration. We thought it would be

appropriate to clarify the BOD's duty according to the governing documents and to briefly explain how we understand the Covenants may be amended.



At the threshold, the Declaration is the controlling document. The Declaration supercedes the Articles and the Articles supercede Bylaws. This means that if there is conflict in the interpretation or language of a provision, as among the three documents the Covenants dominate followed by the Articles and then the Bylaws. The BOD has the authority to create Rules and Regulations that would then fall fourth in the pecking order and thus may not conflict with any of the existing provisions.

According to the Articles of Incorporation, the HOA has the following "Specific purposes"

(a) To exercise all of the rights, powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration or in any amendment to the Declaration.

(f) To enforce covenants, restrictions, conditions and equitable servitudes affecting the Common Interest Community.

It is, therefore, the BOD's unenviable obligation and duty to enforce the covenants.

To amend the Declaration, the BOD, President, or 20% of Members, may call a "Special Meeting" (separate from the Annual Meeting). Generally, interested members would use a petition to get 20%, and then the BOD would respond by calling the meeting.

To amend the Declaration, any provision (thereof), covenant, condition, restriction, requires 75% approval of the amendment. For Extraordinary Actions or Material Amendments, certain notice must be given and at least 10% of members (entitled to vote) must be present. We think the purpose here is to ensure that fewer than 10% of the Members cannot decide such Action or Amendment on behalf of the 75% required to pass the measure even if that minority (less than 10%) showed up at the meeting with enough proxies to vote 75% or more.



In summary, to amend the Declaration requires 20% of the Members to call a Special Meeting, 10% actually attend the meeting, and 75% of the Members (not 75% of those present) to pass the Amendment. (There are also "notice" requirements that must be followed.)

For purposes of a quorum of persons present, this begs the question what is a "Material Amendment". Regardless, any changes to any provision, covenant, condition, restriction or equitable servitude contained in the Declaration, requires 75% approval. And if it is not "Material", a quorum of 10% is still required - although the quorum can be determined including proxies rather than only by persons present.

The BOD are willing and stand ready to facilitate any Special Meeting, or to bring to a vote any proposed amendment at the Annual Meeting providing the appropriate quorum is met.

Neighborhood Watch



Please take a moment to review the following listing of areas that need a Block Captain:

- DISTRICT A
- A2 1851-2935 Morris Ct
- A3 2846-2966 Hughs Dr
- A6 2736-2863 Hughs Dr
- A8 1729-1850 MacCullen Dr
- A13 1805-1874 Powell St
- DISTRICT B
- B2 2592-2624 Payne Ct
- B3 1647-1712 MacCullen Dr
- B9 1694-1743 Walker St
- B11 1641-1687 Walker St
- B12 1592-1643 Walker St
- DISTRICT C
- C4 1743-1787 Holeman Dr
- C8 1621-1628 Holeman Dr
- C11 2615-2584 Betts Cir
- C12 2553-2585 Betts Cir
- DISTRICT D
- D5 2874-2915 Prince Cir
- D7 1571-1588 Hays Ct
- D10 1659-1699 Powell St
- DISTRICT F
- F2 3182-3219 Billington Dr
- F5 3240-3299 McClure Dr & Cummins Dr
- F8 3268-3302 Billington Dr
- F9 3225-3306 McClure Dr

If you see that you live on a block not yet covered by a block captain, please consider volunteering. If you would like

information about becoming a captain, please contact either Scott or Janice.

The July 4th Potluck and Picnic will be combined with Community Safety Day. Please come for the fun and learn more about how to keep our community safe.

National Night Out, annual block party night, will be on Tuesday, August 3rd this year. Many AR block captains will have a gathering that night. Please contact your block captain to ask how you can help, or contact Scott or Janice.

Alert! Many Neighboring communities are having problems currently with break-ins to homes. Westminster, Broomfield, Superior, & Lafayette have all experienced this over the last 4-6 weeks. Please take a moment to make sure your doors are locked and your garage doors are shut. Many of the thefts have been occurring at homes where doors have been left open or unlocked. If you see a neighbor's garage open, please give them a call to inform them of that.

Please think about leaving on your porch lights at night, it is a proven deterrent. If you do see anything out of the ordinary, please call the Erie PD. They need our help in preventing crime in our community; working together we can make it safer for each of us.

Have a safe and wonderful summer!

NW@arhoa.org
 Scott Hopson: 303-926-9667
 Janice Moore: 303-604-0510

DRC Update

Please remember to submit requests for changes to your home or property. The DRC meets once a month, so remember to allow enough time before a project to for the approval process.

Each home is required to have 1 tree in the front yard and 1 in the back. Please replace trees destroyed in winter snow storms. Watch out for those spring storms by removing heavy wet snow from your trees as soon as possible.

AR Contact Information

Web Site: <http://www.arhoa.org>

Management & Maintenance, Inc.

management@arhoa.org

John Reedy, 303.755.2732 x215

Joan Reid, 303.755.2732 x211

ARHOA Board

All Members: BOD@arhoa.org

President: president@arhoa.org

Ben O'Brien

Vice President: vp@arhoa.org

Ed Perkins

Secretary: secretary@arhoa.org

Rick Muller

Treasurer: treasurer@arhoa.org

Jerry Faulkenburg, 303.926.1315

Member-at-Large: memberatlarge@arhoa.org

Randy Owens, 303.666.5811

AR Committee Contacts

drc@arhoa.org – Design Review

pool@arhoa.org – Pool and Clubhouse

landscape@arhoa.org - Landscape

NW@arhoa.org – Neighborhood Watch

webmaster@arhoa.org – Web Site

emailmaster@arhoa.org – Email

ads@arhoa.org - Weekly Ads

