



Happy spring from the AR Board of Directors!

Upcoming Events at a Glance <i>(See below for detailed information)</i>	
Monthly CAPP (Community and Police Partnership) meetings	The first Monday of the month, at Town Hall, from 7:00-8:30 P.M.
7th Annual Easter Egg Hunt	On April 15 th at 11:00 A.M., at Arapahoe Ridge Park
Town of Erie Arbor Day	On April 29 th from 10 A.M. to 12 P.M., at Arapahoe Ridge Park.
Annual Garage Sale	On Friday May 19 th and Saturday May 20 th 9:00 A.M. to 2:00 P.M.
Pool Opening	On Saturday May 27 th at 10:00 A.M. <i>(Volunteers are needed if we want to have a pool party.)</i>
Semi-annual Billing	Due July 1 st



Arapahoe Ridge is SB 100 Compliant In 2006

Governor Owens signed Senate Bill 05-100 (also known as the "Homeowners' Bill of Rights") into law on June 6, 2005. The new law affects many aspects of the governance and operation of associations in Colorado. Although SB 100 had several provisions that took effect immediately on its passage, the majority of the law took effect on January 1, 2006. As of this date, associations were required to be in compliance with the law's new requirements, including the adoption of seven responsible governance policies and procedures. In the last months, the Board of Directors has worked to understand the new requirements and take the necessary

steps to ensure that our association was in compliance on January 1, 2006. For example, we have adopted the required policies and procedures, concerning 1) collection of unpaid assessments; 2) handling board member conflicts of interest; 3) conduct of board and owner meetings; 4) enforcement of covenants and rules; 5) owner inspection and copying of association records; 6) investment of reserve funds; and 7) the adoption and amendment of policies, procedures, and rules. Please feel free to obtain a copy of the policies at the Arapahoe Ridge HOA website. (arhoa.org)

In addition to adopting these policies and procedures, the Board has chosen how it will make our required annual disclosures. Ninety days after the end of our fiscal year, April 1st, the required documents will be available at the website. We are also prepared to make the necessary changes in the governance of our association, such as holding all board member elections by secret ballot and posting physical notices of upcoming owner meetings at the entrances to the community. A copy of the bill, in addition to other SB 100 resources, is available at www.hindmansanchez.com. Although the changes brought by SB 100 are numerous and technical, we are confident that we have made the changes necessary to comply, keeping our association a great place to live!

New E-Newsletter

In order to save you money, the BoD has decided to send the second and fourth quarterly newsletters to AR homeowners via email. This is meant to coordinate with the semi-annual billing schedule. We will continue to include a hard copy of the newsletter with your two billing statements, but will not send additional mailings just for the newsletter. This will save the community hundreds of dollars each year. A big thanks to our webmaster extraordinaire, Mike Dunninger, for making this happen! To sign up for the email distribution list, please send an email to emailmaster@arhoa.org.



New Semi-Annual Billing

In an attempt to cut costs, the due dates of AR assessments have changed to a semi-annual schedule of \$240.00. This change was announced at the October 2005 annual meeting and has been in place since January. The payment due dates are January 1st, and July 1st. You will receive a bill for the July payment from **Hammersmith Management**. (Please do not disregard mail from Hammersmith as junk mail!) Because this is a new system, please also mark your calendar for July 1, so your payment is on time. And don't forget to update your automatic bill pay to correspond with the new payment schedule. Thank you for your cooperation!

Covenant Reminders

As you know, Arapahoe Ridge is a covenant-controlled community. The purpose of the covenants is to help keep our neighborhood beautiful and safe, and to protect property values. For your benefit, our association manager makes random weekly inspections of the community. Please review the two covenant reminders listed below to make sure you are in compliance (all covenants are listed at www.arhoa.org). Then, enjoy living in Boulder County's best neighborhood!

Dogs

Per our covenants, pets are not allowed off an owner's property except when properly leashed and accompanied by the pet owner or a representative. And, when walking your pet, **please pick up any messes!** Our tot lots are littered with dog poop. Not only is this unsightly, it may cause our children and pets to get sick! Leaving the mess in a bag on the trail for someone else to pick up doesn't count. Please dispose of it properly in a garbage bin. Not to mention, leashing and picking up after your pet is town law!

Also, please remember that pets are not permitted in AR which may pose a threat to the community or make an unreasonable amount of noise or nuisance. This includes pit bulls. Please help make AR a safe and fun place to live for everyone!



Overnight Parking

Our covenants state that overnight, on-street parking is not allowed. In the event that a vehicle is parked on the street overnight, the association has the right to tow the vehicle at the expense of the owner. Thank you in advance for your cooperation!

Oil Stains in Driveways

Our covenants state that unsightly conditions are not allowed. Oil stains in your driveway are considered unsightly, and you will receive a warning letter from our management company. If you're unsure how to remove them, search the Internet for "removing oil stains from driveway" and you'll receive dozens of ideas. A few idea to try are cat litter, Ultra Dawn dishsoap full strength and a good scrub brush, oven cleaner and a wire brush.



Improve Your Property Value with a Fresh Coat of Paint!

Greetings from the Design Review Committee! Spring is on the way. With it, comes the normal spring activities; planting the garden, trimming the bushes and getting the house ready for another year. But as spring rolls around, many homes in Arapahoe Ridge have another need - painting. For most homes here in AR, you are on your original paint job. It is all our desires to keep our property values up. According to most realtors, for the cost, few things add greater value to a home than a coat of paint. Nothing would be more valuable to you and all homeowners here than to take a few moments to see if your home needs new paint. Here is a short list that will give you an idea where you stand.

First, look at your garage door. Can you see dark spots bleeding through the paint? It may look like someone has tried to rub off the color. Next, look up at your siding. Does it look like light is shining on it from a nearby window...but there is no nearby window? That is called a "holiday." It means that the paint is gone or was never there. Then , how solid is the color on the siding? Does it look a little like chalk? Is there anywhere on your house that there is any sheen left to your paint? No? Well, all these are signs mean your house is in serious need of paint. Kelly Kossick, a local paint

specialist, says that when you see the dark ding (unfortunately, that's not dirt) on the garage door, it is better to paint now than to wait. Garage doors are pretty expensive to replace. But more importantly, if the elements get under your exposed siding it will be very expensive to repair...and you will still have to get a paint job. Paint protects the inside as well as the outside of your siding. Here is just a little insight about contractor paint applied to homes in new divisions...sometimes the paint is watered down so that it will spread easily – but the paint has a shorter life. Did that happen in AR? No one can say for sure. But most of our homes are really in need of paint. The paint we received did great to last 4 years. So what now?

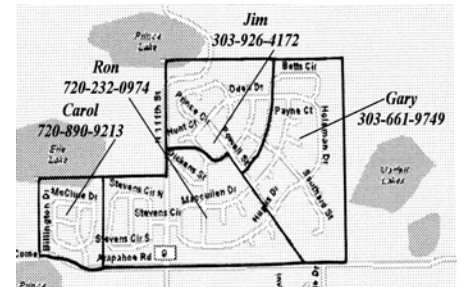
Well, find a painter that you trust and get an estimate to get your house painted. (If you decide to do-it-yourself, be advised that one should never pressure wash homes with our type of siding.) Next, look on the AR website to find the approved colors. Only those colors that appear on the website can be applied to your home. We have all the original paint chips there, and the BoD is working on getting the chips from the few homes that have been approved to be painted differently. By the way, these homes had to have their paint schemes approved by the DRC in order to change their colors. More on that shortly. If you just want your house redone as it was originally, it is a very quick process to get that approved. If you want to change what you have, you will need to download the necessary form from the website, follow the directions, and then have the plan approved BEFORE you paint. Remember, the DRC must approve any paint changes. Additionally, the Guidelines (website) state that garage doors are to be the color of the main body of the house in a three color scheme and the color of the trim in a two color scheme. So, when you paint, be sure to let your painter know to make any necessary changes.

We really have some beautiful colors here in AR. Most just look drab now. However, check out the few homes that have recently been repainted with the original colors (or approved variants). They are gorgeous and sparkle in the sunlight.

The DRC is working to simplify the approval process for painting (original color scheme) and making other alterations to property. Read the Articles (website) if you have questions about what is, and is not, allowed. Most changes require the owner to submit a

request that outlines and specifies the work to be done. For painting requests, please submit a photo of your house and any adjacent houses. We understand that when you get the feeling to make a change you want to take action. Our aim is to help that happen. We are working on the process. Until then, please follow the guidelines outlined above. The DRC is made up of four folks eager to help you. Carol, Ron, James and Gary. Please see the map below where our numbers are listed and areas are outlined.

Finally, we hope everyone wants property values to remain strong. That comes from AR looking good to prospective buyers. If simple things can get fixed quickly that would be a real help. For example, if pickets on your fence break, repair them before Hammersmith Management is required to send you a notice. If you see broken pickets on your walks through the neighborhood (or as you drive by) or things in disrepair, email a Board member, a DRC volunteer or our management company. All of Arapahoe Ridge will look even better because of your efforts!



Neighborhood Watch Update

We all want safe and crime-free communities, and one way to achieve this goal is to become involved in the Neighborhood Watch Program (NWP) in Arapahoe Ridge.

Volunteering as a Block Captain within your community does not require a lot of time or work. All we ask is that you maintain a line of communication with your neighbors in your designated section, street, or block.

Neighbors can also become involved by reporting suspicious activities to the Erie Police Department or forwarding questions or concerns to you designated Block Captain, which can be addressed at the monthly CAPP (Community and Police Partnership) Meetings. Such information as your Name, Address, Phone Number, and E-mail address can be registered with your Block Captain to receive information on Erie Crime



Alerts, upcoming NWP Community events, or important memos. Everyone is welcome at the monthly CAPP meetings held the first Monday of the month, at Town Hall, from 7:00-8:30 pm. These meetings are a great way to connect with the Erie Police Department as well as the other community members involved in Neighborhood Watch.

For more information, contact Scott Hopson or Janice Moore, AR Neighborhood Watch Community Coordinators, at NW@arhoa.org. Or, to find out more about what is involved in becoming a block captain, please visit the Neighborhood Watch link at www.arhoa.org. Working together, we can help make our community safe and healthy.



Swimming Pool News & Rules

Neighbors,

In less than three months the Arapahoe Ridge Pool will open. This year the pool will open on Sat. May 27th at 10:00 A.M. If we want to have a Community Pool Opening Party, then I will need some volunteers. I need volunteers to grill hotdogs, provide entertainment (last year we had a band) and coordinate pool activities. It would be great to have a potluck, similar to our July 4th celebration. Please call me at 303-665-1447 or email me at shaun_oreilly@comcast.net with your suggestions and how you might be able to help.

Also I am looking for volunteers to help open the pool. Please let me know if you could do that. We had a great year last year and this coming season will be even better.

I would like to go over some of the rules & procedures for the pool.

The pool is officially open from 10:00 A.M. to 9:00 P.M. daily. We have arranged for lifeguards to be on duty during that time. Children should not be at the pool unattended. The baby pool is for babies and toddlers and no one over 6 yrs old should be in that pool.

During our summer Colorado months we have many days when we have an afternoon thunderstorm. It is a legal requirement that the pool be closed if

there is a chance of lightning. The guards will close the pool, wait a half hour and if the danger has gone away will allow everyone to swim. However, if the danger still exists then they will wait a few minutes more and then close the pool. I have asked the pool company to put a sign up saying the pool has been closed due to weather. Depending on the time the pool may remain closed for the rest of the day. This is for everyone's safety.

Those are the only items I have to review at this time. Many more updates closer to opening.

Thanks for all your help in maintaining a great environment for our kids and everyone in the community.

Sincerely,
Shaun O'Reilly



Trash Update

Please remember that, per our covenants, trash cans must be stored out of sight, except for the evening before, and the day of, the scheduled pick-up.

Our neighborhood trash service covers two toters of garbage. You will be billed for additional items picked up by Waste Connections beyond the two toters. Phone 303.288.2100 for specific pricing information. Need another toter? Waste Connections will deliver one free of charge.



Volunteer Opportunities

As Shaun mentioned above in her pool article, we are looking for volunteers to organize the pool opening party on May 27th. In addition, we have an open spot on the Board of Directors – Member-at-Large. Help make a difference in your community! Please contact Diana Walley @ secretary@arhoa.org or via phone @ 303.604.9800 for more information.

Open Positions:

- *Member-at-Large - Board of Directors*

- *Special Events Committee members.*
- *Budget Oversight Committee members.*
- *Neighborhood Watch block captains.*
- *Design Review Committee members.*



7th Annual Easter Egg Hunt

Speaking of volunteering... Nancy Welch has kindly volunteered again this year to help the Easter Bunny coordinate the annual Easter Egg Hunt. Bring your baskets and hop on over to Arapahoe Ridge Park on the Saturday before Easter, April 15th. The fun begins at 11:00 A.M. This event is sponsored by Nancy.



Annual Garage Sale & Spring Cleanup

Start cleaning out those closets, basements and garages because it's almost yard sale time! To get a jump on garage sale season, we've decided to hold the 6th annual AR garage sale the third weekend in May. **The sale will run from 9:00 A.M. to 2:00 P.M. on Friday May 19th and Saturday May 20th.** The association covers the advertising costs so all you have to do is sort, price it right and make money! If you only have a few items, talk to your neighbors about combining your garage sales. And remember, more homes selling in a given area increases the number of cars that will stop and browse. The event will be advertised in a number of local newspapers and signs will be placed at the entrances to the neighborhood.

In addition to the garage sale, the association is trying something new this year to encourage homeowners to donate or properly dispose of unwanted items.



The weekend of the garage sale, Sister Carmen donation trucks and large garbage dumpsters will be available in a few locations within AR. Please use this opportunity to donate usable items to charity or properly dispose of any trash in and around your property. Check your email for specific dates and locations.



Erie Arbor Day Celebration

The Town of Erie is hosting its annual Arbor Day celebration in Arapahoe Ridge Park! The event will be held on Saturday, April 29th, 10 A.M. to noon. In addition to the community tree planting opportunities, there will be lots of free drawings for prizes and gift certificates, coordinated activities for children and free refreshments. Stop by and help make our park more beautiful by planting a tree!



Financial Update

Period Ending 2/28/06

Account Description	Totals
Operating Checking	70,090.23
Reserves	669,465.82
Accounts Receivable	19,506.24
Deposits	250.00
Total Assets	759,312.29

Contact Information

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

Hammersmith Management

management@arhoa.org

Gwen Rohrer, Association Manager
 Grohrer@e-hammersmith.com

ARHOA Board

All Members: BOD@arhoa.org

President: president@arhoa.org
 Monica Kash

Vice President: vp@arhoa.org
 Jerry Faulkenburg

Secretary: secretary@arhoa.org
 Diana Walley

Treasurer: treasurer@arhoa.org
 Christine Ferguson

Member-at-Large: memberatlarge@arhoa.org

Open

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