



their service to the community. Jack served as Member-at-Large and Bill served as Treasurer. It was a pleasure working with you!

As a reminder, the 2007 Budget reflects no change to the current dues amount and the assessments will continue at the rate of \$480 per year.

July 4th Party: Sharon & Wayne Kocina, Twilla & Dale Entin, Mike Dunninger and Scott Hopson.

Pool: Shaun O'Reilly

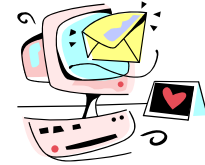
Website: Doris

Weekly Ads: Mike Dunninger

Neighborhood Watch: Janice Moore and Scott Hopson

Design Review Committee: Carol Carvalho, Ron Schickel, Gary Ferrera, Dave Bach, and Theresa Grondin.

Portable Restroom Task Force: Ronda Grassi, Steve Smith, Jonathan Kahn and Steve Wehrend.



Neighborhood Email Distribution List

If you haven't already done so, please consider signing up for the AR email distribution list. Over three hundred residents are on the list today, but there are still some of you out there who are not receiving important information regarding your community. The Board uses the email list to communicate with neighbors about upcoming meetings, community events and volunteer opportunities. Most importantly, we are now sending two of the four AR quarterly newsletters via email. A hard copy of the newsletter will only be sent with your two billing statements in December and June. This saves the community hundreds of dollars each year.

To sign up for the email distribution list, please send an email to emailmaster@arhoa.org.

Portable Restroom Update

As you probably know, for the past several years the Town of Erie has been scheduling events in Arapahoe Ridge Park. This has created a need for restroom facilities available to the general public. To solve this problem, the Town of Erie decided to erect a permanent metal structure for a portable restroom at the park.

Based upon community input, the HOA is developing plans to build a facility connected to the northeast corner of the

Upcoming Events at a Glance	
Semi-annual Billing	Due January 1 st
Monthly Arapahoe Ridge Board Meeting	Typically the second Monday of each month at 7pm at the clubhouse. Please contact Hammersmith Management for exact date and location.
Monthly CAPP (Community and Police Partnership) meetings	The first Monday of the month, at Town Hall, from 7:00-8:30 P.M.

Assessments

And speaking of 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.

Hammersmith offers an auto-deduct service for dues from your bank account. The form can be downloaded from our website at http://www.arhoa.org/docs/auto_deduct.htm. For questions regarding your account, please contact Hammersmith Management at (303)980-0700.



Thank You Notes

The BoD would like to thank the following residents for volunteering their time and talents! If you see one of these people, please make sure to thank them in person.

Monument Landscaping and Holiday

Lights: Karen & Joe Malacalza, Don Southard, Stan Swanson, Jolene Vance, Diana & Lia Malacalza, Pat Taylor and Judy & Tom Schek.

Halloween Party: Joanne Varlese, Mandy Varlese and D.J. Hagberg.



AR Board News

Thank you to everyone who attended the Arapahoe Ridge Homeowners Association 2006 Annual Budget Ratification Meeting in October. What a great turnout!

During the Annual Meeting, two new members were elected to the Board of Directors. Ronda Grassi and Steve Smith have volunteered to serve two-year terms as Treasurer and Secretary, respectively. Welcome Ronda and Steve!

The Board would like to thank all of the residents who ran for the open positions. We certainly hope you will consider running again next year!

In addition, the Board would like to acknowledge the two outgoing members, Jack Fitzpatrick and Bill Barnett, for



clubhouse. It will have access from outside the clubhouse only. We feel this will compliment our neighborhood and be a much nicer facility for all to use.

Presently a volunteer neighborhood committee is soliciting bids from architectural and engineering firms to submit to the Town in mid-January. We need Town approval and many details worked out before we are successful with this plan.

If you have any questions, please contact Ronda Grassi at treasurer@arhoa.org.

Design Guidelines

The Board of Directors has contracted with the Associations attorney HindmanSanchez to draft a revised set of design guidelines for Arapahoe Ridge. The purpose of the revised guidelines is to better define those areas in the covenants that can be interpreted in so many different ways. The guidelines will not be more restrictive than the existing covenants, but hopefully provide a clearer idea of what is allowed in the community; hence making the design review process easier for both the Design Review Committee and homeowners.



Open Volunteer Positions

- *Tribunal members.*
- *Landscape Committee members.*
- *Special Events Committee members.*
- *Neighborhood Watch block captains*

Please email our Association Manager, Gwen, at Grohrer@e-hammersmith.com for more information.

Arapahoe Road and 111th Street Signal Lights

According to the Town of Erie website (www.ci.erie.co.us), on December 18th contractors began construction of the new signal lights at Arapahoe Road and 111th Street. There will be minimal impact on vehicle traffic, but for resident's safety, the Town requests that pedestrians and bicyclist stay clear of the

work zone. **Also, the pathways that run along the north side of Arapahoe Ridge at the intersection of 111th Street will be closed during portions of the construction phase of this project.** Construction will continue for 10 to 14 weeks. For more information on this project, contact Charley Fobare at 303-926-2877.



Holiday Decoration Reminder

Start the New Year off on the right foot – not with a covenant violation letter regarding your holiday lights!

As stated in Article 3.8 of our covenants, all exterior holiday decorations and lights utilized as seasonal displays must be removed and properly stored in a timely manner following the conclusion of the holiday, but, in no case later than thirty (30) days following the expiration of the holiday.

So decorate to your heart's content. But remember to remove and properly store the decorations in a timely manner.



Snow Removal

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 website at www.ci.erie.co.us.

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.



Flatiron Meadows

Our website volunteer manager, Doris, has placed the Flatiron Meadows site plan on the association website. Go to www.arhoa.org and you will find the link on the left-hand side of the homepage under "Latest Notifications".

According to the Town of Erie, the developer is in the process of addressing in detail the concerns of the Town, Arapahoe Ridge and others. A public hearing date has not been scheduled.

Winter Watering



According to Colorado State University horticulture specialists, trees, shrubs, perennials and lawns can be damaged if they do not receive supplemental water in the winter.

Here are some quick facts as listed on the CSU website...

- Water trees, shrubs and lawns during prolonged dry fall and winter periods to prevent root damage that affects the health of the entire plant.
- Water only when air and soil temperatures are above 40 degrees F with no snow cover.
- Established large trees have a root spread equal to or greater than the height of the tree. Apply water to the most critical part of the root zone within the dripline.

For more information visit the CSU website at <http://www.ext.colostate.edu/Pubs/garden/07211.htm>.



Financial Update

Period Ending 10/31/06

Account Description	Totals
Operating Checking	116,843.10
Reserves	591,607.99
Accounts Receivable	16,431.22
Deposits	250.00
Total Assets	725,132.31

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
 Steve Smith

Treasurer: treasurer@arhoa.org
 Ronda Grassi

Member-at-Large: memberatlarge@arhoa.org
 Christine Ferguson

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