



## President's Message



The 4<sup>th</sup> of July festivities will be upon us, or past, by the time you receive this newsletter, but I expect them to be a success. Don Michael has put a lot of work into this event and we hope to keep expanding upon it annually. As I mentioned in the last newsletter, Don is chair of the special events committee; both he and the community could really use more volunteers.

Volunteering is a great way to develop and/or enhance community and it doesn't take much time. It could be as simple as coordinating a face painter or the donation of food at the Fourth of July celebration. At the board level, we are developing a manual for each event so that we aren't reinventing the wheel each year if someone new coordinates a given event. For example; if you come to us next year and say that you want to coordinate the garage sale, we will be able to give you a plan containing tasks, a timeline and a general history. Like a recipe, one could elaborate upon it, but at a minimum, they would have an outline of what they needed to do and when.

Another volunteer to whom the BOD and the community owe a debt of gratitude is Tani Owens. To her consternation and through no fault of her own, the initial weeks of the pool season have had some difficulties. Tani has done a huge amount of work in management and troubleshooting of the pool and Crystalline, all while raising a family and working. Frankly, the BOD was hoping for more from the new pool company but it is a fact of life that unforeseen circumstances arise and expectations are not fully satisfied. I feel that Crystalline Pools is receptive to our input and I expect that pool operations will continue to improve. We are committed to managing the pool so that it provides maximum benefit to our community. The BOD appreciates the input we receive from our neighbors. I'm glad I have the opportunity to thank Tani in this public forum.

I have heard of some concern about inappropriate attendance, attire or behavior at the pool. Although it is

entirely appropriate to notify the BOD about such issues, the time and place to take action is the present. As a resident you have no less right than I to ask someone to stop cursing, to not climb over or under the fence or to not wear a swimsuit that would be more appropriate at Club Med than at a family pool. If you see something that is not right at the pool, and don't feel comfortable addressing the situation yourself, politely ask the lifeguard to do so. This is a sticky part of having neighbors but it comes with living in a community. If you would like to be able to approach someone and discuss his or her behavior you must be willing to discuss your own behavior.

The BOD is very excited about the formation of the peer tribunal process. If you want to appeal or dispute a fine, you'll be talking to your neighbor. Hopefully this will improve how people feel about the covenant enforcement process. We have 14 volunteers to date and more are welcome. We plan to rotate people through tribunal duty three at a time so we can keep the time commitment manageable and provide a good selection of values and opinions.



## Neighborly Conduct

I want to keep the newsletter positive, however I feel I must address a topic which consistently arises in regards to HOA business. While the vast majority of our residents are polite and considerate in their interactions with board members and the volunteers who coordinate the pool, weekly ads, website, email lists, design review, etc., it is not uncommon for neighbors to be rude and even abusive. While I understand that we live in a stressful world filled with frustrations, taking out your frustrations on a volunteer is unacceptable. I view it as unjustified self indulgence. Keep in mind that reasonable people can have opposing, yet valid, opinions and perceptions. I'm convinced that all of those who volunteer their time for the community are trying to do their best. Although I realized it can be trying to receive a warning letter and may be frustrating to adhere to rules to which

you may not agree, please don't assume a board member or volunteer is out to get you, or trying to further their own agenda. How would you feel if your wife, husband or child was volunteering and was lambasted by an angry resident? As I began, I want to end on a positive note in recognizing the neighborly behavior of the vast majority of AR residents. Please remember to treat your neighbors as you would like to be treated!

Thanks for your time and enjoy your summer.

Regards,  
*Ben O'Brien*



## Pet Poisonings

It is sad to report that someone in AR has lost their pets due to an apparent ingestion of antifreeze; I can only hope that this was an accident. In any case, please be careful with antifreeze (disposal or spills), as it is toxic to both cats and dogs.

## Arapahoe Ridge Perimeter

We are planning to continue to upgrade the appearance of Arapahoe Ridge. Landscaping of the new berms along Arapahoe is continuing and will be completed this summer. We have resurrected the landscape plans for the trailheads and areas along 111<sup>th</sup>, and the Beasley Monument has finally been completed. We are in contact with Erie to beautify Prince One reservoir and Erie Lake.

## Town of Erie Info

If you are interested in receiving updates regarding town of Erie projects, meetings and plans, please notify Fred Diehl at [fdiehl@ci.erie.co.us](mailto:fdiehl@ci.erie.co.us) and he will include you on the list. It is a small amount of mail.



## Pool Updates/Reminders

The pool is a wonderful addition to our community; however we are having problems resulting, in part, from disrespect for the property and our neighbors. Please consider these issues and talk with your family/friends about these issues to ensure the best facility possible:

**People (of all ages) Climbing the Fence.** It is not only illegal in all cases to climb the fence, it is also damaging to the property. The gates/locks are constantly breaking and some of the issues arise from climbing on, hanging and swinging on, etc., the gate/fences. Each time we have to call a locksmith it costs the association several hundred-dollars. Over the winter we had the fences/gates painted – let's try to keep them looking nice!

**Pool Temperature.** There have been a lot of emails and/or phone calls fielded about the temperature, on both sides of the issue. Some residents want the water warmer and some want it cooler. Two main considerations exist: 1.) The fiduciary responsibility of the Volunteer Board and, 2.) The best solution from many opinions. Based on those two things the decision was made to maintain the big pool temperature at 79 to 80 degrees. As typical, at the beginning of every season it takes a bit of tweaking to get it to that magic spot. Some of the ongoing factors are: drastic swings in temperature between day and night; windy nights, which have a devastating affect on the heater functionality; finding again the magic setting on a very sensitive temperature gage; this year we also have had a leaking pump that required parts to be ordered, causing a reduction in the pressure/filter flow. I know we can't please everyone and maybe taking the middle of the road isn't really pleasing anyone - but it's a compromise between community wishes and trying to maintain costs.

**Personal Responsibility.** This is a great facility and the repair and upkeep costs belong to all of us. When you are using the pool, you should care for it as if it were in your backyard and your sole responsibility. It concerns me when pool volunteers are "ordered" around like servants to fetch an umbrella, ridiculed

for asking residents to follow the rules (e.g., not to bring skateboards or bikes into the pool area), or have to spend their personal time picking up other resident's trash. Please don't be rude or disrespectful to anyone at the pool, especially pool volunteers. These volunteers are your neighbors working to save YOU money. Finally, please put umbrellas down when not in use; throw out not only your trash, but also trash left by a neighbor; and better yet, go out of our way to make things better/prettier at the pool! The small volunteer staff can't do it alone, and we all win!

**Children Under 13.** Anyone under the age of 13 requires adult supervision when in the pool and around the pool area. Children under the age of 8, or those unable to stand in the deep end of the pool, should be within arms length of an adult in the water with them. Parents are the first line of safety, the lifeguards should be secondary.

## Water Aerobics

Shaun's free (volunteer) teaching of water aerobics is off to a fast paddle M-W-F mornings at 6:00 am. The first few steps into the water are a little cool that time of morning, but once you're in, it's great! Sorry to those wishing for an evening class but Shawn's schedule changed and doesn't allow for an evening class.

## Adult Swim Time Increases

Thanks to more volunteers, we are trying to open the pool between 6:00 am and 6:30 am on the weekends, instead of the original 8:00 am schedule, for adult only swim time. Please ensure you are being considerate of your neighbors by not allowing children in the pool area before 10:00 am any day (unless they are part of a swim class and in the water with the class).



## New Rules And Regulations

The BOD recently adopted the following Rules and Regulations. A more complete explanation and a full set of documents are available on the AR website.

**4.01 Overnight Parking:** A homeowner of a lot is presumed in violation of Covenant 3.29 "No Overnight On-Street Parking" if a vehicle is parked on the street in front of said lot any time between the hours of 2:00-5:00 a.m.

**4.02 Parking Within Lots:** A homeowner of a lot is in violation of Design and Review Guidelines if a vehicle is parked on said lot outside of the confines of the garage or beyond paved or concreted area of the lot's driveway.

**4.03 Political Signs:** Political signs not exceeding 24"x 36" shall be exempt from the requirements of Covenant 3.14 "Restrictions on Signs and Advertising" during the twenty (20) day period immediately preceding any general election and on the day of any general election.

**4.04 Document Inspection:** Document inspection shall be conducted according to a written Policy adopted by the Board of Directors. The Policy is available by request.

**4.05 Change of Tenant:** In order to facilitate compliance with the Arapahoe Ridge Homeowners Association governing documents, it is required that upon change of tenancy, a homeowner shall notify ARHOA management in writing of such change within thirty days and shall provide a copy of the Declaration, Bylaws, and Rules and Regulations to the new occupants upon tenancy.

**4.06 Petty Cash Account:** The president of the Arapahoe Ridge Homeowners Association has authority to make expenditures of up to \$500 for HOA purposes, without prior BOD approval. The president is required to notify the BOD of each expenditure.

**4.07 Fines:** Fining for violations shall be according to a written policy adopted by the Arapahoe Ridge BOD. The policy is available upon request.



## 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.

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](mailto: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 snowstorms.

## AR Contact Information

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

### Management & Maintenance, Inc.

[management@arhoa.org](mailto:management@arhoa.org)  
John Reedy, 303.755.2732 x215  
Joan Reid, 303.755.2732 x211

### ARHOA Board

*All Members:* [BOD@arhoa.org](mailto:BOD@arhoa.org)

*President:* [president@arhoa.org](mailto:president@arhoa.org)  
Ben O'Brien

*Vice President:* [vp@arhoa.org](mailto:vp@arhoa.org)  
Ed Perkins

*Secretary:* [secretary@arhoa.org](mailto:secretary@arhoa.org)  
Diana Walley

*Treasurer:* [treasurer@arhoa.org](mailto:treasurer@arhoa.org)  
Jerry Faulkenburg

*Member-at-Large:* [memberatlarge@arhoa.org](mailto:memberatlarge@arhoa.org)  
Randy Owens

### AR Committee Contacts

[drc@arhoa.org](mailto:drc@arhoa.org) – Design Review  
[pool@arhoa.org](mailto:pool@arhoa.org) – Pool and Clubhouse  
[landscape@arhoa.org](mailto:landscape@arhoa.org) - Landscape  
[NW@arhoa.org](mailto:NW@arhoa.org) – Neighborhood Watch  
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