

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 via [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.

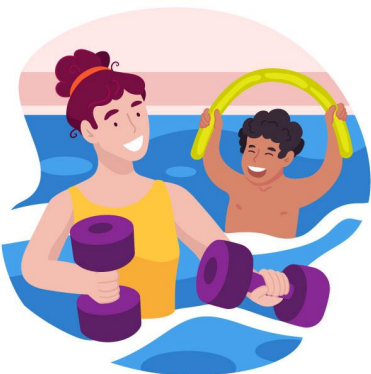
- **Design Review Requirements:** Remember that **ALL** exterior changes or improvements to your home (paint, fences, roof, landscape etc.) require approval from the DRC Committee before work is started. Compliance with these [Guidelines](#) and the [Rules & Regulations](#) preserves the inherent architectural and aesthetic quality of the neighborhood.
- **Delinquent Accounts:** Over 15% of our homeowners are delinquent to some degree. When an account is delinquent in any amount, no matter how small, the HOA is required by law to mail a statement which only adds to our expenses and if required, the collection process is an additional burden. All collection costs are charged to the homeowner.
- **Association Action Begins in May:** Due to recent changes in management companies, banking requirements and the increase in the assessment for 2025 to \$48, the board waived late fees for the past five months. **Late fees and interest on overdue balances will resume May 1.** In addition, access to the Pool will be denied to homeowners with delinquent accounts.

We appreciate your understanding and cooperation in adhering to our HOA policies and keeping our community financially sound. Regular engagement and communication are key in maintaining the high standards and harmony of our neighborhood. Thank you for your attention and commitment.

APRIL 2025

- 1 Water Aerobics Update
- 2 Upcoming Events and Food Trucks
- 3 Wildlife Presentation
- 4 Neighborhood Watch Meeting
- 4 Design Review / Financials
- 5 Pool Opening Information

Important Water Aerobics Update



We are hoping to select a certified water aerobics instructor who will teach the class this summer. The class will be \$30/month and all payments can be handled through your AMI account to make it easy. It is very important that you contact Lyndi at AMI by May 1st, to let her know if you will be attending classes so we can secure the instructor. We will then be able to post the scheduled days and start date.

You can contact Lyndi via email lyndi@amihoa.com or stop in during office hours at the clubhouse on Thursday afternoons.

Social Committee

Mark your calendars!

Wildlife Presentation

April 16

Children's Hospital Blood Drive

May 13

Spring Egg Hunt

April 19

Spring Clean-Up

May 17

Food Trucks

Wednesdays
beginning
April 23

Pool Opening BBQ

May 24

Community Garage Sale

May 30 - June 1

Book Club Selections

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

April 8 – *The Women* by Kristen Hannah

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

Tuesdays from 9:30am - 10:30am

Ladies Night Out Bunco

3rd Thursday of the month at 7:00pm

Mahjong

Wednesdays & Fridays at 12:00pm

HELP WANTED

**Volunteers are needed for two-hour blocks
at each event.**

**Join us and ensure our community events
continue to thrive!**

Can You Help?

Email Barbara Gaetos at

gaetoshoa@gmail.com

or Contact Us at

www.conservatoryhoa.com

The Food Trucks Are Rolling Back to Town!

We're thrilled to announce the return of our monthly food truck gatherings. It's the perfect chance to enjoy a fantastic variety of dishes, connect with your neighbors, and have a wonderful time.

Save the date for the **4th Wednesday** of each month **from 5:00pm - 7:30pm.**

Upcoming Food Trucks

April 23, 2025 - Turkish Chef and Hip Pops

May 28, 2025 - Krazy Coconut Thai and Berliner Haus



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

Exciting Upcoming Event: Understanding Wildlife in Aurora

Join us for an enlightening presentation on the intricate relationship between human activities and wildlife behavior right here in our Aurora neighborhoods.

April 16 at 6:30 p.m. at the Conservatory Clubhouse

Titled "Human Dimensions and Wildlife Behavior," this session will explore recent research findings to deepen our understanding of local wildlife. Discover how our everyday actions impact the behaviors of the animals that share our community.



Don't miss this opportunity to learn more about our natural surroundings and how we can live harmoniously with our wild neighbors.

First Blood Drive a Success!



On Friday, February 28th, we had our first Blood Drive here at the Conservatory. We are thrilled to share that our recent collaboration for the blood drive was a resounding success. Thanks to your enthusiastic participation, we collected donations from 25 units! Each unit has the potential to save or enhance the lives of up to five children at Children's Colorado, meaning an incredible total of 125 children could benefit from your generosity. We are profoundly grateful for your support!

Looking ahead, we have more opportunities for you to make a difference:

- **May 13:** Children's Hospital Blood Drive at the Conservatory Clubhouse
- **September 19:** Children's Hospital Blood Drive at the Conservatory Clubhouse
- **December 1:** Children's Hospital Blood Drive at the Conservatory Clubhouse

We look forward to seeing you there and making a continued impact together! Specific times will be announced in our next newsletter and via email. View photos from this event on our website:

<https://www.conservatoryhoa.com/photos-special-events>

Is is Time to Trim Your Trees?

Our community is enriched with numerous sidewalks and trails enjoyed daily by residents for walking, jogging, and gliding along on electric mobility devices. It's all part of the charm of living in a place where outdoor activities and fresh air are a part of daily life.

In keeping with the Aurora Municipal Code, homeowners are reminded of their responsibility to maintain the trees on their properties. Specifically, the code requires that all tree branches must be cleared to at least 8 feet above sidewalks and 13 feet six inches above streets, alleys, or highways.

As your trees reach full bloom, the added weight of the leaves may cause branches to droop lower than usual. We ask that you please inspect and trim your trees to ensure they don't obstruct or inconvenience anyone's passage. Also, consider trimming any bushes that encroach on sidewalks to ensure they do not hinder the path of our residents who enjoy walking side-by-side.

By taking a few moments to maintain your trees and shrubs, you contribute significantly to the safety and beauty of our community. Thank you for your attention to this matter and for keeping the Conservatory an enjoyable place for everyone.

Conservatory Financials

As of end of January 31, 2025

Operating Account	\$ 160,549
General Reserves	\$ 352,112
Underdrain Account	\$ 1,506,183



PAINTING YOUR HOUSE?

View the Conservatory [Paint Palette](#).

Approval is required.

Join Aurora.gov for an important **Neighborhood Watch Meeting** to stay informed about crime trends in our community and learn how we can work together to keep our neighborhood safe. This is a great opportunity to hear from local law enforcement, ask questions, and gain valuable insights into crime prevention. Your participation makes a difference—let's build a stronger, safer community together!

Thursday, April 3, 2025 at 6:00 PM – 8:00 PM MT

Join [Online via Zoom platform](#) or

Dial-in Option: (346) 248-7799

Meeting ID: 858 6980 2246 **Passcode:** 979205

Please share this with family, friends, and neighbors - this meeting is for **ALL** residents of Aurora to attend and participate in.

This meeting is sponsored and held by the city of Aurora. If you have any issues getting into the meeting, please call (303) 739-7000.

Design Review Committee

During February 2025, the Design Review Committee met twice, February 10th and 24th. Over the course of the month the Committee reviewed a total of 10 requests. Of the ten (10), there was one denial for alteration to a fence.

For calendar year 2025, the committee has reviewed eighteen (18) requests and approved sixteen (16).

0 Concrete Installations/Replacements	0 Driveway resurface/repair
0 Decks	2 Exterior Painting
0 Fencing (restrain)	1 Gazebos/Pergolas/Awnings
0 Hot Tubs/Hot Tub Screens	1 Landscaping (artificial turf)
0 Playsets	0 Radon Installation
0 Roofing/Gutter Replacement	0 Storage Containers/Attached Additions
2 Solar Panels	1 Waterwise Installation
2 Other (garage door replacement, trampoline)	0 Window Replacements

POOL SEASON 2025 INFORMATION



Update Your Access For 2025 If You...

- Got a new cell phone. A new activation must be requested BEFORE OPENING DAY. May 24th. Are a new homeowner or tenant. (Key cards are deactivated when homes are sold or rented.)
- Need a keycard for children/spouse.
- Added another cell phone. Phone access can be activated for family members.

Important Pool Information

- **Pool Gate access is strictly enforced.** Access at the gate will be monitored and is for Conservatory Homeowners only.
- Tenants must arrange special permission with AMI and the property owner for pool access.
- Key cards can be purchased for \$25.
- [Volunteers are needed](#) for the opening weekend (May 24 - 26) to help verify access. Contact Helen at hhardinhwa@gmail.com if you can help.
- Swim Lessons can be scheduled through [Front Range Recreation](#).

**ACT NOW to be ready
for summer fun!**

**EXTENDED
COMMUNITY MANAGER
HOURS AVAILABLE
ON APRIL 3rd and
MAY 1st from 1PM - 7PM**

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

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

Design Review Committee

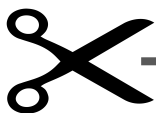
Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots
Board Liaison	Andrew Igl

Underdrain Committee

Board Liaison	Charlie Fiser
Member	Tim Siml

Communications Committee

Board Liaison	Helen Hardin
Member	Shane Ketterman



Resources

Conservatory Contact Information

Advanced Management LLC (AMI)

Community Manager Lyndi Fielitz
(720) 633-9722

Email: theconservatory@amihwa.com

Owner Portal

<https://home.amihwa.com/dashboard>

Community Website

<https://www.conservatoryhwa.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

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 #