



The AR Board wishes all ARHOA residents a safe and joyous holiday season and Happy New Year!



President's Message

Happy Holidays!

Thank you to all who attended the annual meeting, if even by proxy. Shelley Burke was newly elected to the Board and assumed the roll of Treasurer. Shelley is a great addition to the Board. Even before her election, Shelley was a great help to the Board with her insightful questions and research on several topics. Jerry Faulkenburg once again stepped up to help the Association and was elected to another term during which he will serve as Member at Large.

After discussing the annual budget there was an open discussion regarding RV's in the neighborhood. The issue is that the covenants do not allow for parking RV's in AR at all, which causes a problem for RV owners who would like to bring their vehicles home to prepare or clean them before or after a trip. The general consensus is that there should be some mechanism which allows RV owners to park their vehicles long enough for them to be serviced for trips. The BOD and a volunteer committee will be working on a solution to this issue.

Many of you received late notices regarding the July dues assessment. According to Management and Maintenance, our former management company, a box full of assessment letters "got lost at the post office". The Board and Four Star are working past that, and several other hurdles presented by the transition between management companies, but we are very pleased with our new situation.

Thank you to all of our volunteers and Happy Holidays to all!



Call for Volunteers

Arapahoe Ridge is extremely fortunate to have a dedicated group of volunteers in place, but they can't do it alone. This is OUR community, with OUR responsibilities and OUR challenges. Please review the following list of open volunteer positions (see the web site for details). Make it your New Year's resolution to volunteer for your community! Contact Diana Walley @ secretary@arhoa.org or via phone @ 303.604.9800.

Open Positions:

- Pool Committee Chair
- Special Events Committee (please see the Events Committee Update below for details)
- Budget Oversight Committee
- Neighborhood Watch Block Captains (please see the Neighborhood Watch Update below for details)

AR Covenants, Rules & Policies Update

The following four items are a list of covenants, rules, policies, laws, etc., which have been of concern to some of our residents and of which we would like to remind you for the upcoming year.

1. Delinquency Policy

The Arapahoe Ridge 2005 Budget was approved the Annual Meeting and set the assessment amount for 2005 at \$120 per quarter. Assessments are due as of the **first** day of each quarter, specifically on January 1, April 1, July 1 and October 1.

Due to the high number of delinquencies in the community, the Board has re-evaluated the Association's delinquency policy and has made the following changes, which will go into effect as of January 1, 2005:

Assessments will be considered LATE if not received by the **30th day of the quarter**. The follow up procedure will be as follows:

30 days late: Owner will receive a Late Notice with a \$15 late fee.

60 days late: Owner will receive a Late Notice with a \$15 late fee. Notice will include information stating that a lien will be filed if payment is not received by the 90th day.

90 days late: Owner will receive a Late Notice with a \$15 late fee. Notice will include confirmation that the lien has

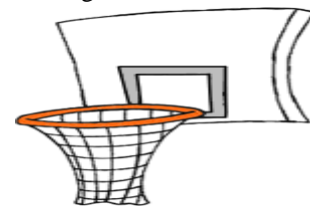
been filed and warning that the account may be turned over to an attorney. The Lien will be released when payment in full on the account is received.

120 days late & beyond: Owner will receive a Late Notice with a \$15 late fee for every 30 day period where the balance is not paid in full. The Board of Directors will review account and may choose to turn the account over to an attorney.

Please note that all expenses incurred by the Association as a result of collection efforts are the responsibility of the delinquent owner and will be billed to that account accordingly. Examples of possible expenses include collection letter fees, filing fees, and attorney fees where applicable.

2. Clubhouse Usage

The AR Board of Directors has recently discussed clubhouse usage in regards to the types of activities that are appropriate for the facilities. At this time, they have determined that the space is not appropriate for physical activities that would be better facilitated in a gym. The Lafayette YMCA (303-665-8179), located a few blocks west of Arapahoe Ridge at 95th and Arapahoe, or the Bob L. Burger Recreation Center (303-665-0468), located a few blocks south of Arapahoe Ridge on Baseline Road near Public Road, allow for the reservation of meeting rooms for a small fee.



3. Basketball Hoop Rule

If you are a diehard basketball player who keeps your basketball hoop up all winter long, remember that your hoop must be perpendicular in your driveway and remain on your lot. Hoops may not be located on the sidewalk or street.



4. Snow Removal Reminder

Please remember to shovel your sidewalk area when it snows. And if you have a fence, don't forget that you are responsible for snow removal on the sidewalk outside of your fence. The following details regarding snow removal are listed on the Town of Erie web site:

By Town Ordinance, property owners are responsible for clearing their sidewalks of snow within 24 hours following each snowstorm. A citation and/or fine may be issued if the property owner fails to comply. Snow should not be shoveled into the streets.



Events Committee Update

"It's all about getting to know your neighbors and enjoying all our community has to offer." Anonymous

Earlier this year the Events Committee was established in order to organize the many events our community holds. Currently, there are 6 events; Easter Egg Hunt, Pool Opening, Community Garage Sale, 4th of July Parade & Picnic, Halloween Carnival and Holiday Lights. In 2005 we are considering Pool Parties and An Evening in the Park. The Events Committee benefits the community for many reasons. By pooling our resources, we can make better use of our budget, prevent burnout from those who volunteer for every event, strive to improve each event and possibly add others each year. Some events require only two people to organize and run while others require a crew of 20. We are now on a Volunteer Drive with a goal to compile a database of 60 or more volunteers (we currently have 8 people in our database). We need a commitment from homeowners like you willing to organize and/or work on one or more of the ARHOA sponsored events next year. Please volunteer, or if you have any questions, please email

"events@arhoa.org", or call Don Michael @303-665-4948 or Phyllis Klicker @ 303-664-1254

2005 Events Schedule	
Easter Egg Hunt	March 26
Pool Opening	May 28
Community Garage Sale	June 10&11 *
4th of July Parade & Picnic	July 4
Halloween Carnival	October 29
Holiday Lights	November 19*
Pool Parties	TBA
An Evening in the Park	TBA
*Dates May Change	

As you know, Arapahoe Ridge sponsors several community wide events every year. These events have helped build and maintain a strong community. They are a place where you can get to know and socialize with your neighbors as well as provide safe and fun filled activities for children. Unfortunately, the future of these events is in question. Why? Because only a handful of residents volunteer to help organize and run these events. This is where you can help. If you would simply volunteer a couple of hours at just one event through the year, we would have the volunteer staff to keep these events ongoing and successful. PLEASE, consider helping to keep our community strong! Call Don @303-665-4948 or Phyllis @ 303-664-1254.

Neighborhood Watch Update

We are still in need of several block captains. Please view the current block captain vacancies at http://www.arhoa.org/nbr_watch.html to see if your block needs a block captain. If you would like to volunteer, please contact Scott and Janice at NW@arhoa.org.



AR and Town Leash Laws

For the safety of all AR residents, please review the following information from the AR Declaration of Covenants and the Erie Town Ordinances:

AR Declaration of Covenants: 3.11 –

All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the pet Owner or such Owner's representative. Each Owner of a household pet shall be financially responsible and liable for any damage caused by said household pet.

Town Leash Law –

Anyone having charge, care, custody or control of any dog of any age shall keep such dog upon his own premises unless they are under the control of a competent person and **on a leash or chain not over 6 feet long**. Animals allowed to roam are a nuisance and are in danger of injury from cars and other animals. Stray animals are impounded at the Humane Society of Boulder Valley and owners must contact them to claim their animals and pay impound fees. To report a dog/pet at large call the Erie Police Department at (303)926-2800 or dispatch at (303) 441-4444.

Barking Dogs –

Dogs are not allowed to habitually bark, howl, or yelp so as to disturb the peace of the neighborhood. If citizens are not able to resolve the problem with the dog owner, they can contact the Erie Police Department at (303)926-2800 or dispatch at (303) 441-4444.

Lost Dogs –

Contact the Erie Police Department at 303-926-2800 or the Humane Society of Boulder Valley at 303-442-4030. You can also go to the lost animal report, complete the form and send it by email.



Our First Arapahoe Ridge STAR!

The AR Board of Directors is proud to announce our first Arapahoe Ridge STAR winner, Collin Forinash! Collin is



an 18-year-old senior at Peak to Peak Charter School. Collin volunteered four weeks of his summer vacation with the Student Conservation Association rebuilding a trail in the Redwood National Park in California. Collin, an Eagle Scout, has been very active with the Boy Scouts for the past 12 years. Most recently he volunteered with Troop 49 mentoring younger boys as they work toward their ultimate goal of Eagle Scout. Congratulations Collin! Our community is a better place with you in it!

The AR BOD is asking residents to nominate other AR residents who use Success, Talent, Attitude and Results to make a difference in the neighborhood, the local community and/or the world. Each quarter the BOD will select a STAR from the nominations and we will feature an short article on this person and how they are using their STAR qualities to make a difference. This neighborhood is overflowing with STARS so we know these stories are out there! Please submit your nominations by February 1, 2005, to secretary@arhoa.org, or phone Diana Walley @ 303.604.9800.



Financial Update

** As of November 30, 2005*

Account Description	Totals
Cash Checking	\$41,729.95
Reserves	\$502,009.47
Assessments Receivable	\$15,267.92
Late Fees Receivable	\$1,345.00
Legal Fees Receivable	\$3,761.00
Misc. Owner Receivable	\$419.00
Fines -Receivable	\$250.00
Working Capital – Receivable	\$36.00
Total Assets	\$564,818.34

Contact Information

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

Four Star Association Management

management@arhoa.org

Michele Hudak, 303.996.0606 x119

Michele@fourstarreality.com

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

Diana Walley

Treasurer: treasurer@arhoa.org

Shelley Burke

Member-at-Large: memberatlarge@arhoa.org

Jerry Faulkenburg

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