

**HERITAGE HILLS HOMEOWNERS' ASSOCIATION**

c/o Cherry Creek HOA Professionals, LLC.

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**2010 SPRINGTIME REMINDERS LETTER**

**March 15, 2010**

**To All Residents of Heritage Hills:**

**ENTRY GATE CODE CHANGE**

**Effective April 1, 2010 a new Entry Gate Code will be used.**

**The old code will continue to work until May 1, 2010. See the GATE CODE CHANGE NOTICE that has been mailed to each resident for details.**

**SHREDDING/ELECTRONIC RECYCLING EVENT**

Heritage Hills HOA has arranged for Proshred and Best Buy to host a Shredding and Electronic Recycling Event.

**Saturday, April 24, 2010, 9:00 AM to Noon at the Heritage Hills Club House**

**Proshred's mobile shredding truck will be on site to SHRED your sensitive documents.**

There is no charge for this Program. Household & business records welcome, no limit!

Material does not have to be boxed and there is no need to remove staples, paper clips, file folders, hanging files or spiral pads.

All paper is RECYCLED, so we ask that any vinyl or plastic products such as credit cards and computer discs as well as any other electronic media be removed from the material to be shredded.

**Best Buy will have a truck (free of charge) for electronics recycling.**

What Best Buy will take:

\* Nearly everything electronic, computers, DVD players, cell phones, inkjet cartridges, CDs/DVDs, PDAs, smart phones and batteries. And most things are absolutely free.

\* They do charge \$10 (CASH or CHECK) for TVs under 32", CRTs, monitors and laptops. But you will receive a \$10 Best Buy gift card.

- \* Desktop or laptop computers with the hard drive removed. Best Buy will remove them for you on the spot. You will have to destroy the Hard Drives to protect important information that they may contain.

What Best Buy won't take:

- \* Internal & External computer hard drives.
- \* Console TVs, or TVs and monitors larger than 32".
- \* Electronics containing Freon, like mini refrigerators or air conditioners.
- \* Appliances, such as refrigerators, freezers, dishwashers, washers and dryers, ranges and microwaves.

We will also have a box to collect your compact florescent bulbs.

We hope everyone can take advantage of the convenience and security of having sensitive records and other equipment destroyed by Best Buy and Proshred at NO CHARGE.

**NEW RESIDENTIAL FILING & CONSTRUCTION:**

Celebrity Development Corporation is continuing development in Heritage Hills, please tell your children not to play on either the development or construction sites for safety considerations.

**PETS:**

Per Section 3.12 of the Covenants, pets are not allowed out of their owner's yard except when properly leashed. Owners are responsible for accompanying leashed pets and the clean up of pet excrement. Also, owners are financially responsible and liable for any damage caused by their pets. **No animal of any kind is allowed which makes an unreasonable amount of noise or odor, or is a nuisance.**

**COYOTES:**

There are Coyotes in our area and in the past we have had reports about pets being killed by Coyotes. Pet food left out doors can attract these animals and residents are advised not to allow pets outside without close supervision. To report an incident call Lone Tree Police Animal Control at 303-339-8150. For additional information, go to the Heritage Hills web site <http://www.heritagehillshoa.org/pages/news/2007/coyotes.html>

**CRIME PREVENTION & DOOR-TO-DOOR SALES:**

In order to discourage theft, please remember to lock your cars and not leave valuable articles in cars or open garages. The police department recommends garage doors be kept shut in order to discourage theft in the neighborhood. Also, as garages may be used for storage of vehicles, lawn equipment and trash, garage doors should be kept closed for aesthetic reasons. Warmer weather also brings out door-to-door solicitors. Remember, by contributing to unfamiliar children or adults engaging in door-to-door sales, you are encouraging these people to return to Heritage Hills. Immediately notify the Lone Tree Police Department at 303-660-7500 of any unlawful or suspicious activity. You may add your household to a 'No Visit' list and pick up a No Soliciting Sticker at the Lone Tree City offices.

**TRASH:**

Per Section 3.11 of the Covenants, trash receptacles should be set out no earlier than the night before collection and the empty cans be removed by midnight of trash collection day. Containers, trash bags and other trash debris are to be stored either in the garage or screened from view if kept outside. If you will be out of town, please ask a neighbor for help so you can comply with these times. A recent inspection identified several homes with the trash container and/or trash placed curbside before the permitted timeframe. Courtesy notices have been mailed to the appropriate homeowners reminding them of the permitted timeframes to place trash and containers curbside.

**YARD POST LIGHTS:**

Since no general street lighting is present in the neighborhood, it is very important that each yard have a Post Light which is on a "photo cell". Each homeowner maintains their own light. A recent inspection identified many homes that did not have this post light working. Courtesy notices are mailed to these homeowners requesting their cooperation to ensure these lights are working throughout the community.

**LANDSCAPING & LANDSCAPE MAINTENANCE:**

Per Section 3.2 of the Covenants, each homeowner shall complete installation of landscaping as approved by the Design Review Committee within eight months after the date of purchase (or as soon as Denver Water guidelines allow). All property shall be kept and maintained in a clean, attractive, and healthy condition. The maintenance and upkeep of each lot is the responsibility of the homeowner. You are personally responsible for any damage done to neighboring sites due to your irrigation run-off.

**STORMWATER PROGRAM:**

Spring and summer bring outdoor activities such as yard maintenance and car washing please be conscious of the environment when doing your outdoor activities. For information on how you can help please go to the HH web-site (<http://www.heritagehillshoa.org/>) and click on the Stormwater links, The Pollution of Stormwater Runoff and Heritage Hills Stormwater Quality.

**DESIGN REVIEW COMMITTEE:**

Per Section 2.20 of the Covenants, any exterior improvements must be submitted to the Design Review Committee for approval before you start the project. "Improvements" include, but are not limited to, buildings, pools, tennis courts, patios, patio covers, awnings, painting of any exterior surfaces, window work, additions, concrete/brick work, outdoor sculptures or artwork, fences, retaining walls, stairs, decks, dog runs and dog houses, recreational equipment and play sets, light poles, flag poles and landscaping.

**MOTORIZED VEHICLES:**

The streets in Heritage Hills are owned by the Homeowners' Association, composed of individual residents, so we need to all do our part in making our streets as safe as possible. Children riding motorized vehicles on the streets or on vacant ground pose a risk to themselves and a hazard for motorists.

Due to safety and liability issues, the use of these motorized skateboards, scooters, dirt bikes, dune buggies, etc. on the streets and vacant ground in Heritage Hills is prohibited. Please explain to your children the necessity to discontinue using these vehicles within Heritage Hills.

## **GOLF CARTS**

The Heritage Hills HOA Board has worked with the Community Golf Cart Committee to outline a set of rules and regulations for their use within Heritage Hills, beginning in 2010. These rules and regulations will be mailed to each household later this Spring.

## **VEHICLES:**

The Heritage Hills speed limits and stop signs are established for everyone's safety. Please obey the traffic rules for your neighborhood.

Per Section 3.17 of the Covenants, no boat, camper, trailer, truck, motorcycle, motor home, recreational vehicle, or any other vehicle the primary purpose of which is recreational, sporting, or commercial use, shall be parked or stored in, on, or about any home or street except within an attached and enclosed garage.

Also, vehicles may not be left parked in the streets of Heritage Hills overnight. Vehicles parked on your driveway must be licensed and driven regularly; otherwise they must be stored for extended periods within your garage. The only exception is that Recreational Vehicles may be parked on your driveway to load or unload for up to 72 hours.

## **WEBSITE:**

Residents are encouraged to visit the Heritage Hills website. A considerable amount of important information about many subjects is available online at:

<http://www.heritagehillshoa.org/>

Sincerely,

**Board of Directors**

**Heritage Hills Homeowners Association**