



# QUARTERLY NEWSLETTER

HTTP://WWW.ARHOA.ORG

SEPTEMBER 2008

## Welcome from the Board

Welcome to the September 2008 Arapahoe Ridge Quarterly Newsletter. Your HOA Board creates and publishes this newsletter to bring important information to all of our residents concerning the neighborhood and the town. We hope you'll find this newsletter to be informative and useful.

If you have an idea for a future newsletter, please send an email message to the Board secretary ([secretary@arhoa.org](mailto:secretary@arhoa.org)) or the management company ([management@arhoa.org](mailto:management@arhoa.org)). Or call the management company directly (see "Contact Information" at the end of the newsletter for the telephone number).

Remember that we normally only provide paper copies of the newsletter twice per year, in the same mailing as your dues notice. All our newsletters are available to you on our web site at <http://arhoa.org/newsletters/newsletter.s.html>. To receive an email notice when each newsletter is published, as well as messages concerning neighborhood events, weekly ads and so on, please be sure to subscribe to our email distribution list: [http://arhoa.org/community/email\\_distribution.html](http://arhoa.org/community/email_distribution.html).

And now on with this quarter's newsletter, in which you'll find a schedule of upcoming events, new information about the neighborhood, and more...

## Thank You Notes

The Board offers its thanks to all the residents who made the pool opening and July 4<sup>th</sup> parties happen: Mike Dunninger for coordinating the events; Dale Entin for donating the use of his grill; Scott Hopson for coordinating the parade; Sharleen Bakeman, Wayne and Sharon Kocina, Kyle Liston, Monica Cash, Julie Schirmacher, Kate Smith, Norma Salmen, Helen Paterson, Christine Ferguson, Theresa Grondin, and Joe and Karen Malacalza for all their work shopping, setting up, serving, and cleaning up.

The Board also thanks the Pool Committee, headed by Shaun O'Reilly, for their dedication to making the pool available to us all, and Julie Schirmacher, for so tirelessly taking care of the clubhouse.

Upcoming Events At A Glance	
<b>Annual Hallowe'en Party - Coordinators and Volunteers Needed!</b>	Friday, October 31??

<b>Solar Power Presentation</b>	September 9 7:00 pm - 9:00 pm Arapahoe Ridge Clubhouse
<b>Monthly HOA Board Meeting</b>	The Board now meets at 6:00 pm on the third Tuesday of each month at the clubhouse. Residents are welcome to attend. Please contact the management company to verify meeting date and time in advance.
<b>Annual Arapahoe Ridge HOA Meeting</b>	October 21 Time and place to be announced by mailing to all homeowners.

## Volunteer Opportunities

Making our neighborhood one of the best places in Colorado to live takes a lot of work, and much of that work must be done by volunteers. Please volunteer to be on the Board, part of one or more of our committees, or to help with some of our special events. It's a great way to get to know more of your neighbors, it's very rewarding, and it can be fun, too!

Here are some current opportunities:

- Board Member Needed to Fill Vacancy
- Hallowe'en Party Coordinator and Volunteers
- DRC – 1 more member needed!

Please contact our management company for more information about any volunteer opportunity.

### Architectural and Design Control

One of the most important features of a covenant-controlled community, and possibly a very good reason you purchased a home in one, is 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 protect property values as well. Enforcement is a major responsibility of the Association. One of your major responsibilities as a homeowner is to adhere to your community's bylaws and submit, as required, any and all requests for approval. Please do not have anything done that needs approval without first submitting a Design Review application and receiving proper approval. You may have to undo the work 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 our management company (see Contact Information, below).

### Did You Know?

Did you know that the neighborhood covenants we've all agreed to abide by state that overnight parking on our streets is not allowed? Please be sure to keep all your vehicles, and all your visitors' vehicles, parked overnight

only in your garage or driveway. If you have a concern about cars parked on the street overnight, please contact our management company representative, Judi England, by email at [management@arhoa.org](mailto:management@arhoa.org).

Did you know that our covenants also specify some basic standards of yard care? In summary (see covenants under "HOA Governing Documents" on our web site for actual wording): your lawn must be kept mowed to a height of 6 inches or less, and your yard, boundaries and sidewalks must be kept free of weeds.

If you have any questions about any part of the covenants, please contact Judi England with the management company by phone at (720) 974-4131 or by email at [management@arhoa.org](mailto:management@arhoa.org).

### Board Member Positions Open

*In our hectic, fast-paced, consumer-driven society, it's common to feel overwhelmed, isolated and alone. Many are re-discovering the healing and empowering role that community can bring to our lives. The sense of belonging we feel when we make the time to take an active role in our communities can give us a deeper sense of meaning and purpose.*

-- Robert Alan

What a great statement by American author Robert Alan! And what an opportunity for you right now!

October 21 is right around the corner. Our annual HOA meeting and Board election is your opportunity to step up and experience the deeper purpose that goes hand in hand with the privilege of being a member of our great community. Whether you moved in on day one or yesterday, you're welcome to be on the Board!

There are currently three openings for volunteers to serve as members of the

Arapahoe Ridge Board of Directors. The first is a one-year term **beginning immediately** to fill a position vacated by a member on temporary leave; the others are two-year terms to replace members whose terms are expiring.

As a Board member, you'll meet once per month, for about 2 hours, to advise, guide, and work with our professional management company to assure that Arapahoe Ridge continues to enjoy the vibrant community we have all created together.

Requirements for the position? You must be a homeowner in good standing on HOA dues, and you must have an interest in keeping Arapahoe Ridge a great place to live. The Board is a collaborative group that decides financial and physical aspects of the community, answers questions from our residents, and coordinates community events throughout the year. Beauty, safety, finance, quality, fun, improving our environment – it's a rewarding position that will bring you closer to your neighbors.

Interested? Please contact Judi England by phone at (720) 974-4131 or by email at [management@arhoa.org](mailto:management@arhoa.org).

### Solar Power Presentation

HOW CAN YOU USE THE SUN'S POWER? GO SOLAR!

If you've thought about reducing electric bills with clean solar energy, come and learn with local experts REC Solar. During this informal solar seminar, they will discuss design considerations, installation processes, economic and environmental benefits, photovoltaic technology, and current Colorado incentives. Help make your neighborhood energy independent by considering the immediate return of solar.

REC Solar's vision is to make solar electricity part of the mainstream energy supply. By commercializing energy sources that reduce greenhouse gas

emissions and reliance on fossil fuels, we are all working to create a more secure and sustainable world. Learn more about in grid-tied solar electric design and installation for commercial and residential customers.

Solar energy is now more affordable than ever, which drastically reduces the time it takes to pay for the technology.

Date: Tuesday, September 9<sup>th</sup>

Time: 7:00 pm - 9:00 pm

Place: Arapahoe Ridge Clubhouse

Refreshments provided

### Oil Well Information

Please see our web site for important information regarding Noble Energy’s plans for oil drilling operations on the property just north of us known as “Flatirons Meadows.” From the home page, just click on “Drilling Proposal.”

### Erie’s 3<sup>rd</sup> Annual Fall Clean-Up

On Saturday, September 13, 2008 the Erie Public Works Department will be hosting its third annual Fall Clean Up event at the Public Works Facility located at 1149 Telleen Avenue in Erie. Public Works Staff will be on site to assist residents with unloading their items as needed. Hours of operation will be from 7:00 am to 3:00 pm. Residents may dispose of any large household items as well as tree limbs or other yard waste. Items that will not be accepted include hazardous materials such as refrigerators, car batteries, tires, paint, etc....

For more information, please contact Raelynn Ferrera at (303) 926-2880

– Article paraphrased from the Town of Erie E-News

### Maintenance of Arapahoe Ridge Outlying Areas

In 2005 the Erie Board of Trustees enacted a new policy subjecting certain neighborhoods to assume maintenance responsibility for town-owned land areas surrounding them. The newer Erie developments were built with the understanding that they would be responsible for these areas and have thus maintained them since the neighborhoods’ inceptions. On Jan 1, 2009, Arapahoe Ridge will henceforth be responsible for maintaining approximately 42 acres of Erie-owned property surrounding our neighborhood, including oil well areas, right of ways, easements, bike trails, drainage areas and more. In order to maintain these areas, the HOA can expect to spend approximately \$32,000 annually to mow, perform weed control, maintain trees and maintain the irrigation system.

The HOA Board of Directors is questioning the legality of this policy, possible future liability concerns, and long term financial impacts on our community.

Feel free to contact the Erie Board of Trustees with your concerns regarding this policy. Feel free to contact any members of the AR Board of Directors regarding impacts to the HOA.

### Contact Information

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

**Management Company**  
Judi England, Association Manager  
[management@arhoa.org](mailto:management@arhoa.org)  
(720) 974-4131

#### ARHOA Board

*Entire Board:*  
[bod@arhoa.org](mailto:bod@arhoa.org)

*President:*  
Steve Smith  
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*Vice President*  
*Position Vacant*  
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*Secretary:*  
Mike Dunninger  
[secretary@arhoa.org](mailto:secretary@arhoa.org)

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

*Member-at-Large:*  
Sharleen Bakeman  
[memberatlarge@arhoa.org](mailto:memberatlarge@arhoa.org)

#### Committee Contacts

*Design Review:*  
[drc@arhoa.org](mailto:drc@arhoa.org)

*Pool & Clubhouse:*  
[pool@arhoa.org](mailto:pool@arhoa.org)

*Neighborhood Watch:*  
[nw@arhoa.org](mailto:nw@arhoa.org)

*Web / Email:*  
[webmaster@arhoa.org](mailto:webmaster@arhoa.org)

*All Ads:*  
[ads@arhoa.org](mailto:ads@arhoa.org)

#### Financial Update (Per. Ending 08/14/08)

Account	Total
Operating Checking	\$124,121.49
Reserves	\$687,836.44
Accounts Receivable	\$27,410.79
Deposits	\$250.00
Total Assets	\$839,618.72