

**HERITAGE HILLS HOMEOWNERS' ASSOCIATION**

c/o Cherry Creek HOA Professionals, LLC.

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**2011 SPRINGTIME REMINDERS LETTER**

**March 18, 2011**

**To All Residents of Heritage Hills:**

**DOCUMENT SHREDDING EVENT**

**Saturday, April 23, 2011, 9:00 AM to Noon at the Heritage Hills Clubhouse**

**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.

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

**Unfortunately, Best Buy will not provide a truck for electronics recycling this year.**

**NEW POOL SECURITY SYSTEM:**

The Heritage Hills Metropolitan District is changing the Security System for the Swimming Pools, Tennis Courts and Clubhouse.

Keys will be replaced by a small fob that will open the gates when passed by a reader on the gate. You will be advised when the fobs will be available. The present plan is for the Security Company to issue Fobs at the Clubhouse before the swimming pools open in May. Residents will be advised the dates and times when the fobs can be picked up at the Clubhouse.

**NEW RESIDENTIAL 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/DOG CLEANUP:**

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.

**The Heritage Hills Metropolitan District provides containers at various locations along Heritage Hills Parkway for residents to use for picking up after their dogs while walking them around the area.** Residents are encouraged to report the name of anyone they observe who fails to pick up after their pets to Dave Kinney at 303-693-2118.

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.** Violation of covenants can result in a \$100.00 fine.

### **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 website <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 303-339-8150 of any unlawful or suspicious activity. All of Heritage Hills is on the 'No Visit' list and you can 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. Inspections have identified several homes with the trash container and/or trash placed curbside before the permitted timeframe. Courtesy notices are mailed to 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. Some homes do not have this post light working and Courtesy Notices are mailed to these homeowners requesting their cooperation to ensure these lights are working throughout the community.

### **PAINT REPAIR**

Recent inspections have noticed that some homes are beginning to need trim and garage door paint repair. Section 3.2 of the Covenants stipulates that all property in Heritage Hills shall be kept in good repair. Any change of colors would require DRC approval.

### **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.

### **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 website (<http://www.heritagehillshoa.org/>) and click on the Stormwater links, The Pollution of Stormwater Runoff and Heritage Hills Stormwater Quality.

### **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. Placing traffic cones in the street to block traffic so children can play in the street is strictly forbidden. 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**

Rules for Golf Cart Operation have been provided to residents and seventeen Golf Carts have been registered in Heritage Hills. They display a numbered sticker on each side and the front of the vehicle.

If anyone observes an unregistered cart they should notify the owner that they should contact the Association Manager, Dave Kinney, at 303-6934-2118 to arrange for registration. Anyone operating an unregistered cart or not operating it according to the rules may be subject to a fine.

**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 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**