

Community Calendar



For updated information,
visit the
Community Website at:

www.tallynsreach-connect.com

Easter Party!



April 7, 2012 • 2-4 pm
Tallyn's Reach Clubhouse
The Easter Bunny will be there along with kids' tattoos, a petting zoo and refreshments. Please stop by with the kids so the Easter Bunny doesn't get lonely. Bring the family!

Neighborhood Watch Meeting



- April 5, 2012 at 6:30 pm
- Fox Ridge Middle School

TR Master Assoc. Board Meeting

- April 12, 2012 • 8:00 am
- Tallyn's Reach Clubhouse



9Health Fair

- Sunday, April 22, 2012
- 7:00 am - 12:00 pm (noon)
- Heritage Eagle Bend Clubhouse

TR Master Assoc. Homeowner Open Forum w/the Board

- May 10, 2012 • 6:00 pm
- Tallyn's Reach Clubhouse

Community Garage Sale

- Saturday June 9, 2012
- All day event

July 4th Celebration



- Wednesday July 4, 2012
- 9:00 am - 11:00 am
- Details to follow.

The Manager's Corner

by Irene Berest

Spring is on its way and the Board of Directors and I would like to take this opportunity to remind everyone of some of the issues that come up with the onset of Spring.

Design Review – This is the time to start thinking about home improvement projects such as painting and landscaping. Please make sure to obtain prior written approval from the Design Review Committee before starting any exterior projects.

New homeowners, if you have not yet installed your front and/or backyard landscaping, please keep in mind that you have 8 months from your closing date to receive approval and completely install the approved landscaping. If you purchased your home before August 2011, you have missed the deadline and need to submit plans as soon as possible for review to avoid covenant enforcement action. The Design Guidelines and application can be found on the community website, www.tallynsreach-connect.com

Spring Reminders –

Trash – Trash is collected on Thursdays and trash cans cannot be placed out earlier than 5am on the morning of trash pickup day and must be put away Thursday evening. Trash cans must be stored out of sight, behind the fence and/or inside the garage. The Board of Directors has negotiated free all purpose large recycle totes (same as trash cans, but with yellow lid). Please contact Waste Management to obtain one if you don't have one or would like to exchange the small recycle bins.

Campers, Trailers and Boats – Parking, storing, servicing and/or repairing of such vehicles shall be permitted only if the vehicle is completely enclosed within a garage. Please do not be upset if you receive a letter for having any of these on site. I am not on site everyday and am not aware of how long it has been there. If it is simply there for loading or unloading purposes (no longer than 72 hours); kindly advise so on the response form attached to the letter.

Basketball hoops – Basketball hoops can be left out but they must be in good condition and standing upright. Storing of basketball hoops on the ground on the side of the house or driveway is not permitted.

Clubhouse – The clubhouse is a hot commodity in this community. Over the past few months the following projects have been completed inside and outside; exterior painting, repair of both fireplaces, the furniture refurbished and the hardwood floors have been resurfaced. Please be considerate of this when renting the clubhouse. The clubhouse calendar can be found on the community website and is filling up fast!

Pool – This is an early reminder that if you are new to the community and do not have your Pool ID cards or if you have lost your pool ID cards, you will need to make arrangements to stop by the clubhouse on Thursdays between 9am and 3pm or on one of the scheduled times to obtain your pool cards. New pool ID cards are \$5 each and each member of the family 3 years or older will need an ID card. Replacement cards are \$25 each. Checks only, cash will NOT be accepted. Please bring proof of residency (utility bill for homeowners or copy of lease if you are renting).

A separate notice will be mailed out in early April with additional pool information and weekend dates to obtain pool cards.

HOW DO YOU BOUNCE BACK FROM SPINAL SURGERY? CARRIE CHOSE TO RIDE HORSES.



Watch Carrie tell her story
by visiting parkerhospital.org/spine

It's hard to keep Carrie down; she proved that 15 years ago, recovering from a serious car accident. But over time, she began to experience extreme pain and numbness throughout her body. Soon, the bubbly, energetic Carrie was nowhere to be found. So she met with Dr. Scott Stanley, an orthopedic spine surgeon at Parker Adventist Hospital. He quickly discovered profound damage to her spine, and performed a highly specialized surgical procedure using stem cell technology. Today, Carrie is back in the saddle enjoying life, pain-free. That's why Parker Adventist Hospital is here.

Parker
Adventist Hospital



Your care, reimagined.

parkerhospital.org/spine

9395 Crown Crest Blvd., Parker, CO 80138 | 303.269.4898

Centura Health complies with the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and no person shall be excluded from participation in, be denied benefits of, or otherwise be subjected to discrimination in the provision of any care or service on the grounds of race, religion, color, sex, national origin, sexual preference, ancestry, age, familial status, disability or handicap. Copyright © Centura Health, 2012

Colonoscopy:

It's Not as Bad as You Think

By John Sun, MD

Every year, approximately 150,000 Americans are diagnosed with colon and rectal cancers. Typically, 1,770 of these diagnoses arise in Colorado. Unfortunately one-third of these patients will most likely die from their cancer. The good news is that there has been a decline in the number of newly diagnosed colorectal cancer cases since 1998, largely attributed to the use of screening colonoscopies. This being said, if you are over the age of 50, it is imperative for you to schedule a colonoscopy. I'm sure you have probably heard horror stories about this procedure, but we have implemented new preparations and techniques that make the procedure much more tolerable. Most people handle the bowel prep without much difficulty, and the colonoscopy should be performed under anesthesia to reduce your discomfort. High definition scopes allow for better detection of polyps and most of these polyps can be removed during your colonoscopy. Enlarged, symptomatic hemorrhoids can also be easily treated during the procedure.

The American Cancer Society has reported a two percent per year increase in colorectal cancers detected in patients under the age of 50. Since 1994, this increase has been noted in both men and women and is potentially a worrisome trend since the normal recommendation for screening colonoscopies is for individuals 50 and older. If you are under the age of 50 and have noticed rectal bleeding or changes in bowel habits, it is strongly advised that you get a colonoscopy to increase your chance for early detection. The most common symptom of colon cancer is no symptoms at all.

Early detection of colon cancer can lead to a complete cure with surgery. A team approach is taken with the medical oncologist, radiation oncologist, and the colorectal surgeon. New staging techniques allow for better stratification and planning of supplemental therapy. This optimizes survival rates while minimizing side effects. A review of our surgical data shows much better outcomes than national averages (SEER data) and longer survival rates when compared to Cancer Centers of America.

If you or your loved ones are concerned about colorectal cancer, we are happy to tailor a prevention/treatment plan for you.

Dr. John Sun is a colorectal surgeon at Parker Adventist Hospital. www.ParkerHospital.org

TALLYN'S REACH MARKET UPDATE

Active Listings

35 homes for sale priced from \$219,500 to \$849,900

Builder Inventory not included

Under Contract – 10 Homes

Sold in the Last 60 Days

23283 E Costilla Pl*	24602 E Davies Wy*	25253 E Davies Dr*
Listed \$219,500	Listed \$445,000	Listed \$495,000
Sold \$215,000	Sold \$425,000	Sold \$536,000
Days on Market 136	Days on market 10	Days on Market 85

Based on information from Metrolist, Inc. © for the period 1/9/11 to 3/9/12.
The asterisked (*) properties were listed and/or sold by other companies

Denver Ranks Among Top North American Cities for IT Jobs

Posted: 02/13/2012 08:43:15 AM MST, February 13, 2012 3:48 PM GMT
By Steve Raabe The Denver Postdenverpost.com

Denver ranks among North America's top markets for information technology jobs, according to a study by IT staffing firm Modis.

Denver's was rated as the 11th-best city in which to find an information technology job. The best market was Houston. "A strong, up-to-date IT infrastructure is crucial to businesses, and so with increased confidence in the economy, many companies are reinvesting in IT initiatives, beginning with talent," said Jack Cullen, president of Modis. "Given the geographical spread of cities on this list as well as the breadth of skills needed, there is opportunity across North America for IT professionals who are looking to get ahead and further their careers."

Colorado's Share of Mortgage Settlement

Colorado will receive a total of \$204.6 million of the \$25 billion settlement with the nation's five largest mortgage lenders. Most of our share is spoken for in the form of relief to borrowers of the five banks. That relief will include reduction of loan principal, refinancing assistance and direct payments to homeowners who were subjected to improper foreclosure procedures by these banks.

The remaining \$52.5 million could be used for things like housing for homeless veterans, building more affordable housing and increasing funding for a foreclosure assistance hotline.

Attorney General John Suthers has custody over the funds which means law makers can not get to any of these funds to balance the state budget.

DENVER MARKET UPDATE

Closed Residential February 2012

Category	Feb. 2011	Feb. 2012	% Change
# Closed Sales YTD	3,494	3,971	13.7%
# Active Listings	13,393	8,082	-39.7%

© 1998-2012 Metrolist, Inc. All rights reserved.

David's Mortgage Update

On Tuesday March 6th President Obama announced a substantial reduction in fees and documentation of refinances for borrowers with FHA insured mortgages. If you currently have an FHA loan the following things will apply when refinancing: The annual MIP (mortgage insurance premium) will be reduced from 1.15% of the loan amount to 0.55% of the current loan amount. The UFMIP (up-front mortgage insurance premium) will be reduced from 1.00% of the loan amount to 0.01% of the loan amount. Both components significantly reduce the cost of the refinance and the monthly expense. Additionally, borrowers may be eligible to refinance without an appraisal. The actual rules do not go into effect until June 11th of this year and only if your current FHA loan was originated before May 31, 2009. For more information about whether these changes apply to you please feel free to give me a call.

Thinking of selling or renting your home?

We know the neighborhood....Contact us

TheEllisTeam@earthlink.net

Sign up for our monthly e-newsletter at

www.TallynsReachRealEstate.com

"It's not just our business, it's where we live!"



Owen & Jo Ellis
Real Estate Sales & Property
Management



Direct: 303.669.0956

Direct: 303.523.6936

www.TallynsReachRealEstate.com



David A. Pellegrino
Mortgage Consultant
NMLS# 190983 - LMB100017881



Direct: 303.902.3120

david.pellegrino@novahomeloans.com

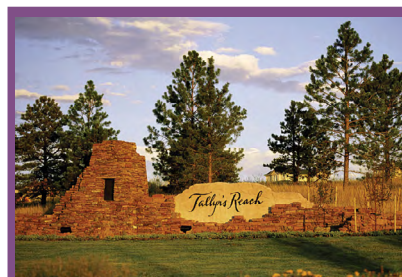
Tallyn's Reach

OFFICIAL COMMUNITY NEWSLETTER

HomeFront Community Management, Inc.
5750 DTC Pkwy., Suite 120
Greenwood Village, CO 80111



Parker Adventist Hospital
Centura Health.



TALLYN'S REACH NEWS

presented by Tallyn's Reach Master Association, The Ellis Team
and Parker Adventist Hospital

www.TallynsReach-Connect.com

In
This
Issue

Tallyn's Reach Board News	1
Committee Updates	2
The Manager's Corner	2
Parker Adventist Hospital	3
Tallyn's Reach Market Update & Community News	4



Current News

Spring is the season of renewal.

As the trees bud and the grass turns from brown to green, Spring is a good time to renew our connections with neighbors and represents a kick-off of the months that allow us to spend time with each other on front porches, backyards, parks and the community pool.

A true sense of community requires us to think back to lessons we learned as kids...treat others how you would like to be treated, do your part to maintain the appearance of your surroundings, honor your commitments and responsibilities, and give others the benefit of the doubt.... assume the best, not the worst.

Your board of directors (all fellow homeowners in Tallyn's Reach) and our Community Manager, Irene Berest, try to live by these lessons. We are all involved in the operation of the community because we care about what happens here. If you receive a letter or notice of some

kind of violation, don't panic and don't over-react. You aren't being picked on. The Board and our Manager are trying our best to balance giving people the benefit of the doubt and meeting our obligation to keep Tallyn's Reach a great place to live by holding people accountable to the guidelines and responsibilities of living here. The Board and our Manager commit to nurturing a sense of community by treating everyone with respect, compromising and working together with homeowners when concerns arise and a transparent and inclusive approach to decision making.

Spring...a time to renew and re-commit to doing our part to make Tallyn's Reach a great place to live.

Are You Connected? TallynsReach-Connect.com
If you want to receive Community event info and news.

SIGN UP TODAY!!!!