

THE CONSERVATORY AT THE PLAINS



HOMEOWNERS ASSOCIATION

Director's Corner

All Community Members are invited and encouraged to attend board meetings. Your input can be very helpful in managing the affairs of our Conservatory HOA. If you are unable to attend in person, you have the option to attend virtually. [Microsoft Teams](#).

To lead our community properly, the board of directors must manage the association using established business principles. By choosing to live in an HOA, homeowners agree to follow the established policies of the HOA and to fulfill their agreed upon financial obligations. Failure to do so places an extra burden not only on the Board, but also on their neighbors.

- **Updated Design Review Guidelines:** The board of directors approved the revised guidelines presented by the DRC Committee. They include clarification on present requirements about fencing (see [page 5 of newsletter](#)), references to the developer, waterwise requirements, as well as other information and reorganization. [View the full revised document online.](#)
- **Backyards:** There was a discussion about unsightly backyards. Residents are reminded that anything visible in the backyard can be a violation. Due to increasing complaints from residents about neighboring yards, the inspector will be looking more closely at backyard conditions this spring. Major backyard improvements also require DRC approval.
- **Late fees and interest on overdue balances will resume May 1:** The number of delinquent accounts has not improved. Access to the Pool will be denied to homeowners with delinquent accounts. Please email the community manager at theconservatory@amihoa.com or 720-633-9722 to bring your account current.
- **Pool Safety and Access:** Please help us by closing the gate behind you as you enter and not opening the gate for others. Parents are reminded to watch their young children. Lifeguards are not a replacement for adult supervision. Teens at the pool will be asked to leave if their behavior disrupts others. Hard balls are not allowed.

Thank you for your attention and commitment.

MAY 2025

- 1 Pool Opening Party
- 2 Upcoming Events, Food Trucks, Spring Clean Up
- 3 2025 Pool Rules, Blood Drive
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- 5 Fence Guidelines
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Pool Opening Party

Get ready for the 2025 Pool Season! Join us for games and food on **May 24th**. Games begin at 11 AM and food is served 12 PM - 1 PM, or until the food runs out.

Is your account current? Did you get a new phone? Need a key card? Don't miss out on the pool fun. Contact AMI today by emailing theconservatory@amihoa.com, or calling (720)633-9722 or stop in during office hours at the clubhouse on Thursday afternoons.

Social Committee

Book Club Selections

2nd Tuesday of each month at 11:00am
Conservatory Community Center

May 13 – *The Heaven and Earth Grocery Store*
by Steve McBride (Library Book Bag)

June 10 – *Nothing Like It In the World*
by Steven Ambrose

Monthly Activities

at the Community Center

Coffee Hour: Tues from 9:30am - 10:30am

Ladies Night Out Bunco 3rd Thurs each month
at 7:00pm

Mahjong weekly Wed & Fri at 12:00pm

Mark your calendars!

Food Trucks
Wednesdays
beginning
April 23

**Children's Hospital
Blood Drive**
May 13

Pool Opening Party
May 24

Spring Clean-Up
May 17

**Community
Garage Sale**
May 30 - June 1



The Food Trucks Are Back!

It's the perfect chance to enjoy a fantastic variety of dishes, connect with your neighbors, and have a wonderful time. The **4th Wednesday** of each month from **5:00pm - 7:30pm**.

Upcoming Food Trucks

May 28 - Krazy Coconut Thai, Berliner Haus & Sweet Cow

*Food Trucks and schedule are subject to change.
We'll keep you informed via email of any updates.*

Spring Clean Up

May 17 @ 8:30 AM to 11:00 AM
(or until the dumpsters are full)
Frontier K-8 rear parking lot

NEW: Electronics are accepted
& paper shredding is available!

See the flyer for more details.

Get there early because the event will end
when the dumpsters are full.
Proof of residency is strictly enforced!



We need your help!

Join us and ensure our community events
continue to thrive!

Email Barbara Gaetos at
bgaetoshoa@gmail.com
or get in touch through the online form at
www.conservatoryhoa.com

Pool Opens Saturday, May 24th at 10 AM

The pool is open daily from 10 AM to 8 PM through Labor Day

Pool access is with a white key card or the PDK Phone App. Contact the community manager for questions about your access if you are a new homeowner, resident, or got a new phone since you last used the phone app.

Pool access is limited to homeowners who are current in their assessments and account balances. Access will be verified.

Lifeguards cannot open the gate for swimmers. It is not their responsibility to monitor access.

PLEASE DO NOT OPEN THE GATE FOR ANYONE NOT IN YOUR GROUP!

Pool Safety & Security is everyone's responsibility. NO HARD BALLS are allowed, and ALL BALLS/INFLATABLES/ TOYS will be prohibited if behavior disrupts others.

No parties may be held without permission from Front Range Recreation. A Guard must be on duty for every 25 people in the pool, with a minimum of 2. Pool guests are limited (5 per family) and can be limited if their entrance makes adding lifeguards necessary.

Spring is upon us here at the Conservatory.

Here are some tips to keep your home in tip-top shape!

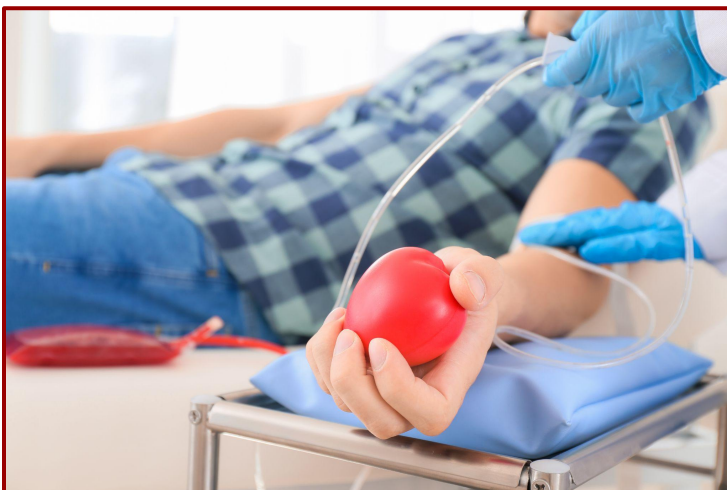
- ❖ **Spring Cleanup** is May 17th @ 8:30 AM to 11:00 AM ([additional information found here](#))
- ❖ **Touch up exterior paint and siding:** Check for peeling paint or faded siding, especially on sun-exposed areas. A quick scrape, prime, and repaint keeps homes looking fresh and protects against Colorado's harsh weather swings.
- ❖ **Refresh mulch and edging:** Add a fresh layer of mulch to flower beds for a clean, vibrant look. Sharp lawn edging defines yards for that polished aesthetic.
- ❖ **Check HVAC systems:** Schedule a professional tune-up before summer heat hits. Replace filters to improve efficiency and air quality



PAINTING YOUR HOUSE?

View the Conservatory [Paint Palette](#).

DRC approval is required.



Blood Drive

Supporting Children's Hospital of Colorado

The Conservatory will sponsor its second blood drive on **Tuesday, May 13th** at 8:30 am - 12:15 pm.

The mobile unit can accommodate 32 donors. You **must register** in advance through the [Donor Portal](#).

Full House for Fire Safety Briefing

On Wednesday, March 26, 2025, The Conservatory at the Plains HOA DRC Committee hosted a well-attended Fire Safety Briefing, drawing 41 residents to the clubhouse. The Aurora Fire Department led the session, providing essential fire prevention tips and safety strategies tailored for our community.

Key Fire Safety Takeaways:

- Keep grills at least 10 feet away from your home.
- Maintain a 3-foot clearance around kitchen appliances and stoves.
- Always set timers when cooking, not just baking.
- Modern furniture materials ignite more easily—exercise caution.
- Use circuit breakers and avoid overloading outlets.
- Close doors during a fire to slow its spread.
- Fire embers can travel up to 10 miles—stay vigilant.

Smoke Alarms:

- Install a smoke alarm in the clubhouse.
- Replace fire alarms every 10 years.
- Change batteries every 6 months; lithium-ion batteries are recommended for longevity.

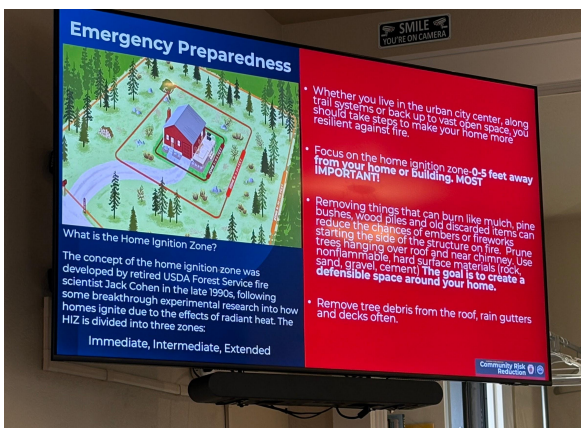
Fire Extinguishers: Ensure your home is equipped with the appropriate fire extinguishers:

- Type K: For kitchen fires involving oils and fats.
- Type D: For combustible metal fires.
- Type ABC: Versatile for most household fires.

Enhancing Home Safety:

- Consider the TING device www.tingfire.com, which monitors your home's electrical system to detect potential fire hazards.
- Sign up for [SMART 911](#) to provide emergency responders with critical information about your household, ensuring quicker and more informed assistance during emergencies.

The DRC Committee extends heartfelt thanks to the Aurora Fire Department for their informative presentation and to all residents who participated. Your engagement is vital in fostering a safer community.



Important Fence Information from the Design Guidelines

Compliance with the Design Review Guidelines and the provisions of the Declarations and Rules and Regulations are essential to preserving the architectural and aesthetic quality of our neighborhood. It is important that any improvements to your property harmonize with the community and do not have a detrimental impact.

Types of Fences in The Conservatory

Wrought Iron Fences



These are situated along Conservatory Parkway, S Jericho Way & E Hampton Avenue. They are connected to the stone monuments throughout the community and border the land maintained by the Metro District. Please refer to the [Metro Map](#) for further details.

Ownership: Maintenance responsibility lies solely with the Metro District. Corner lots have special circumstances. The District only maintains fencing that borders the main roads, and the homeowner maintains fencing along residential side streets.



White Split Rail Fences

These fences serve as a greenbelt barrier separating a homeowner's property from greenbelt/public land or other landscaped areas.

Ownership: Maintenance responsibility lies solely with the homeowners.

Natural Stained Wood, Six-Foot-High Privacy Fences

These fences are located between and behind neighboring lots and side yards.

Ownership: Maintenance responsibility lies solely with the homeowners.



Screening Guidelines

Homeowners may install screening fences along open fenced areas (*white split rail and wrought iron*) to aid in containing pets or children. The materials used must be see-through and require DRC approval.

Ownership: Maintenance responsibility lies solely with the homeowners.

It is imperative that all homeowners adhere to these guidelines to ensure the continued integrity and beauty of our community.

Design Review Committee

During February 2025, the Design Review Committee met twice, March 10th and 24th. Over the course of the month the Committee reviewed a total of 17 requests. Of the seventeen (17), there were five (5) denials. Three of the denials were for more information and two were for paint colors that did not meet the guidelines for paint colors. For the calendar year 2025, the Design Review Committee has reviewed eighteen (35) requests and approved seven (28). Below are the approved requests. The breakdown may exceed the number of total requests due to multiple projects included on a single request. The committee has completed its review and modification of the design guidelines and has submitted the revised set of guidelines to the Board for its consideration and adoption.

0	Concrete Installations/Replacements	0	Driveway resurface/repair
0	Decks	8	Exterior Painting
0	Fencing (restrain)	1	Gazebos/Pergolas/Awnings
0	Hot Tubs/Hot Tub Screens	1	Landscaping (replace dead tree)
0	Playsets	0	Radon Installation
0	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
1	Solar Panels	0	Waterwise Installation
1	Other (outdoor light and sensor)	0	Window Replacements

Board of Directors

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

Social Committee

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

Conservatory Financials

As of February 28, 2025

Operating Account	\$ 196,585
General Reserves	\$ 354,055
Underdrain Account	\$ 1,511,702

Design Review Committee

Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots
Board Liaison	Andrew Igl

Operations Committee

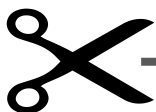
Chairman	Tim Siml
Flag	Steve Mann
Flowers	Rhonda Mann
Member	Frank Farinola

Communications Committee

Board Liaison	Helen Hardin
Member	Shane Ketterman

Underdrain Committee

Board Liaison	Charlie Fiser
Member	Tim Siml



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_emergencie
s/outdoor_lighting_outages](#)

Include the pole #