



Assessments

Your semi-annual assessment amount is \$240. This is your share of the common expenses of the association, as detailed in the budget. **Assessments are due on the 1st of January and July.**

It is important that you pay your dues on time, since the HOA has to pay its bills. If your payment is more than 30 days late, there will be a \$20 late fee charged to your account. For each 30-day period that your payment is not received, an additional \$20 late fee will be charged. The Board of Directors cannot reverse these charges, since Hammersmith Management charges the HOA \$15 each time they process a delinquency letter.

Payments should be mailed to: Hammersmith Management Payment Center, P.O. Box 173684, Denver, CO 80217. Checks should be made payable to: Arapahoe Ridge HOA.

For questions regarding your account, please contact Hammersmith Management at (303) 980-0700.



Covenant Reminder

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 covenant reminder listed below to make sure you are in compliance. (All covenants are listed at www.arhoa.org.) Then, enjoy living in our wonderful community!

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 parks 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

The Arapahoe Ridge Budget for the 2007 Fiscal Year will be presented at this meeting. A copy will be mailed to you for review. The Annual Budget reflects the expenses associated with the activities of the Association and the income needed to meet those expenses. The 2007 Budget reflects no change to the current dues amount and the assessments will continue at the rate of \$480 per year.

For the Annual Meeting, it is important that a quorum be obtained in order for business to be conducted. A minimum of 62 homeowners must either attend the Annual Meeting or submit a proxy form, in order to avoid the additional costs to reschedule the meeting.

We look forward to seeing you there!



Thank You Notes

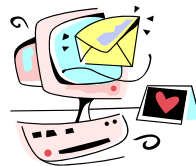
The BoD would like to thank the following residents for volunteering their time and talents to make our July 4th party a huge success! If you see one of these people, please make sure to thank them in person.

Sharon & Wayne Kocina

Twilla & Dale Entin

Mike Dunninger

Scott Hopson



E-Newsletter Reminder

In order to save you money, the BoD is sending the second and fourth quarterly newsletters to AR homeowners via email. This is meant to coordinate with the semi-annual billing schedule. **(The next payment is due January 1, 2007.)** 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. To sign up for the email distribution list, please send an email to emailmaster@arhoa.org.

Upcoming Events at a Glance <i>(See below for detailed information)</i>	
Arapahoe Ridge Annual Meeting	Wednesday, October 18th, at 7:00pm at the Lafayette Public Library. Please check your mailbox for more information.
Arapahoe Ridge Halloween Carnival	Sunday, October 29th, from 10:30 to noon. VOLUNTEERS NEEDED!
Arapahoe Ridge Holiday Decorating	Check your email for date and time. VOLUNTEERS NEEDED!
Monthly CAPP (Community and Police Partnership) meetings	The first Monday of the month, at Town Hall, from 7:00-8:30 P.M.
Semi-annual Billing	Due January 1 st



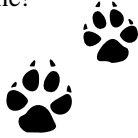
ARHOA Annual Meeting

The Arapahoe Ridge Homeowners Association 2006 Annual Budget Ratification Meeting will be held on Wednesday, October 18, 2006 at 7:00pm at the Lafayette Public Library 775 W. Baseline Road, Lafayette, CO.

At the Annual Meeting, the membership will be asked to vote to fill the Treasurer and Member-at-Large positions on the Board of Directors. The Board is looking for candidates who can maintain momentum and commitment. Terms last for two years and if you are interested in running for the Board, please contact Gwen Rohrer at Hammersmith Management at Grohrer@e-hammersmith.com.



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!



Coyote Concerns

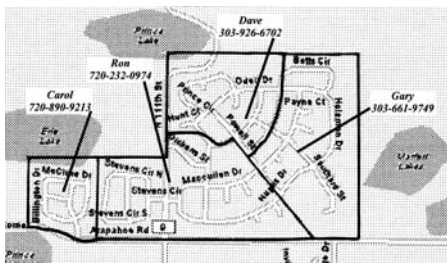
In mid-August a coyote attacked several dogs in Arapahoe Ridge. Sadly, one of the dogs was killed and two others were badly injured. The incident took place on March Court, which is bordered on one side by Arapahoe Road. The dogs were in a fenced yard at the time of the attacks.

Please take care when leaving small pets outside, especially if your home borders open space. Loose cats are easy prey for coyotes. And please keep trash containers inside your garage. If there is nothing for the coyotes to eat in our neighborhood they may be more inclined to stay wild.



DRC Update

Are you planning to repaint your house this fall? If so, we encourage you to review the official AR paint palette. There are dozens of beautiful colors to chose from. To “check out” the official palette, please contact the DRC member living in your quadrant of the community. Please refer to the map below for the name and telephone number of your DRC representative. Remember to always submit your DRC request BEFORE beginning your painting project.



AR Halloween Carnival

Please join us for the annual AR Halloween Carnival at the clubhouse on **Sunday, October 29th, from 10:30 to noon.** We are still looking for volunteers. Please contact Diana Walley @ vp@arhoa.org or via phone @ 303.604.9800 to help out.



AR Holiday Lights

You guessed it... We also need volunteers to help decorate the neighborhood entrances with holiday lights in early December. This is a great way to create holiday cheer! Again, please contact Diana Walley @ vp@arhoa.org or via phone @ 303.604.9800 to volunteer.

Other Open Volunteer Positions:

- *Treasurer and Member-At-Large BoD seats are up for election at the October annual meeting.*
- *Landscape Committee members.*
- *Special Events Committee members.*
- *Neighborhood Watch block captains*



Clubhouse News

If you rent the clubhouse, due to liability reasons the door inside cannot and will not be unlocked. Access to the pool must take place through the front gate. We are lucky to have such a nice facility that is available to all residents. In order to maintain it properly we must all adhere

to the guidelines and rules that have been set forth. Thank you!



Flatiron Meadows

The BOD received an extensive amount of information from the Town of Erie regarding the proposal of a new development located to the north of Arapahoe Ridge. Included were the PUD, plat maps and other items relating to the approval of the community by the Town. The Town requested that Arapahoe Ridge provide feedback concerning Flatiron Meadows by October 10, 2006. The BOD has scheduled a meeting with the developer for Monday, September 25th from 6-7pm at the Arapahoe Ridge Clubhouse.



Free Tree Planting Seminar

Keith Wood, a Certified Arborist and Forester with the Colorado State Forest Service, is presenting a free tree planting workshop for Erie Residents. Keith will explain how to select a tree from a nursery, how to plant it, and how to maintain it. There will be a hands-on demonstration that will involve planting two trees in Meadow Sweet Farm Park. The class will take place on Saturday, October 7, 9:00-11:00 a.m., at Meadow Sweet Farm Park. The park is located in the Meadow Sweet Farm subdivision at the northwest corner of Leon Wurl and 111th.



Now is the perfect time to winterize your lawn sprinkler system!

It is much less costly and much less labor intensive to properly and efficiently winterize your sprinkler system in the



fall, than to repair damaged fittings, piping, valves, sprinkler heads and other components in the spring.

Winterizing primarily entails expelling all of the water from the irrigation system and equipment. This is necessary because water freezing during cold weather will break pipes, fittings, valves, pumps, etc. For most private residences, sprinkler system winterization takes less than an hour. An air compressor that can maintain a constant pressure of 80-90 pounds per square inch is all that is needed to complete the winterization process. Most homeowners hire a reliable sprinkler blowout service provider for \$25-\$50. However you may also rent a compressor and complete the process yourself by following a few simple steps.

Below are some important things to remember when winterizing your sprinkler system this fall:

Blowout your sprinkler system before the first freeze hits.

Even if your sprinkler system has a drain, don't assume that this will be enough to protect your pipes from freezing. These pipes still need to be blown out.

Make sure the air compressor you are using does not deliver compressed air at a velocity greater than 10 cubic feet per minute. A velocity higher than 10 cubic feet per minute runs the risk of damaging plastic pipes because of excessive friction. As a rule of thumb, if the sprinkler heads stay up after the water is blown out, you are using the right size compressor.

The system should be blown out twice to insure all water is purged.

When in doubt, hire a professional.

-Southgate Water and Sanitation District



Financial Update

Period Ending 8/31/06

Account Description	Totals
Operating Checking	171,879.81
Reserves	586,259.77
Accounts Receivable	19,578.10
Deposits	250.00
Total Assets	777,967.68

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
 Diana Walley

Secretary: secretary@arhoa.org
 Christine Ferguson

Treasurer: treasurer@arhoa.org
 Bill Barnett

Member-at-Large: memberatlarge@arhoa.org
 Jack Fitzpatrick

AR Committee Contacts

drc@arhoa.org – Design Review
pool@arhoa.org – Pool and Clubhouse
NW@arhoa.org – Neighborhood Watch
webmaster@arhoa.org – Web Site
emailmaster@arhoa.org – Email
ads@arhoa.org - Weekly Ads