



The Times

Inside This Issue:

Items Completed in Last 30	2
Approval is Required	2
Board Vacancies	3
Recent Board Actions	3
Ads	4
Classifieds	4

**HIGHLINE MEADOWS
COMMUNITY DIRECTORY****Board of Directors:**

President: Sharon Kellogg
president@highlinemeadowscondo.com

Vice President: Morgan Liddick
vicepresident@highlinemeadowscondo.com

Secretary: Irene Apostolopoulos
secretary@highlinemeadowscondo.com

Treasurer: Scott Hommas
treasurer@highlinemeadowscondo.com

Member-at-Large: Alan Savamal
mal@highlinemeadowscondo.com

Management Company:
 TMMC Property Management
 P O Box 1540
 Castle Rock, CO 80104
 Telephone: 303.985.9623
 Fax: 303.814.8267

Community Manager:
 Bobby Scocchera
rscocchera@tmccares.com

Website:

www.highlinemeadowscondo.com
 (Documents for the Association can be obtained on the website or at www.condocerts.com. For those without computers, you may contact TMMC.)

Homeowners' Forum Meetings:
 3rd Tuesday of every month
 7:00 p.m. in the Clubhouse

Thoughts from the President

Dear Neighbor,

Welcome to another edition of *the Times*. As usual, we have included for you the regular columns and are happy to present a new feature section entitled Q & A. This is a place where we answer questions asked by our homeowners and residents. We decided

that if one person has this question, others might, too. Enjoy this new edition – and if you have a question that you would like addressed, please ask!

Speaking of introductions, let me take this opportunity to introduce Bobby Scocchera. Bobby has taken over the role of our Community Manager at TMMC. He comes to us with a long list of qualifications and eagerly accepted his new role at the most recent Board meeting. I would like to extend an invitation to all of you to join us at the next Forum meeting where you may personally welcome Bobby and share your warm, best wishes in future endeavors with Denise. It promises to be a bittersweet meeting.

Do something special on your extra day this month,

Sharon

Q & A

Great questions deserve answers! This new column will answer questions submitted by owners and residents. Today's question stems from discussions at our recent annual meeting.

Q: What items are considered recyclable items?

A: Our trash collection company takes most aluminum, steel and paper products, glass bottles and most plastics. Look for the recycling numbers 1-7 on the bottom of the bottle. Below is a short list of products that can be recycled.

- newspapers and the inserts
- magazines
- junk mail
- white and colored paper
- posters
- post-it notes
- manila folders
- phonebooks
- cereal boxes without the plastic insert
- aluminum beverage cans
- bi-metal steel cans
- glass bottles and jars most plastic: soft drink, milk, juice, detergent, and shampoo bottles.

Everything that is recyclable should be put in the big white bin located by playground. Glass, paper, etc can be co-mingled. At present, everything thrown in the regular trash bins will go straight to a landfill. Colorado, on average, diverts only 17% to

(Cont'd on Page Two)

THE SPEED LIMIT AT HIGHLINE MEADOWS IS 15 MPH!**EVENTS – HOLIDAYS – IMPORTANT DATES**

February 20-President's Day (No School) February 21-HOMEOWNERS' FORUM

February 22 Washington's Birthday—Ash Wednesday

February 27 Eastern Orthodox Lent Begins

March 11 Daylight Saving Time Begins

March 17 St. Patrick's Day March 20 HOMEOWNERS' FORUM

Items Completed in the Last 30 Days



- Materials were purchased for the roof replacement on **Building 530 – 544**. This will be scheduled as soon as possible. For obvious reasons, we need to have approximately three weeks of dry, warmer weather – and the vendor must secure time in their schedule.
- **CenturyLink** telecommunications company personnel were on the property, evaluating the cables and junction boxes. They took note of the work to be done, wrote a materials list, and are now in the process of scheduling all the various repair work. They provided the estimated time of completion as the end of May.
- The new roof on **Building 209** has been officially completed and the **Association** has been provided with the 20 year warranty certificate.
- Seven sets of balconies (that's 14 individual balconies) were completely replaced. They will be painted when we have a decent stretch of warm weather.
- The carpet in **Buildings 50, 130, and 140** was repaired.
- Your **Association's** recently acquired condo unit has been sold. Clear title has been issued to the new owner.
- The routine, annual inspection was performed on each of our ten boilers. Most were found to be operating efficiently and effectively. A couple of minor recommendations were made on two of the units. These will be addressed in the next few weeks.
- The **Littleton Fire Department** has approved all of the monitored fire alarm installation equipment and processes. Representatives from both **TMMC** and our maintenance department were provided with detailed instructions on the use and operation of the entire system. A copy of the certificate of completion will be given to all condo owners for delivery to their insurance companies. This project has officially been declared completed.
- The **Association** recently adopted a policy on extermination services for bed bugs. If you would like a copy of this resolution, please call **TMMC** or email president@highlinemeadowscondo.com.
- Our landscaping vendor has replaced multiple irrigation valve boxes around the property. Additional replacements are planned when the workers can actually work in the ground without snow.
- Before the last heavy snowfall, the small retaining wall on the north side of the saw some repairs. New timbers were used to fill in the gaps and additional spikes were used to secure several loose timbers. A drip line was installed and once planting season arrives, plants and flowers will be added.

Q&A (cont'd from Page One)

20% of its unwanted materials into recyclables. That's a shame considering that there is no disposal fee for recycling and landfill fees are exorbitant. Your Association is currently in discussions with Republic Services about how best to provide appropriate bin space, frequency of pick-ups, and ratio of recyclables bins to trash bins to.

Republic Services operate 348 collection companies in 40 states and territories and also owns or operates 204 transfer stations, 193 solid waste landfills, and 76 recycling facilities.

"He's Your Dog, Charlie Brown"

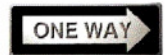
OK, so your name isn't Charlie Brown and your dog isn't named Snoopy. *But it is your dog* and you are responsible for its proper licensing, walking it on a leash and cleaning up after it leaves a "deposit" anywhere on the grounds. A number of complaints have been received in recent weeks about dogs that are being allowed to run free and also whose "deposits" are not being cleaned up by their owners. We know of one dog owner at **Highline Meadows** who was evicted because of repeated complaints due to their dog's constant barking and running free and the failure of the owner to "pick up after" - even when the dog was on a leash! Please – for everyone's safety and health *and to keep your dog* – keep it on a leash whenever it is outside of your residence. Licensing and "on a leash" are the law in Centennial! Please use the plastic bags from the "Pet Relief Stations" which are strategically located around the property. Failure to license, properly leash and pick up after your dog could result in a monetary fine – or worse, loss of your dog!

Approval is Required



Are you aware that you must get permission from your **Association** (via an ACC Request through **TMMC**) to make any changes, modifications or additions to the exterior of your condo or townhome unit? This includes, *among other items*, window or door replacements, exterior plantings, installation of an air conditioner or satellite dish and any other balcony, deck or rooftop addition, change or modification.

No Parking—One Way!



Parking is not permitted at any time on the one-way road in front of or next to the garages opposite **249 and 309 Highline Circle**. *This is a Fire Lane!*

The area between the regular parking spaces and the front and sides of the garages is too narrow for proper access by emergency vehicles if vehicles are parked anywhere other than in marked spaces. Violations – including parking for mail pickup, loading, unloading, vehicle repairs, etc. – may result in immediate towing at the vehicle owner's expense. Also, remember that **this is a One Way traffic area** with access only from the east end.

Recent Board Actions

The Board of Directors held their monthly meeting on Monday, February 13th, beginning at 6:00 pm. The first item of discussion was correspondence from several homeowners. Appropriate discussions were held and responses generated. The installation of a satellite dish was approved. The Board also reviewed the most recent action list; financial reports and bank statements; maintenance report; and various compliance reports, including towing and legal. Also discussed were the relatively few special assessment delinquencies and the potential of one foreclosure.

The minutes of the last meeting were approved and old business was concluded. New business discussions and actions included the following:

- follow up to the sale of the recently reclaimed unit. Clear title to this unit has been transferred to its new owner.
- trash dumpster size and frequency of trash pick-up. Due to the consistent overflowing of several trash dumpsters, we are investigating larger containers, or more frequent pick-ups, or other options which will eliminate unsightly (and expensive) trash overflow.
- proposals for additional balcony improvements. Given the recent and unusually heavy snow falls, this has been deferred until May.
- advertising in the newsletter. The newsletter is now accepting paid advertising from residents, unit owners, and those outside the community. See details elsewhere in the newsletter.
- insurance renewal and the contract for annual testing and inspection of the fire alarm system were also discussed. Both items were sent back to their respective submitters for clarification on certain components.

At 7:41, the Board entered an executive session in order to discuss a specific contract with one of our providers. The executive session was concluded at 8:40. At that time, a motion was made, seconded, and carried to provide **TMMC** with the notification of our intent to cancel our current contract. Although the Board is satisfied with the management services offered by **TMMC**, it has decided to investigate the options available in today's landscape of management agencies. Naturally, we will provide more detail in due time. The meeting was officially adjourned at 8:43.

Is your Storage Unit Locked?

Storage cubicles in the condo laundry rooms must be secured with a padlock. Your **Association** will install a lock on any unsecured storage cubicle and the unit owner will have a **non-refundable** \$55 charge assessed to his/her account. Keys or combinations for these locks will be available from **TMMC**. This action has been required due to repeated incidents of theft and vandalism and of homeless persons setting up "residence" in these laundry room storage units. **Your Association is not responsible for the loss of or damage to the contents of your cubicle, regardless of the cause of such loss or damage.**



Winter is Still Here!

According to **Punxsutawney Phil**, the fabled weather-forecasting groundhog who *did* see his shadow on February 2nd, we have a long way to go until we are out of the winter weather cycle. In the



meantime, remember that as much as half of the energy used in your home during the winter goes toward heating. You can lose as much as 20% of your heated air through air leaks around your windows. Weather-stripping your windows and doors is the most cost-efficient way to reduce your home's electric/heating costs. On sunny days, open your curtains or blinds. Let the sun heat your home with solar power! Install insulated window coverings and close them at night to retain that heat.

Neighborhood Crime Reports

At the recent Annual Meeting, a question was asked about crime statistics for Highline Meadows. The Arapahoe County Sheriff's Office says that the best source for this data is the county website (www.co.arapahoe.co.us). Select: Services > Law Enforcement.

Did you Take My Coats?

A woman's beige lamb's fur jacket, white fur collar and white fur on the cuffs (labels in Bulgarian) and a white alpaca poncho; possibly removed by mistake while hanging on my front door to be aired out. The jacket was given to me by my husband and is very dear to me. Whoever removed them may have misunderstood why I hung them on the door. I am a very trusting homeowner and still believe that we live in a wonderful community. If you have my jacket and/or poncho, please return them to where you found them. This could be done quietly after dark or by contact with **TMMC** or by contacting me, **Irene**, directly at **365 E. Highline Circle** (303-703-9801). Thank you.

Board Vacancies Election


A quorum was not present at the Annual Meeting on Tuesday, January 17. In accord with your **HMCA** governing documents, two Directors' positions will be filled by vote of the current members of the Board, including those whose terms end when their replacements are selected, at the March 12 Board Meeting. If you are interested in filling one of these 3-year terms, **you must contact Bobby Scocchera at TMMC no later than 12:00 Noon on Wednesday, March 7**, to have your qualifications certified (unit ownership, no outstanding financial obligations, etc.) and to have your name placed on the ballot. **Board candidates must attend the March 7 meeting.** Note: Only one person from a unit may serve on the Board. Officers of the Board will then be chosen by only the continuing and new sitting members of the Board – also in accord with the governing documents.

You Can Advertise in The Times

The Times is now accepting paid advertising in business card format. Space is limited; preference given to ads placed by owners/residents of **Highline Meadows**. Deadline: 1st of the month for that month's issue; pre-paid and camera-ready. Contact: **Bobby Scocchera** at **TMMC** for information and rates. Inclusion of an ad does not constitute endorsement of the products or services advertised.

Feedback Needed

Thanks in part to the newsletter becoming more informative and because we, as an association are clearly running more smoothly, attendance at the Homeowners' Forum meetings has decreased. We want to meet your needs for information and do so in the most effective format. Please join us at the February Forum and share your opinion on meeting frequency. Do we want to continue to have Homeowner Forums monthly? ... reduce it to every other month? ... quarterly? ... annually? Regardless of the meeting frequency, the Board will continue to meet monthly and the newsletter will continue to be published monthly. Come share your opinion!



J. Perez
Executive Chef/Manager
6905 S Broadway Ave
Littleton 80122, #61
BaldchefJ@msn.com
303-798-0366

"French Cuisine to
Enliven Your Tastebuds"

www.BreakfastAndMoreDenver.com



LoVerdi Enterprises
Tax Preparation/Notary Services
Evelyn LoVerdi Cruz
Independent Agent

7501 S Detroit St
Centennial, Co 80122
CALL FOR PERSONAL APPT.
303-834-5536-Cell
303-221-2643-Fax
eveloverdi@msn.com
"REFERRALS ARE GREATLY APPRECIATED"

CLASSIFIED NOTICES Lost & Found - For Sale or Rent - Services or Help Available or Wanted. Send it to **The Times c/o TMMC**. Listings are free and are accepted from Highline Meadows owners and residents only.

Lost/Found

Mp3 player recently found. To identify and claim it, call **Christi**: 720-982-0988.

For Sale/Rent

"Avon Calling:" I am your Highline Meadows Avon representative. I have free catalogs (no obligation) and can take your "quick delivery" orders. No order is too small or too large. Call **Jeanne**: 303-794-6324 or 303-908-2500.

Services

I'm looking for a babysitter/daycare weekdays for my 5-year old and after school for my 8-year-old; food provided. \$75-\$100 per week? I am willing to trade babysitting or start a babysitting co-op. Call **Christi**: 720-982-0988.

Meet us across the street at "Breakfast & More" - a new, informal, pocketbook-friendly French-style-menu restaurant managed and staffed by Highline Meadows residents. Open 7 days; 6 AM (Sundays - 8 AM) to 3 PM. BroadRidge Shopping Center, 6905 S. Broadway; eat-in or take-out. **Mention this ad for a 10% discount.** Call: 303-798-0366.

It's Tax Time! Year-round tax preparation & notary services. Independent agent; reasonable rates. **Mention this ad and get a \$20 discount.** Call **Evelyn**: 303-834-5536.

Award-Winning Family Hairstylist - specializing in women, children, and disabled or homebound persons. I will come to you. For an appointment and to check my very reasonable prices, call **Danielle**: 720-985-4758.

Computer problems? I have solutions! New builds - upgrades - technical support. Reasonable rates, no travel fee. No charge if I can't fix it. Call **John**: 303-521-2457.

I can take the stress away! No time to get it all done? I can help. Cleaning - laundry - shopping - organize closets - clean garages - windows - baseboards; things you don't have time for or don't want to do. 3 hours-\$45. References. Call **Fisher**: 303-246-3842.

I can get your computer up-and-running! Fast, reasonable fees and latest upgrades. Call **Ray James**: 303-332-9772.

