

THE CONSERVATORY AT THE PLAINS



HOMEOWNERS ASSOCIATION

Director's Corner

Directors Curtis Link and Jerry Ostermiller, along with Secretary Helen Hardin—who chaired the meeting in place of President Andrew Igl—Were present in person at the clubhouse. President Igl was absent due to his wife, Jill, delivering their second child, another girl. Treasurer Charlie Fiser participated remotely.

During the homeowner's open forum, two residents raised questions regarding the new mailboxes. The board explained that new mailbox keys might be somewhat stiff initially and suggested the use of a lock lubricant to ease their operation. The mailbox installation is proceeding in five phases, moving north to south throughout the neighborhood. The mailboxes are manufactured in Kansas and shipped in phases. Upon arrival, installation scheduling requires permission from the USPS. Phase two of the installation has just been completed, and the board hopes to complete another phase before pausing for the Christmas season. The board expressed appreciation for residents' patience and understanding during this process.

Treasurer Charlie Fiser provided an overview of the proposed 2026 budget. The board approved the draft budget, which will be presented to homeowners at the annual meeting for final approval. The budget and annual meeting information will be available for viewing Nov 1 on the association's website. The board tabled the scheduling of future reserve studies and proposed planning for a later date.

Committee chairs and the community manager delivered updates on their ongoing activities. The board approved the snow removal contract for the upcoming season. Additionally, the association's underdrain representative received permission to file a freedom of information request regarding work completed by the Colorado Division of Water Resources (DWR) from Eastman Avenue south to S Jericho Way.

The board discussed the replacement of the clubhouse carpet and the concrete at one mailbox location. Both items were tabled as the board awaits additional information.

NOVEMBER 2025

- 2 Social Committee, Halloween Safety Tips
- 3 Fall Clean Up
- 4 Yard & Sprinklers, HOA Dues
- 5 Sewing Club, Design Review
- 6 Financials, Resources

Coming Soon to Your Mailbox!

2025 Annual Meeting Notice



Mark your calendar for
Thursday, December 4th

Meeting held at the Conservatory
Clubhouse and Virtually at 6:30 PM

Online Voting begins Thursday, November 13th

Social Committee Monthly Activities at the Community Center

Coffee Hour

Tuesdays from 9:30am - 10:30am

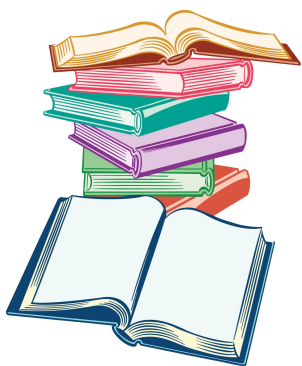
Ladies Night Out Bunco

3rd Thursday of the month at 7:00pm

Mahjong

Wednesdays & Fridays at 12:00pm

Social Committee (continued)



Book Club Selections

2nd Tuesday of each month at 11:00 A.M.

Conservatory Community Center

NOTE DATE CHANGE FROM THE 11TH!

Nov. 18 - *The Sun Does Shine* by Anthony Ray Hinton

Dec. 9 - Book Exchange party!

CHILDREN'S HOSPITAL

Blood Drive

Conservatory Clubhouse

December 1st by appointment only.

[Register online.](#)



*Save the Date -
Breakfast With Santa*
Saturday, December 13, 2025

Reservations are required and will
open the last week of November.

Watch for more details here,
in e-blasts and on
social media.



HALLOWEEN NIGHT SAFETY IN THE CONSERVATORY

As our neighborhood lights up with costumes, decorations, and the excitement of trick-or-treating, let's keep everyone safe and smiling this Halloween!

For Parents & Trick-or-Treaters:

- Stay on sidewalks and use crosswalks—never cut across lawns or between parked cars.
- Carry a flashlight or glow stick so drivers can see you.
- Choose costumes that don't block vision and add reflective tape if possible.
- Travel in groups and have an adult accompany younger children.
- Check candy before eating anything.

For Drivers:

- Slow down and stay alert—kids may dart into the street unexpectedly.
- Avoid distractions and watch carefully at intersections and driveways.
- Be extra cautious around the school area and along Conservatory Parkway.

For Neighbors:

- Turn on your porch light if you're welcoming trick-or-treaters.
- Clear walkways of cords, hoses, and decorations that could trip visitors.
- Keep pets indoors or securely leashed during the evening.

LET'S MAKE HALLOWEEN IN THE CONSERVATORY FUN, FESTIVE, AND SAFE FOR EVERYONE!

THE CONSERVATORY

FALL CLEAN UP

NOVEMBER 1ST

8:30 AM to 10:30 AM
(or until the dumpsters are full)

Get rid of your yard waste or large items at
the Conservatory Fall Cleanup

****Be sure to get there early because the event will end
when the dumpsters are full****

Please make sure you bundle your yard waste!

Lawn waste should be bagged and limbs/twigs should
be bundled in no longer than 4' bundles



Due to dumping restrictions, the following items
cannot be accepted in dumpsters:

Electronics
Tires/auto parts/oil/gas
Wet paint
Medical waste
Anything with Freon
Gas/refridgerators/freezers

Fluorescent light bulbs
Hazardous Waste
Batteries
Propane tanks
Microwaves
Dirt, rock, brick, cement, etc.

Proof of residency will be strictly enforced!!! Please bring a current driver's license with
a current conservatory address, a water bill, or rent receipt.

Fall Yard Cleanup & Sprinkler Reminders

As the seasons change and the trees put on their autumn show, it's time to get our yards ready for winter! Here are a few helpful reminders to keep your property—and our neighborhood—looking its best:

Sprinkler Systems:

- Schedule your **sprinkler blowout** before the first hard freeze (usually late October).
- Disconnect garden hoses and drain outdoor spigots to prevent frozen pipes.

Leaves & Lawns:

- Rake or mulch fallen leaves—piles left on lawns can smother the grass and attract pests.
- Aurora's curbside yard waste program accepts bagged leaves and branches—check the city website for dates and details.
- Compost leaves if possible; it's great for next year's gardens!



General Cleanup:

- Trim perennials and bushes to help them grow back healthy in spring.
- Remove dead plants and store patio furniture or planters before snow arrives.
- Keep storm drains near your home clear of leaves and debris to prevent street flooding.

A little cleanup now goes a long way toward keeping The Conservatory beautiful all year long.

Finish the Year Strong – Pay Your HOA Dues!

As we wrap up another great year here at **The Conservatory**, we want to remind everyone how important it is to **stay current on your HOA assessments**. These dues keep our neighborhood beautiful, safe, and well-maintained—from landscaping and snow removal to events and community improvements.

Delinquency Snapshot (as of October)

Days Past Due	# of Homeowners	Total Amount
Over 30 days	59	\$3,358
Over 60 days	55	\$3,528
Over 90 days	35	\$12,946

That's more than **\$19,000** in unpaid assessments. Please help us reduce this number before year-end!



New Policy: No More Coupon Books

We've officially **retired the old coupon books**. AMI now offers **easy online payment options**—a faster, greener, and more secure way to pay.

If you prefer a coupon book for next year, one can be ordered—but please note there will be a small fee.

Let's close out the year on a positive note and keep **The Conservatory** thriving!

Conservatory Sews

A new sewing and quilting group for Conservatory residents!

The Social Committee is starting a group for anyone interested in machine sewing and quilting, welcoming people of all skill levels. Their goal is to create a friendly and inspiring space where members can learn, share ideas, and grow together. By exchanging techniques, resources, and encouragement, the group aims to spark creativity, preserve the tradition of textile arts, and help build strong friendships in our community. Through personal or joint projects, workshops, and charitable work, they plan to make a positive difference both within and beyond the group.

Initially, the focus will be on individual projects, with opportunities for group activities available for those who wish to join. Meetings are scheduled monthly at the clubhouse, with exact dates and times chosen by the group. Activities will feature Show & Tell, workshops, guest speakers, fabric swaps, and charity projects. Please bring your own sewing machine, materials, tools, and thread.

The group hopes to start in January. INTERESTED IN LEARNING MORE?

CONTACT MARCELLA CAYWOOD AT 720-205-8336



Design Review Committee

During September 2025 the Design Review Committee met two times, September 9 and 22nd. Over the course of the month the Committee reviewed a total of 34 requests. Of the thirty-four (34), there were four (4) that were denied and seven (7) deferred for additional information. Of the four (4) denied, three were painting request and one for a ramp/railing installation. Below are the approved requests. The breakdown may exceed the number of total requests due to multiple projects included on a single request.

1	Concrete Installations or Replacements (driveway extension)	0	Driveway resurface/repair
0	Decks	7	Exterior Painting
1	Fencing (replacement)	1	Gazebos/Pergolas/Awnings (pergola install)
0	Hot Tubs/Hot Tub Screens	5	Landscaping
0	Playsets	0	Radon Installation
2	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
0	Solar Panels	3	Waterwise Installation
1	Other (replace soffit, gutters, downspout)	2	Window Replacements

For the calendar year 2025, the Design Review Committee has reviewed two hundred and sixty-nine (269) requests and approved one hundred ninety-six (196).

The committee continues the work on the revision of the request form and submission procedures. One possible action is going to a separate request form for painting request. AMI will consider entering the request into the portal after receiving the DRC request from the HOA website.

The DRC is addressing the protocols for requests from homeowners for an exception to the design guidelines under the Fair Housing Act provision for accommodating homeowners who have a disability. During the month the Committee chairs did send a communication to a homeowner with information on making a request for accommodation as well as a form for making the request. To date there has not been a response.

A new committee member, Ms. Patty Ellis is in the process of joining the DRC.

Mailbox Keys

Mailbox keys for Phase one and two can be picked up at the clubhouse on Thursdays from 1 -5 PM.

If these times don't work for you, please reach out to our management company AMI (720-633-9722) to make special arrangements.

No time frames have been set for the next phase of mailboxes as yet. Watch your email for updates as they happen. A list of addresses affected will be published.

Conservatory Financials

As of September 30, 2025

Operating Account	\$ 94,376
General Reserves	\$ 340,236
Underdrain Account	\$ 1,574,828

The Conservatory HOA Board and Committees

Board of Directors

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

Operations Committee

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

Social Committee

Co-Chairman	Barb Gaetos
Co Chairman	Tennille Johnson
Publicity	Krystal Srur-Turner
Volunteer	
Coordinator	Pam Mathes
Treasurer	Betty Delaney
Advisor	Sharon Fisher
Welcome	
Sub-Committee	Joanna Bennett
Board Liaison	Charlie Fiser

Design Review Committee

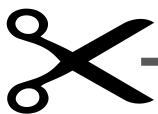
Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots
Board Liaison	Andrew Igl

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
Download the App
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_emergencies/outdoor_lighting_outages](https://www.xcelenergy.com/outages_and_emergencies/outdoor_lighting_outages)
Include the pole #