

2023 ANNUAL MEETING EDITION

THE CONSERVATORY AT THE PLAINS



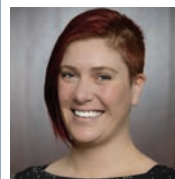
HOMEOWNERS ASSOCIATION

Please join me in extending a warm welcome to Jordan Devine, our new community manager. We look forward to working with her to address your needs and concerns effectively and professionally.

In 2024, the board will study the issue of mailboxes in the community. Meetings with all concerned are scheduled to formulate a plan. Projects of this magnitude take time and we will share details with you as they become available. We will also be meeting with our contractor for garbage removal. If you contracted with them for additional weekly totes, we would appreciate hearing from you about the costs to establish equity in the community.

Volunteers are the heart of our community. Note their accomplishments below in the year in review. Please participate in this year's annual meeting, we are making it even easier to vote and let your voice be heard.

Andrew Igl, President



Introducing our new Community Manager

Jordan Devine

As a Community Manager with Westwind Management, Jordan Devine brings a wealth of expertise in administration, management, advocacy, and customer service. With a background in psychology and life coaching, she excels in fostering strong relationships and providing exceptional client care, driven by a passion for serving and improving the lives of others.

YEAR IN REVIEW – Committees in Action

The Design Review Committee sponsored two informational sessions for residents on water conservation methods and GRIP, the City of Aurora's Grass Replacement Incentive program and modified the Design Review Guidelines to be consistent with new legislation. A transition to an all-electronic form on the Westwind Owners Portal is underway.

Your Communications Committee has added a professional to help deliver a new look and current information in an easy-to-understand format to the community. The committee is responsible to write and produce all the community news on the Website, in the monthly Newsletters, and the new Electronic Message Board. 'You Asked, We Answered' was added to the website. Check out the Contact Us option!

Operations is ever vigilant to monitor the clubhouse and pool area to address any concerns. They advise the Board of needed maintenance. Pool furniture is inspected frequently. Lighting and security cameras are checked, and paint touch-ups done to keep our facility attractive. The flag is set to half staff if required and the flowers around the property are cared for weekly. A portable PA system was purchased for community events.

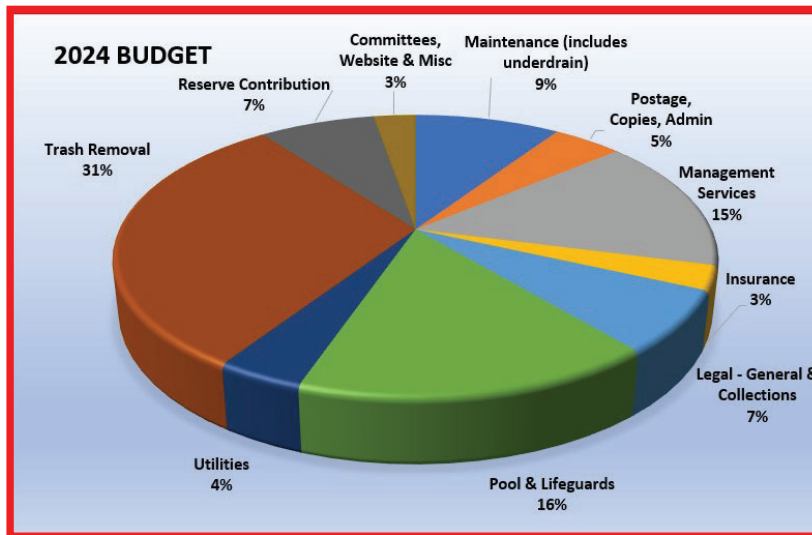
The Social Committee continues to draw our residents together. This year was a time of re-organization, with new members bringing new ideas and energy to their planning. The Pool Closing Extravaganza was one such new event. Water Aerobics continues to be well attended as do the other weekly and monthly activities at the clubhouse.

The Clubhouse foyer was reorganized into a conversation area. This allows those who rent the facility more space in the great room. New shades replaced the blinds, and a TV was added for community presentations.

THE 2024 RESERVE STUDY and BUDGET

Facilities Maintenance, Upgrades, and Improvements

A Reserve Study is the process of anticipating and preparing for major common area repair and replacement expenses. The foundation of every Reserve Study is the Component List. It defines the scope and schedule of



all our anticipated projects. These costs are calculated, and we set aside funds in our budget to maintain our 48 components.

The board updates the study regularly. It is the responsibility of the Board of Directors to routinely make decisions and purchases. Bids will only be solicited for projects over \$10,000. Capital Improvements are discussed, and decisions made at monthly board meetings and bid thresholds are also \$10,000. Funding for larger projects can be earmarked over time from the operational budgets.

Reserve Expenditures in 2023 The wader pool pump, pool covers, the pool deck cement repair and sealing, sidewalk cement repair, playground bench replacement, playground shelter repair and landscape changes around the EMB Sign.

Reserve Expenditures anticipated in 2024 are kitchen appliances, parking lot striping and sealing, new lifeguard stands, replacement pool furniture and mailbox cluster box units.

The 2024 Operations budget is included in the annual meeting mailing for your review. The process of preparing the budget began with the community manager preparing a rough draft budget after verifying all past expenses and projecting changes. The board, led by the treasurer, reviewed each category, considering data submitted from all the committees, planned future projects and anticipated changes to determine the final numbers. **No increase in assessments is necessary this year.**

LEGISLATION LIMITS COVENANT ENFORCEMENT

Legislation passed in 2022, HB22-1137 and 2023, SB23-178 mandated significant ancillary services and administrative processes which resulted in higher fees and costs to communities and, in the end, for all homeowners. They may include translation services, messaging services, notice posting services, expanded meeting/voting processes, records management and retention, and legal services. More restrictions and legislation are anticipated for the 2024 Legislative Session. Allowing associations to change their governing documents more easily would benefit all neighborhoods instead the legislature is mandating policies that may not fit every community.

Contact your representative to express your concerns.

These bills impact Homeowner Associations and regulate how we conduct business, monitor compliance and collection activities and design review activities. As a result, the Board of Directors has had to adopt policies that reflect the changes and revise the Design Review Guidelines.

OVER 50%
of Colorado's
population live in
HOA
communities.

2023

HAS BEEN A RECORD YEAR AND PRESENTED CHALLENGES FOR HOMEOWNERS.

Some in our community have experienced water and hail issues for the first time. The systems in place have been strained past normal capacity. We have addressed these proactively. Our maintenance contractor for the underdrain system has been engaged to advise on water issues and our management company has made special arrangements to process the avalanche of DRC applications for the approval of roof repairs.

Because changes in your landscaping can affect your neighbors, drainage is addressed in our covenants. They state, 'that there shall be no interference with the established drainage pattern over any property within the Community except as approved in writing by the Design Review Committee' Homeowners are strongly encouraged to have their homes' drainage system evaluated by a professional. In addition, it is recommended that the property be scoped to determine whether it is connected to the underdrain. In the event an affected home is not connected, there is little the HOA can do to help with respect to drainage.



***150-year rainfall records broken! More rain than Seattle!
Thirty-three hail incidents in three months!***

The HOA has the responsibility for maintaining only the primary network of the underdrain located beneath the street. Like other utilities, such as sewers or fresh water supply, each homeowner is responsible for the portion of that system that lies between their home and the main lines.

To ensure the efficacy of our underdrain system, we enlist the expertise of professional contractors who conduct a comprehensive inspection and maintenance program of the entire system, split up into four zones which rotate each year. This initiative aims to identify any blockages, damages, or inefficiencies within the underdrain network before they cause problems.

**Attention: This years annual meeting will be held
Wednesday, December 6th at the clubhouse at 6:30PM.**

The meeting will be live streamed.

**Voting will begin November 16th with VOTE HOA NOW, an
electronic platform. You will receive an email to cast your
ballot. Your vote will also help us reach quorum.**

Let's talk, listen and respect each other and pledge to be good neighbors.

Contact the Board of Directors through the Contact Us option on www.conservatoryhoa.com.

Attend a monthly board meeting the second Thursday of each month, 5:30PM at the Clubhouse.

Contact the Community Administrator at Westwind Management (720) 668-9463 or email conservatory@westwindmanagement.com.

The HOA DOES NOT HAVE a Facebook page and we do not respond to questions or comments on any social media platforms.

2023 BOARD OF DIRECTORS



Andrew Igl
President

aiglhoa@gmail.com



Helen Hardin
Secretary

hhardinhoa@gmail.com



Charlie Fiser
Treasurer

cfiserhoa@gmail.com



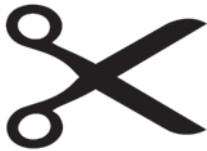
Barb Gaetos
Director

bgaetoshoa@gmail.com



Bill Wrubleski
Director

bwrubleshoa@gmail.com



Owner Portal

portal.westwindmanagement.com

Conservatory Contact Information

Westwind Management Group LLC

720-668-9463

conservatory@westwindmanagement.com

Community Website

www.conservatoryhoa.com

Community Manager

Jordan Devine

720-668-9463

conservatory@westwindmanagement.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

Access Aurora
303.739.7000
Street parking, noise, pot holes, ordinance violations

Parks and Recreation
303.739.7160

Xcel Energy - Street Light Outages
800.895.4999
xcelenergy.com/outages, [emergencies](#), [outdoor lighting outages](#)