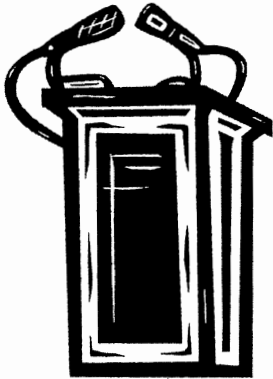


The Smoke Signal

Your Smoky Ridge Homeowner's Newsletter

February / March 2007



Dear Neighbors,

Well I guess there has been no doubt about it being winter here in the Rocky Mountains! There certainly has not been a winter like this in the 20 years that I've been in Colorado now.

Despite all this snow, spring is just around the corner. With spring also comes the start of many home improvement projects. Please be sure that you turn in your applications to the ARC before starting any work. An application is needed for any improvements external to your home.

Applications (like many other pieces of information) can be found at our neighborhood web site:

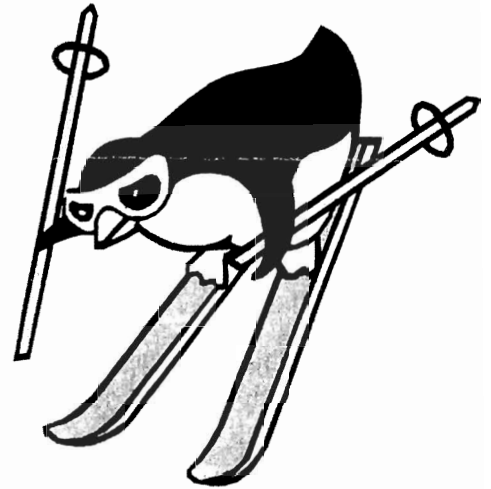
<http://www.neighborhoodlink.com/centennial/smokyridge/>.

You can also find a copy of the application inside this newsletter.

On the community side, the Holiday Lighting Contest for 2006 was canceled due to the weather and our inability to go through the entire neighborhood.

Thank you all for your continued support, and I look forward to another great year here in Smoky Ridge.

Eric Ness



Although summer sure seems a long time away, its time to start thinking about this year's annual picnic. As always **we need your help** to again make this event a success.

If you would like to volunteer for this year's picnic committee and/or just as a volunteer, **please contact Liz Ness at 303 680 8833 or email**

picnic@bucketfoot.com. We need most of our volunteers for activities that occur between now and the day of the picnic.

Preparations For Spring:



Your Architectural Control

Committee (ACC) continues to look for ways to maintain high quality in the appearance of our community, especially as spring approaches. But as you know, it is really accomplished through the efforts of each individual homeowner. We want to describe the ways the ACC is going to help each homeowner contribute to this goal.

We continually seek to work cooperatively with homeowners on all applications for architectural improvements. For homeowners getting ready to repaint we have books of pre-approved colors. For homeowners contemplating window replacement we have some guidelines to help with that process. For homeowners seeking to enhance their landscaping we have suggestions to ease the design and approval process. It all starts with your ideas for improvements and submitting an application.

We are also improving our ability to maintain the quality of our neighborhood through a couple changes in our approach for enforcing covenants. Through the efforts of the Covenant Community Services we are now able to more quickly identify issues and more consistently address them all. Please help us by familiarizing yourself with the covenants and rules, and sending any questions to info@actaccounting.com.

And this spring we will be taking a different approach towards addressing poor lawn conditions. The routine Warning and Violation letter process requires 2 months before any fines are assessed which often is too late for meaningful improvement to occur, assuming the \$50 fine is sufficient to motivate any corrective action. The ACC understands this and will continue to utilize this process for many types of violations. But in order to achieve a quicker and more effective response this year we will be utilizing the board's ability to file a lawsuit against property owners where we have seen the most egregious problems. The objective for taking this drastic approach for the 10 or so most significant lawn problems is simply to get results where other approaches have failed.

We have seen some terrific progress in most of the properties last year in overcoming the prior winter kill problems. Together we can make more strides this spring. The ACC thanks you for your support and personal contribution to the look of your neighborhood.

Maintenance Application

Please complete the following form and mail it to the address listed or bring it to an Architectural Control Committee (ACC) meeting. See the monthly Board meeting schedule listed on the last page of this newsletter.

SMOKY RIDGE MAINTENANCE ASSOCIATION, INC.

"Application for Approval"

Mailing Address

P.O. Box 4318

Englewood, CO 80155-4318

Phone: 303-779-5151

FAX: 303-779-5242

TO: Architectural Control Committee

Date: _____

Name: _____

Home Phone: _____

Address: _____

Work Phone: _____

Proposed Completion Date: _____

Requested Change: _____

Attach exterior paint chips here:

PLEASE NOTE: Approval by the ACC does not affect your obligation to obtain a building permit, if required. Please contact the Arapahoe County Building Department to determine whether you need a permit.

PLEASE obtain affected neighbors' signature (approval or disapproval) for fences, structures visible to adjoining properties, or outside construction/design changes. Attach additional information, drawings, blueprints, etc.

____ Agree ____ Disagree

Address: _____

Phone: H _____ W _____

____ Agree ____ Disagree

Address: _____

Phone: H _____ W _____

COMMITTEE APPROVAL (WILL BE PROCESSED BY ASSOCIATION OFFICE)

____ Date: _____

____ Date: _____

____ Date: _____

Please allow 30 DAYS for approval / denial.

Upcoming Events:**The Smoky Ridge Annual Easter Egg Hunt:**

At this time the exact date for the Easter Egg Hunt is not yet known. Watch for signs in the neighborhood during March listing the date.

Holiday Lighting Contest:

Due to the inclement weather this year, the Board was unable to tour the neighborhood and view the holiday displays. We want to take this opportunity though, to thank everyone who decorated their homes this season for making Smoky Ridge look nice during the Holiday Season.

**Snow Removal in Smoky Ridge**

The City of Centennial is responsible for removal of snow from all of the streets in Smoky Ridge. **If you are unhappy with how snow and ice removal has been handled on your street please contact your city councilman, Todd Miller, at 303.522.6314.**

Snow Removal from sidewalks along common areas (mainly the sidewalks along Progress, Crestline, and Himalaya): The Association budgets for and has a contract for removal of snow along our common area sidewalks only. Snow is normally removed from these sidewalks after any substantial snowfall.

Snow Removal from all other sidewalks: It is the homeowner's responsibility (not the association's responsibility) to clear snow from all other sidewalks, that are adjacent to their property.



BENT F O R K
AMERICAN CUPCAKE

Voted "Best American Food"
On City Search Denver, 2005

Iliff & Peoria, Aurora
(303) 337-6600

Eaglecrest Presents: Seussical the Musical

February 23rd & 24th & March 2nd @ 7p.m.

March 3rd, 1 p.m. and 7 p.m.

At the Eaglecrest Theatre

**Tickets: Adults \$8, Students & Seniors \$6,
Children (under 3) \$3**

**Quite a few of our Smoky Ridge high schoolers will
be part of the cast or crew for this production.**

Neighborhood Babysitters

Lyndsay Coy (18) 303.766.0690
 Melanie Coy (15) 303.766.0690
 Nicole Cuevas (13) 303.699.4908
 Samantha Cuevas (16) 303.699.4908
 Emily Earls (18) 720.297.8729
 Shay Kaplan (14) 303.400.3140
 Brianna Kaplan (14) 303.400.3140
 Shannon Loveridge (17) 303.766.3640
 Hannah McDermott (13) 303.484.1115
 Meghan Schneider (15) 303.693.7985

Snow Shoveling, Yard Work, Lawn Mowing

Tim Myers (15) 303.680.8987
 David McLellan (15) 303.690.9897
 Wayne Stafford (14) 303.699.6837
 Ben Walton (16) 303.617.8344

Kids – If you want your name added (or removed) from this list,
 please call 303.680.8987.

Smoky Ridge Maintenance Association Board Meetings for 2007

All meetings are held at the Smoky Hill Library, 5430 Biscay Circle, at 7pm:

All meetings are on Monday, unless otherwise indicated.

February 12
 June 11
 October 8

March 19 (Annual Mtg.)
 July 9
 November 12

April 9
 August 13
 December 10

May 14
 September 17

You can contact your Smoky Ridge Maintenance Association, the following ways:

By mail: Smoky Ridge Maintenance Association, Inc.
 c/o ACT Accounting
 P.O. Box 4318
 Englewood, CO 80155-4318

By Phone: 303.779.5151

By Fax: 303.779.5242

For Newsletter Info: contact Dennis at: hoa.smokesignal@comcast.net or 303.680.8987
 Our Website: www.neighborhoodlink.com/centennial/smokyridge/

You may also contact Covenant Community Services, Inc., regarding covenant issues at:

303.552.9027 voice mail / fax or by e-mail: ccs2002@quixnet.net

You can reach your Board Members:

Eric Ness, President 303.680.8833 Norm Davey, Vice President 303.766.3347
 Pamela Mullin, Sec./Treasurer 303.699.1276 Mike Shaw, Director 303.693.7205
 Anwar Ahmed, Director 303.680.1445 Dennis Myers, Director 303.680.8987
 Tim Mildred, Director 303.617.3234

Advertising in the Smoke Signal (business card size ads only):

1 Issue: \$30 6 Issues (1yr.): \$150

Advertising fees must be paid at the time of placing ad, and checks can be made out to the Smoky Ridge Maintenance Association. Please contact Dennis at 303.680.8987 for more information.