

THE  
**CONSERVATORY**  
AT THE **PLAINS**   
HOMEOWNERS ASSOCIATION

I hope this newsletter finds you enjoying the hot summer months. We are calling for nominations for individuals who are willing to dedicate their time and efforts to the betterment of our community. See information on page 4.

**Explaining the Annual Budget Planning Process** Transparency is vital in maintaining a strong sense of community. We want to take this opportunity to explain the annual budget approval process. Our budget is prepared with careful consideration of the community's needs and financial resources. The board, in collaboration with our management company, meticulously examines previous financial records, current expenditures, and future projects before presenting the proposed budget. The annual budget will then be reviewed by the board at the October regular meeting and presented to all homeowners for review as part of our upcoming annual meeting in December.

**Underdrain Update** In response to the water issues experienced by a small number of homeowners in our community, we want to address this matter proactively and transparently. We understand that water-related concerns can be distressing for affected homeowners, and we want to assure you that we are taking these matters seriously. The HOA remains committed to addressing and resolving community-wide issues promptly, while keeping the best interests of all homeowners in mind.

Our board and management company has been diligently investigating these concerns. Affected homeowners are strongly encouraged to have their drainage system scoped to determine whether their property is connected to the underdrain or not. Unfortunately, not all homes were connected at the time of their construction, and the HOA does not have access to any maps or records to identify which properties are or are not connected. In the event an affected home is not connected, there is little the HOA can do to help with respect to drainage.

The HOA does have the responsibility for maintaining 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.

**Community Involvement and Feedback** As we continue to work together to enhance our community's quality of life, we encourage all residents to get involved. Whether it's participating in HOA meetings, joining committees, or suggesting new initiatives, your input matters. We are committed to fostering an inclusive and collaborative environment where everyone's voice is heard. Thank you for your continued support and dedication to making our community a wonderful place to call home.

August 2023

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Andrew Igl  
Board President

# Social Committee Corner

## MARK YOUR CALENDARS

September 2 2 - 11 PM Pool Closing Extravaganza  
September 9 2 - 4 PM Pooch Plunge

### **No Pressure Book Club**

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

Anyone is welcome to the No Pressure Book Club. The book club selected books through April of 2024

**August 8**

Lessons in Chemistry by Bonnie Garmus

**Sept. 12**

The Aviator's Wife by Melanie Benjamin

**Oct. 10**

Little Souls by Sandra Dallas

**Nov. 14**

Bookclubbed to Death by V.M. Burns

**Dec. 12**

The Center of Everything by Laura Moriarty

**Jan 9, 2024**

The Murder Club by Richard Osmond

**Feb. 13, 2024**

The Wager - Shipwrecked, Mutiny, and Murder by David Grann

**Mar. 12, 2024**

The Diamond Eye by Kate Quinn

**Apr. 9, 2024**

The Personal Librarian by Melanie Benedict

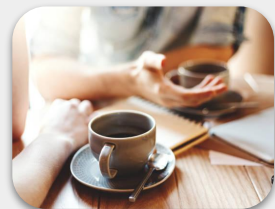
### **Mahjong**

Wednesdays &  
Fridays at 12:00pm  
Conservatory



### **Coffee Hour**

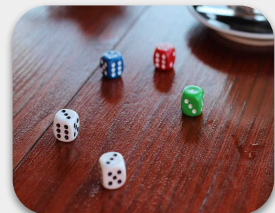
Tuesdays from  
10:00am - 11:00am  
Conservatory  
Community Center



**Coffee Hour will meet after Water  
Aerobics. Maybe even poolside!**

### **Ladies Night Out Bunco**

3rd Thursday of the  
month at 7:00pm  
Conservatory  
Community Center



Come join us and bring \$5 for the prize pot  
and a beverage or an appetizer to share.

**If interested contact the group at  
[conservatory@westwindmanagement.com](mailto:conservatory@westwindmanagement.com)**

# Upcoming Events



## POOCH PLUNGE

SEPTEMBER 9 @ 2-4 PM

COMMUNITY CENTER POOL

Get those tails wagging on your furry family members prior to the final close up of the pool for a fun afternoon swim. We will have bags available for clean ups and water bowls available for those thirsty pups. We ask that you make sure that your dog is friendly and fully vaccinated. Please be aware that the pool may be cool because the heater will be turned off after Labor Day.

## POOL CLOSING EXTRAVAGANZA

SEPTEMBER 2 STARTING @ 2 PM

COMMUNITY CENTER POOL

Food Truck Raffle @ 3 PM

Food Trucks @ 4 PM

Double feature movies starting at 8 PM



## POOL LIFEGUARD HOURS CHANGE AFTER SCHOOL STARTS

Beginning August 8th **LIFEGUARD HOURS** will change on weekdays to 4pm - 8pm.

The pool will be open from 10am – 4pm with swim at your own risk. No lifeguards on duty.

The pool is open through Labor Day September 4th.





## **We Are Looking For Board Of Directors Candidates**

Operating a homeowners association carries many of the same duties and responsibilities as overseeing any other business. Serving as a board member is a valuable and rewarding experience that should be undertaken by those who see it as an opportunity to serve their neighbors while protecting and enhancing the community. If you can answer yes to the questions below you would make a good candidate. Please consider volunteering your time and experience to our community.

- Own a home in the Conservatory and are named on the title?
- In good standing? (No open violations or monies owed.)
- Do you have access to the Westwind Owner Portal?
- Have you read the governing documents and annual budget?
- Do you understand the business judgment rule?
- Read the most recent reserve study?
- Attended at least four monthly board meetings?
- Willing to attend training and sign the Code Of Conduct?
- Have an average of 10-15 hours per month to volunteer?
- Understand that occasional daytime availability is required?

**Applications For Self-Nomination To Be Placed On The December Ballot For The Board Of Directors Are Due By **October 4<sup>th</sup>**.**

Submit the [form on our website](#) to [Cylinda@westwindmanagement.com](mailto:Cylinda@westwindmanagement.com).

## **Clubhouse Office Hours Closure on August 24th**

The clubhouse office hours will be unavailable on Thursday August 24th. If you require any assistance, please contact our management company at [conservatory@westwindmanagement.com](mailto:conservatory@westwindmanagement.com). Regular office hours will resume the following Thursday.

# Design Review News

## SB23-178 Water-Wise Landscaping in Homeowners' Association Communities

This bill amends C.R.S. § 38-33.3-106.5 to address xeriscaping and landscaping specifically in communities with **single-family detached homes**. Such communities cannot prohibit the use of xeriscape, artificial turf, or drought-tolerant or non vegetative landscapes that provide a ground covering.

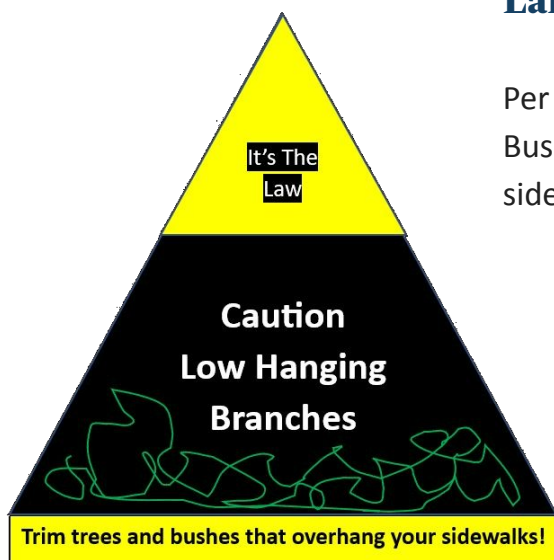
Our association is revising the Design Review Guidelines concerning artificial turf in backyards, hardscape landscaping, drought-tolerant plants and vegetable gardens in front and side yards. These changes will be published on our website soon with examples to assist you in the application process.

## Design Review Committee Application Process Changes

Please familiarize yourself with the Westwind Conservatory owner portal via <https://portal.westwindmanagement.com/> as we are working towards owners submitting applications through the portal soon! If you need assistance with access, please contact [info@westwindmanagement.com](mailto:info@westwindmanagement.com). More information to come as we get closer to the migration. STAY TUNED!

## Volunteer to serve on the Design Review Committee

The Design Review Committee is our most important group of resident volunteers. If this is your passion, consider joining them and help keep our community a beautiful and desirable place to live. Volunteer forms on located on the website.



## Landscaping Reminders

Per Aurora code:

Bushes over sidewalks must be cut back six inches from the sidewalk to clear the walkway.

Plants which have thorns, spines or prickles are not to be planted within four feet of the public sidewalk.

Tree branches are to be cut if they hang lower than eight feet over sidewalks and thirteen feet six inches over the street.



# Design Review Committee

During June 2023 the Design Review Committee met twice: June 5th and 19th. At the two meetings the committee reviewed seventy-five (75) requests. Nine (9) were denied. Of all the nine denied requests were denied due to a lack of information (materials, colors, plot plans, anchoring, etc.)

Below are the approved requests. The breakdown may exceed the number of total requests due to multiple projects included on a single request.

7	Concrete Installations/Replacements	3	Driveway resurface/repair
1	Decks	9	Exterior Painting
0	Fencing (Staining)	4	Gazebos/Pergolas/Awnings
0	Hot Tubs/Hot Tub Screens	1	Landscaping (tree)
0	Playsets	1	Radon Installation
34	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
3	Solar Panels	2	Waterwise Installation
6	Other (sliding glass door, sewer line repair, planter poles, house trim repair, remove juniper trees)	3	Window Replacements

For the calendar year 2023, the Design Review Committee reviewed 173 requests and approved 143 requests. Almost 50% of the requests were reroofing requests – a direct result of the hail storm recently experienced in the Community.

Please remember that ANY exterior improvement to your lot MUST have approval BEFORE you move forward with the project. The appropriate form and guidelines can be found at <https://www.conservatoryhoa.com>.

## **Board of Directors**

President	Andrew Igl
Vice President	Vacant
Treasurer	Charlie Fiser
Secretary	Helen Hardin
Director	Bill Wrubleski
Director	Barbara Gaetos

## **Operations Committee**

Chairman	Tim Siml
Member	Jim Hardin
Flag	Steve Mann
Flowers	Rhonda Mann

## **Design Review Committee**

Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots

## **Conservatory Financials**

*As of end of June 2023*

Operating Account	\$	154,725
General Reserves	\$	371,332
Underdrain Account	\$	1,452,042

## **Social Committee**

Co-Chair	Selena Kennedy
Co-Chair	Barbara Gaetos
Secretary	Vacant
Treasurer	Vacant

## **Communications Committee**

Helen Hardin	Sharon Fisher
Vacant	Vacant