THE



HOMEOWNERS ASSOCIATION

POOCH PLUNGE!

Saturday, September 6, 2025 from 2pm - 4pm at the Conservatory pool. We will provide water bowls and bags for cleanup. Dogs must be friendly and fully vaccinated. Owners are welcome to jump in!

MOVIE AT THE POOL

Saturday, August 30th Music and games begin at 6pm. There will be popcorn, candy, ice cream and glow-in-the-dark items. Bring a blanket and warm clothes. The movie this year is Zootopia and begins at 8:30pm.

RATTLESNAKES?

Did you know there's a FREE resource available for the safe and humane removal of rattlesnakes? Click here for information on this volunteer organization that will come remove them for free.



DIRECTOR'S CORNER

The July meeting of the Conservatory Board of Directors covered several agenda items, including homeowner concerns about trash collection, emergency notifications, and clubhouse operations and security. This issue provides further details on these topics. A virtual platform is available on TEAMS. Homeowners may join to observe community procedures and participate in discussions regarding current matters.

August 2025 Newsletter

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As of July 31, 2025

FINANCIALS

Operating Account

\$ 190, 267

General Reserves

\$ 381, 106

Underdrain Reserve \$ 1, 536, 547

www.conservatoryhoa.com

DIRECTOR'S CORNER

July Board Meeting Highlights

- Reports on covenant violations and assessment delinquencies were reviewed.
- Committee updates were provided. The Underdrain Committee meeting shared its action items. Outfall inspections, cleanout locations, As-built documentation, and follow-up on specific areas identified by homeowners and related to city of Aurora storm drain repairs will be addressed.
- The pool gate security contract was extended through September 1, and the Board approved the purchase of an (AI)-powered Remote Video Monitoring (RVM) surveillance system.
- Clubhouse rental issues were reported, and fines for rental agreement violations were increased.
 Coordination with the clubhouse monitor will be improved.
- The installation of black iron fencing across the front of the clubhouse cement patio area was approved.

The Board of Directors appreciates your support and welcomes your feedback.









JUNE 2025

- **44 requests reviewed**Most were approved
- X 2 denied
- 4 1 referred for legal review
- 4 pending more info Common Projects
- **B** Exterior Paint 11 homes
- Landscaping 7
- **₩** Window Replacements 4
- Other: Fencing, solar panels, playsets & more
- In Review

A homeowner request for a new entrance roof raised legal questions about multi-unit dwellings. The HOA attorney responded, and the DRC will decide at its next meeting.

- **†** Next Meetings
- **#** August 11 & 25



LOVE OUR COMMUNITY?

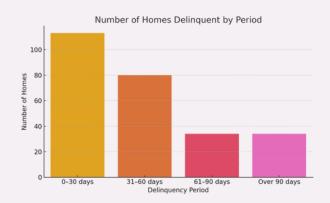
If you're passionate about where we live and want to play a key role in shaping its direction, consider becoming a **Board Member**. Board Members make decisions for the community, engage in planning, and ensure our HOA thrives.
To learn more, reach out to Lyndi Fielitz at lyndi@amihoa.com or visit Board Self-Nomination Process on our website.
October 1 is the deadline for applications.

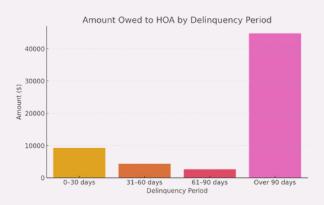
HOA DELINQUENCIES

As of the end of June, 261 homeowners owe a combined \$61,065.80 to the HOA. This includes past-due assessments, fines, fees, and legal or collection costs. The charts below show how these delinquencies are distributed:

- The majority of the debt is from accounts more than 90 days past due, totaling over \$44,000.
- 113 homes are only 0–30 days delinquent, which means early action could prevent these from escalating.

If you have any questions about your account or need assistance, please reach out to AMI. Call (720) 633 9722- or email theconservatory@amihoa.com



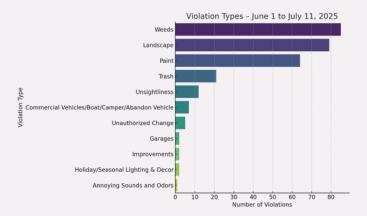


HOA VIOLATION SUMMARY

Violation Summary - June 1 to July 11, 2025

During this period, the HOA issued over 230 notices across a variety of categories. The most common violations were:

- Weeds (85 total)
- Landscape issues (79 total)
- Paint (64 total)
- Trash and debris (21 total)



These top categories made up the majority of violations. Thank you for keeping your property in compliance—it helps maintain the beauty and value of our community. It's very important to take care of these violations as it affects everyone in the community and our home values.

TRASH & RECYCLING

As a reminder, Waste Connections handles all trash and recycling services for our community, and it's important that all residents follow the established policies and procedures.

Please take a moment to review the <u>Trash & Recycling Guidelines</u> on our website. This page includes everything you need to know-from pickup schedules to container rules and accepted materials.

THINKING OF XERISCAPING?

Looking to create a more water-wise yard? The City of Aurora offers a free landscape design service to help residents plan beautiful, drought-friendly yards—and it can save you a lot of money!

Just remember: all landscaping changes must be approved by the Design Review Committee.

Aurora Landscape Design Program

WHY THE INCREASED SECURITY AT THE CLUBHOUSE AND POOL?

The Conservatory Board of Directors has taken steps to enhance security at the clubhouse and pool after an increase in rule violations and safety concerns this season.

Recent Issues Reported:

- Illegal Trespassing 3 documented incidents this year
- Vandalism Damage to pool house doors and playground graffiti
- Unauthorized Pool Access Residents letting others in through the gate
- Disrespect Toward Lifeguards
- Unsupervised & Unruly Teens
- Inappropriate Language & Behavior at the Pool
- Unauthorized Parties Parties held without lifeguard approval
- Clubhouse Rental Violations Damage and disregard for agreements

New Security Measures

To ensure safety and protect our amenities, the HOA has approved the following:

- Clubhouse Monitor
- On-site presence to oversee rentals and ensure guidelines are followed
- Pool Gate Security
- Gate security extended through September 1 to manage access and maintain order
- Al-Powered Video Monitoring
- A Remote Video Monitoring (RVM) system will be installed for 24/7 oversight

© Community Partnership
We've also coordinated with the
Aurora Police Department and our
local PAR Officer (District 3 – Area
22). See page 6. You may notice an
increased police presence in the
neighborhood.



It has been brought to our attention that the neighborhood sirens we have relied upon in the past as an early warning system are no longer being actively repaired or maintained. This includes the one in our neighborhood by the Pool. It is no longer working.

The city of Aurora has a new emergency alert provider, CodeRED, and it's a great time to add your contact information to the system to receive important, even lifesaving, alerts sent directly to your phone and/or email. You will not receive these notifications unless you opt in.

To receive these important alerts, please contact <u>Alert Aurora</u> and/or download the CodeRED app on your phone from the Apple App Store or Google Play.

PARTIES AT THE POOL - PERMISSION FROM THE LIFEGUARDS IS REQUIRED

"If it <u>looks</u> like a PARTY, <u>has guests</u> like a PARTY (even neighbors!), and celebrates (with pizza & cake) like a PARTY, then it is a PARTY".

HELP US KEEP OUR POOL SAFE – ASK PERMISSION SO THAT WE CAN BE PREPARED. IF ADDITIONAL GUARDS ARE NEEDED THERE IS A CHARGE. CALL/CONTACT FRONT RANGE RECREATION TO MAKE ARRANGEMENTS. https://www.frontrangerecreation.com/pdfs/parties/CS2025.pdf

IF YOU TRY TO SKIRT THE RULES YOU WILL BE ASKED TO LEAVE THE POOL.

F HOA Book Club Picks

August 12
<u>Small Things Like These</u> by Claire Keegan
September 9
<u>Nothing Like It In the World</u> by Stephen Ambrose

HOW TO REPORT A CRIME

Report crime when it happens.

Always report a crime or suspicious activity. Call 911.

Non-emergency dispatch center at 303.627.3100

Call 911 for crime in progress!

Do not put it on Social Media and think that is a report - it is not.

M 2025 HOA Leadership Directory

Board of Directors

President: Andrew Igl Treasurer: Charlie Fiser Secretary: Helen Hardin Director: Jerry Ostermiller

Director: Curtis Link

Social Committee

Chair: Barbara Gaetos
Co Chair: Tennille Johnson
Secretary: Sharon Fisher
Publicity: Krystal Srur-Turner
Welcome: Joanna Bennett
Board Liaison: Charlie Fiser

Communications Committee

Board Liaison: Helen Hardin Member: Shane Ketterman

Design Review Committee

Co-Chair: Duane Oudenhoven

Co-Chair: Joy DeMots Board Liaison: Andrew Igl

Operations Committee

Chairman: Tim Siml Flag: Steve Mann Flowers: Rhonda Mann Member: Frank Farinola Member: Jim Hardin

Underdrain Committee

Board Liason: Charlie Fiser

Member: Tim Siml

Additional members needed

Helpful Resources

Conservatory Contact Information

Advanced Management LLC (AMI) Community Manager Lyndi Fielitz (720) 633-9722

Email: theconservatory@amihoa.com

Owner Portal

https://home.amihoa.com/dashboard

Community Website

https://www.conservatoryhoa.com

Aurora Police Non-Emergency

(303) 627-3100

Waste Connections

(303) 288-2100

Aurora Park Rangers

(303) 326-8430

On trails: 4 wheelers, rattlesnakes, dogs off leash

Metro District

http://www.yourcmd.org

Access Aurora

303.739.7000

This is City of Aurora Newsletter

Parks and Recreation

303.739.7160

Xcel Energy - Street Light Outages

800.895.4999

xcelenergy.com/outages and emergen cies/outdoor lighting outages Include the pole #

PAR (Police Area Representative)

District 3 Area 22

E Carreno

ECarreno@auroragov.org 303-739-6099 ext: 49183