

YOU ASKED? WE ANSWERED!

FEBRUARY 2023

Why does the Conservatory HOA have a community volunteer Code of Conduct?

It is common for us to receive questions from residents and volunteers about certain governance matters. Often, our response is another question – “what does our policy say?” Too often, the response to that question is “we don’t have a policy” or “it doesn’t address that.”

To remedy that we expanded our existing code of conduct/social media policy to include all volunteers. It provides volunteers with a set of principles, guidelines and expectations for appropriate conduct and behavior.

It is also a protection for the volunteers and the association as policies, procedures, and guidelines are developed with consultation from legal, finance, and risk management experts. Most volunteer organizations and 85% of US companies require volunteers and employees to acknowledge and sign a code of conduct.

How often does the HOA inspect my property?

With the implementation of HB22-1137, inspections are being done only once per month as residents now have 31-37 days to cure (remedy) the violation after receiving the first three violation letters. The law also requires that letters be sent solely by certified mail, each at a cost of roughly \$8.00 per letter. If an owner has an email address on file with us, they will also receive notification electronically.

You can help save the HOA money and ensure that assessments aren’t increased any more than is necessary by doing the following:

- Bring your trash can in after 7pm on Mondays to an area where it cannot be seen from the street.
- Don’t cover your vehicles as this is not allowed per the rules and regulations (you can retrieve these at conservatoryhoa.com or via your Westwind owner portal).
- Become familiar with the rules and regulations to ensure you are in compliance and not in a position to receive a violation letter.

The HOA appreciates your cooperation and attention to this matter!

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Why do we now have to pay a deposit to rent the clubhouse?

HB22-1137 no longer allows fining of owners except within the parameters of a covenant violation. Therefore, to ensure that the HOA and clubhouse are protected, we have had to revert back to the use of a deposit of \$200.00. All payments are due to rent the facility along with the completed application. All payments will be deposited into the HOA's bank and the deposits refunded approximately 30 days after your event granted that no damage has occurred, clean up was sufficient, and no alcohol was present for an event that did not have a host liquor license purchased. The latter is an automatic forfeiture of the deposit due to insurance requirements.

Ask a question that is of interest to the whole community.

Use the [Contact Us](#) link on <https://conservatoryhoa.com>

Renting the Clubhouse

We are so fortunate to have a beautiful clubhouse available for owners to rent for events. However, we are seeing more and more attendees causing damage and/or bringing alcohol in the absence of having purchased the required host liquor license. The license ranges from \$78 - \$135 depending on type of event and number of attendees and unlike the actual rental of the facility, can be paid for by credit card. We are also seeing attendees leave children unattended in different areas of the clubhouse during these events which is resulting in children climbing/jumping on the furniture and inappropriately handling the décor. If furniture/décor is damaged, the owner who rented the clubhouse will be charged for the damage, using the deposit first then charging the HOA account for any remaining balance. There are cameras in the clubhouse and Board members on duty who review the events while in progress to ensure that all rules are being appropriately followed. We also have community volunteers who check the clubhouse after each rental. Camera footage can also be reviewed post events. Please help us protect our assets to continue to offer this service to our owners.

We cannot at this time allow rental of the clubhouse to tenants as sometimes the deposit isn't sufficient if damage or other rule violation is breached as we are only allowed to charge back owners for infractions. Additionally, there is only a microwave available for actual "cooking". NO open flames are allowed other than sterno containers for chafing dishes. NO PROPANE TANKS ALLOWED. Please plan ahead for food needs.

Regardless of whether the pool is open or closed, no one in the rental party is allowed outside on the pool deck. Exiting to the pool deck by anyone in the rental party could result in automatic forfeiture of the deposit. Pool parties are only available during dates the pool is open and only from 5pm-9pm excluding any holiday weekends. For pool parties, you will need to schedule this through our pool vendor and pay them directly. Residents who show up to the pool with party items such as cakes, balloons, etc. may be asked to leave if there is not a prepaid pool party reserved. The pool company staffs the pool based on bather load (in and out of the pool). When an unexpected "party" shows up without a reservation, this could skew the pool staff available for the day and put the HOA in a position to turn away pool attendees until other lifeguards can be called to help staff. We appreciate your cooperation and understanding of the rules and guidelines for renting the clubhouse and the pool.

Social Committee Corner

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 for the upcoming months as follows:

February 14

The Surgeon's Daughter by Audrey Blake

March 14

Most Wanted by Lisa Scottoline

April 11

Plainsong by Kent Haruf

Event Volunteers Needed

Volunteers are needed to have our social events run smoothly for the community.

**Our next event is the Spring Egg Hunt
April 8th at 11am.**

Please email Chiree Guttormsen at chireehoa@gmail.com if you are interested.

Mahjong

Wednesdays
at 12:00pm
Conservatory
Community Center



Don't know how to play? No problem! Most of the players in the group are still learning.

NOTE: We anticipate starting an evening Mahjong group. This group will meet on the 2nd Tuesday evening monthly starting at a date and time to be determined.

Please email Chiree Guttormsen at chireehoa@gmail.com if you are interested in participating.

Euchre

Conservatory
Community Center

Anyone know how to play Euchre?



The Social Committee is looking to establish a group to play Euchre once a month. We haven't established a day or time yet. However, if you are interested in participating, email Chiree at chireehoa@gmail.com

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.

New players always welcome. If interested email Sharon at sfisher.conservatoryhoasocial@gmail.com

Coffee Klatsch

Tuesdays from
9:30am - 11:00am
Conservatory
Community Center



Come have a cup of coffee and chat with your neighbors. Coffee is provided or you can bring your own.

Diversity Committee

Human Rights according to the U.N.

Human rights are rights inherent to all human beings, regardless of race, sex, nationality, ethnicity, language, religion, or any other status. Human rights include the right to life and liberty, freedom from slavery and torture, freedom of opinion and expression, the right to work and education, and many more. Everyone is entitled to these rights, without discrimination.



Everyone is welcome to join us! Please contact us at: olakdiversityhoa@gmail.com

Snow Removal Responsibilities

Snow and ice on sidewalks can be slippery and dangerous, not only to mail carriers and other delivery people, but also to senior citizens, children, disabled people, and the public in general.

As a resident or property owner, it is your responsibility to keep city sidewalks adjacent to your property free and clear of snow and ice, even though the sidewalks may be behind or outside the rear and side fences and adjacent to any street. Snow and ice must be removed within 24 hours after a snowfall ends, and 48 hours after a snow emergency is declared by the city.

To ensure pedestrian safety, code enforcement officers respond to citizen complaints concerning lack of snow and ice removal from sidewalks. An Administrative Fee, \$25 for single-family and \$50 for all others, will be imposed after 24 hours and again after 48 hours if the snow is not removed. The city's contractor will then be requested to remove the snow and/or ice, and the property owner or financial institution will be billed for all costs incurred.

Chronic Violators will also be issued a Summons to appear in Aurora Municipal Court. Officers are not required to give a warning notice prior to issuing a snow ticket. To make a complaint about a property that has not been shoveled, contact Access Aurora at 303.739.7000. To ask questions about the snow removal ordinance, contact the Neighborhood Support Division at 303.739.7280.

Visit the [City of Aurora Municipal Code web page](#) for the complete text of this ordinance. [Visit the Snow Plan for Streets page](#) to find out more information about how the city keeps Aurora's street system clear and safe.



Need help shoveling your snow?

[Snow Busters](#) is a volunteer program operated by the city of Aurora to assist Aurora's elderly and people with disabilities with snow shoveling. If you'd like to help a neighbor in need as a Snow Buster, [get started now](#).

Holiday Lighting

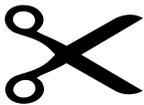
Outdoor holiday lights in the Conservatory should have been removed by January 24th at the end of the Stock Show.

But, because of our recent extreme weather, all residents will be given additional time to remove holiday lights. When inspections are performed in late February, violation notices will be sent to any home still displaying lighting. Thank you and be safe.



The Conservatory Homeowners Association (HOA) DOES NOT HAVE a Facebook Page

The Neighbors of the Conservatory does not represent the HOA. The HOA Board will not respond to questions about the community on that platform or on Nextdoor. Please use the [Contact Us](#) form on the website to reach the Board or Manager.



Resources

Conservatory Contact Information

Westwind Management Group LLC

720-668-9463

conservatory@westwindmanagement.com

Owner Portal

<https://portal.westwindmanagement.com>

Metro District

<http://www.yourcmd.org>

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

Parks and Recreation

303.739.7160

Xcel Energy - Street Light Outages

800.895.4999

xcelenergy.com/outages_and_emergencies/outdoor_lighting_outages

Design Review Committee

The breakdown may exceed the number of total requests due to multiple projects included on a single request. This is a summary of all 2022 approved requests:

78	Concrete Installations/Replacements	19	Driveway Surface
1	Decks	50	Exterior Painting
9	Fencing (Staining)	6	Gazebos/Pergolas/Awnings
3	Hot Tubs/Hot Tub Screens	64	Landscaping (trees, lights, xeriscaping)
2	Playsets	2	Radon Installation
13	Roofing/Gutter Replacement	1	Storage Containers/Attached Additions
43	Solar Panels	6	Window Replacements
31	Other		

The two most requested projects were driveway repair or replacement and solar installations. There were 66 driveway projects and 43 solar installations.

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>.

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Vice President	Christopher Horne
Treasurer	Charlie Fiser
Director	Helen Hardin
Director	James Lawrence

Operations Committee

Chairman	Tim Siml
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Flowers	Rhonda Mann

Social Committee

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Co-Chair	Brittany Horne
Secretary	Crystal Axford
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Design Review Committee

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Co-Chair	Joy DeMots

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