



- *Neighborhood Watch block captains*

Please email our Association Manager, Gwen, at [Grohrer@e-hammersmith.com](mailto:Grohrer@e-hammersmith.com) for more information.



## Thank You Notes

The Board would like to thank Doris Beylkin and Mike Dunninger for their hard work during our recent migration to a new email system. They have also made some noticeable improvements to our Association website. There is a new navigation bar on the home page that includes links to "Local Interests", such as the local Chamber of Commerce and children's library. Thanks Doris and Mike!



## Architectural and Design Control

One of the most important issues, and probably a very good reason you purchased a home in a covenant controlled community, was for the additional protection afforded through rules and guidelines on architectural and design control. Not only does it help maintain the overall continuity and aesthetics, it helps promote property values as well. Enforcement is a major responsibility of the Association and one of your major responsibilities as a member of the Association is to adhere to your community's documents and submit, as required, any and all requests for approval. Please do not start or have anything done that needs approval without first submitting a Design Review application and receiving proper approval. You may have to remove it and repair any damage that could have been caused by that work.

If you have any questions or concerns relating to the Design Review process, please contact Hammersmith Management's Client Services Department at (303)980-0700.



## Updated Paint Palette

The Arapahoe Ridge Homeowners Association is undertaking an overhaul of the Exterior Paint Palette.

A decade ago the initial content for the paint palette was made available to the HOA from Continental and Watt/John Laing Homes. (None was provided from Remington/Raintree.) The original palette was updated approximately five years ago by the AR Design Review Committee (DRC). Today we have 75 approved paint schemes posted on the Association website ([www.arhoa.org](http://www.arhoa.org)).

Why are we updating the palette again? First, most homes in AR are at or approaching 10 years of age, which is the life expectancy for exterior paint in the Colorado climate. Second, paint color trends have changed in the last 10 years. And finally, the DRC continually receives requests from homeowners wanting to use colors beyond the 75 approved schemes we have today.

To bring you the new palette, the Board, DRC and Paint Committee volunteers are working with Guiry's paint specialists to create new color schemes. The new palette will be reviewed by the Board and DRC in early April. Here's what you can expect once the new palette is approved:

- We will send an email blast to all residents.
- We will update the AR website with the new information by April, 23, 2007.
- Updated paint palette books will be delivered to the DRC, DRC Liaison, Hammersmith and Guiry's by April 23, 2007. These books can be 'checked out' to homeowners (please see the DRC coverage map on our website to locate the DRC representative in your area).
- Homeowners may submit Design Review Request for Approval forms with colors from new paint palette by April 23, 2007.

Upcoming Events at a Glance	
<b>Annual Easter Egg Hunt</b>	Saturday, April 7, at 11A.M in Arapahoe Ridge Park. Please bring your baskets! Snow date is April 14 <sup>th</sup> .
<b>Monthly Arapahoe Ridge Board Meeting</b>	Typically the third Monday of each month at 7pm at the clubhouse. Please contact Hammersmith Management for exact date and location.
<b>Annual Garage Sale</b>	TBD (Check your email for updates.)
<b>Pool Opening</b>	On Saturday, May 26 <sup>th</sup> at 10:00 A.M.
<b>Semi-annual Billing</b>	Due July 1 <sup>st</sup> (Your semi-annual assessment amount is \$240.)



## Volunteers Needed for Upcoming Events

- *Neighborhood Garage Sale*
- *Pool opening Party*
- *July 4<sup>th</sup> Parade/Party*

## Open Volunteer Positions

- *Pool Committee*
- *Tribunal members*
- *Landscape Committee members*
- *Special Events Committee members*



What can you expect with the new paint palette? We are working with designers at Guiry's to create a "master book" of approved paint schemes, utilizing general themes of existing approved paint schemes and new paint color trends. Expect a large variety of new base colors accompanied by numerous trim/accent color options.

If you have questions, please contact Steve Smith (Board Liaison to the DRC) at [sasmitty@comcast.net](mailto:sasmitty@comcast.net).

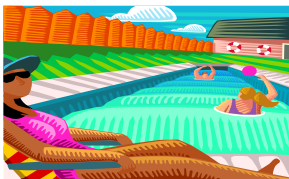
### Portable Restroom Update

By now you've probably noticed the portable restroom located in the parking lot on the north side of the pool. This is a temporary restroom available to the general public for Town scheduled events at Arapahoe Ridge Park.

In lieu of building the permanent metal structure on the south side of the park, the Town agreed to provide a temporary restroom while the HOA develops plans to build a facility connected to the northeast corner of the clubhouse. (These plans are based upon community input.) The new facility 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.

In February, the Board approved the addition to the clubhouse. We still need final 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](mailto:treasurer@arhoa.org).



### Swimming Pool News & Rules

Repairs will begin at the pool so it will be in tip-top shape for opening day, just a few months away. As part of the planned overhaul, the locker room toilets will be re-seated.

This year the pool will open on Saturday, May 26, at 10:00 A.M. If we want to have a community pool opening party, then we will need volunteers to grill hotdogs, provide entertainment, and coordinate pool activities. Please email our Association Manager, Gwen, at [Grohrer@e-hammersmith.com](mailto:Grohrer@e-hammersmith.com) for more information.

Also, we are looking for volunteers to serve on the Pool Committee and to help open the pool in the morning. If you are interested in helping, please email our Association Manager, Gwen, at [Grohrer@e-hammersmith.com](mailto:Grohrer@e-hammersmith.com).

Some basic rules are explained below. For a more comprehensive list, please visit the HOA website at [www.arhoa.org](http://www.arhoa.org).

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 months in Colorado we have many days with afternoon thunderstorms. It is a legal requirement that the pool be closed if there is a chance of lightning. The lifeguards will close the pool, wait one half hour and if the danger has subsided, will allow everyone back into the pool. However, if the danger still exists, they will close the pool. The pool company will display a sign explaining that the pool has been closed due to weather. Depending on the time, the pool may remain closed for the rest of the day.

We look forward to another great summer in our beautiful pool!



### Flatiron Meadows Update

The Erie Planning and Zoning Commission met on March 21, 2007, to consider several issues regarding the proposed Flatiron Meadows development. Prior to the meeting, the AR Board submitted a list of concerns about the development gathered from AR residents at last September's community meeting. AR Board Treasurer Ronda Grassi participated in Public Comment at the meeting. Although time was limited, she was able to reiterate a few of the top neighborhood concerns. The Planning Commission will make a recommendation to the Erie BoT on the issues addressed at the meeting. We will send an email blast when we receive an update from the Town.



### Annual Garage Sale & Spring Cleanup

Start cleaning out those closets, basements and garages because it's almost yard sale time! When we have a coordinator to schedule the event, the dates and times will be sent via email. 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. If you can help coordinate this event, please email our Association Manager, Gwen, at [Grohrer@e-hammersmith.com](mailto:Grohrer@e-hammersmith.com).



### 8<sup>th</sup> Annual Easter Egg Hunt

Once again it is time for the 8<sup>th</sup> annual Easter Egg Hunt Saturday, April 7, 2007 at 11 AM in Arapahoe Ridge Park. Please bring your baskets! This hunt is presented to you by Nancy L. Welch & family Real Estate by Nance. Only snow will stop us! In that case see you on the 14<sup>th</sup>.

### Store Trash Cans Out of Sight



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 totes 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.



### Financial Update

Period Ending 02/28/07

Account Description	Totals
Operating Checking	154,766.28
Reserves	591,607.99
Accounts Receivable	22,682.17
Deposits	250.00
<b>Total Assets</b>	<b>769,306.44</b>

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### Contact Information

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

#### Hammersmith Management

[management@arhoa.org](mailto:management@arhoa.org)  
 Gwen Rohrer, Association Manager  
[Grohrer@e-hammersmith.com](mailto:Grohrer@e-hammersmith.com)

#### ARHOA Board

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

President: [president@arhoa.org](mailto:president@arhoa.org)  
 Monica Kash

Vice President: [yp@arhoa.org](mailto:yp@arhoa.org)  
 Diana Walley

Secretary: [secretary@arhoa.org](mailto:secretary@arhoa.org)  
 Steve Smith

Treasurer: [treasurer@arhoa.org](mailto:treasurer@arhoa.org)  
 Ronda Grassi

Member-at-Large: [memberatlarge@arhoa.org](mailto:memberatlarge@arhoa.org)  
 Christine Ferguson

#### AR Committee Contacts

[drc@arhoa.org](mailto:drc@arhoa.org) – Design Review  
[pool@arhoa.org](mailto:pool@arhoa.org) – Pool and Clubhouse  
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[ads@arhoa.org](mailto:ads@arhoa.org) - Weekly Ads