

THE CONSERVATORY AT THE PLAINS



HOMEOWNERS ASSOCIATION

Director's Corner

At the Board of Directors meeting, Committee chairmen present their reports and discuss their challenges and successes. A virtual platform is available, and homeowners are encouraged to tune in to observe how their community functions.

Highlights of the June 12th meeting:

- The city of Aurora has approved the easement application for the Conservatory to replace the Mailbox CBUs (cluster box units). The next step is USPS approval. Page Specialty, the USPS-approved vendor, will manage the project. More information will be provided as soon as we have a timeline.
- A resolution changing the distribution of coupon books was approved. Because most homeowners now pay electronically or annually, coupon books will only be available by request at \$25.
- Pool repairs, HVAC repairs/service, and pool operations were discussed.
- Safety considerations at the clubhouse front entrance and repairs to the security cameras were reviewed. A new alarm system was proposed. Options and costs will be reviewed at future meetings.
- Our contract with Vote HOA Now (the online voting portal) was renewed. A timeline for the Annual Meeting preparations is set. The Annual Meeting is on December 4th. The Board of Directors candidate self-nomination details are at www.conservatoryhoa.com/board-nomination-process.

Beginning Monday, June 23rd, professional security guards will be present at the community pool during peak usage times.

This added presence is part of our continued efforts to maintain a safe, welcoming, and enjoyable environment for all residents and their guests. Security staff will help enforce pool rules, monitor for unauthorized access, and ensure that our shared space remains respectful and secure.

Please note that lifeguards and/or security guards are not a replacement for close, active supervision of children by their guardians. Parents, whether or not they are at the pool, remain responsible for the safety and behavior of their children at all times.

Current pool rules are published at www.conservatoryhoa.com/community-pool-1

Thank you for your cooperation and understanding.

JULY 2025

- 2 Upcoming Events, Food Trucks, Getting Involved
- 3 July 4th Bike Parade, Community Manager Hours
- 4 Prairie Rattlesnake Safety
- 5 DRC/Financials/Resources

Social Committee

Monthly Activities at the Community Center

Ladies Night Out Bunco 3rd Thursday of each
month at 7pm

Mahjong weekly Wednesday & Friday at 12pm

Book Club Selections

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

July 15 - The Art Thief by Michael Finkel

At the Book Club meeting on July 15th, books for the next 6 months will be selected. Come prepared with your suggestions.

Mark your calendars!

Water Aerobics Zumba!

June 3 - August 30
Tuesdays at 10AM
and Saturdays at 9 AM
Contact AML to join. \$24 month

Blood Drive

September 19

Ever wondered how
community social
activities are planned?
Join the group to brainstorm
and bring ideas to life!

Social Committee Annual Planning Meeting

Tuesday, July 15th
6:30 PM



Monthly Food Trucks

Food Truck Night is the perfect time to enjoy a fantastic variety of dishes and connect with your neighbors. The **4th Wednesday** of each month from **5:00pm - 7:30pm**.

Upcoming Food Trucks

June 25 - Mile High Tikka Express, Big Apple Bodega, Rebel Cookie Dough

July 23 - Peyote, Uptown & Humboldt, Hip Hops

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

Summer Coffee on the Pool Deck

Tuesdays
11 AM to 12 PM
June – August



*Where do
you fit in?*

Consider Getting Involved

- Social Committee Planning Meeting
- Design Review Meetings
- Community Board of Directors Meeting

Reach out at

www.conservatoryhoa.org/contact-us

4TH of JULY

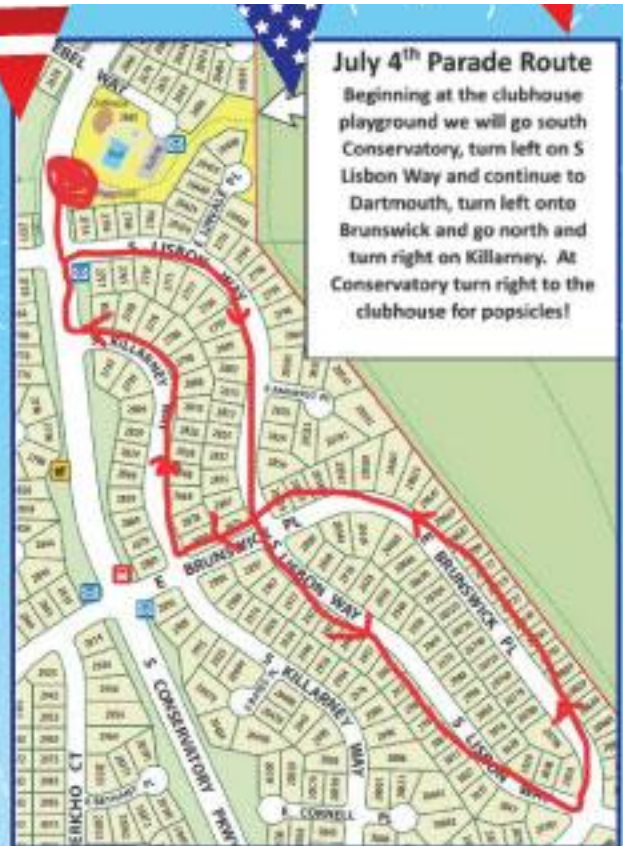
★ BIKE PARADE ★

JOIN US FOR A STAR-SPANGLED GOOD TIME!

Get there early to decorate your bikes, enjoy a balloon artist, and soak up the fun before the big parade!

9:30 AM
DECORATE BIKES
& BALLOON ARTIST

11:00 AM
PARADE BEGINS



Community
Spirit Counts

PLEASE OBSERVE THESE SIGNS IN THE CLUBHOUSE AND AT THE POOL GATE.

KEEP THIS DOOR/GATE SECURE AT ALL TIMES

For everyone's safety, please:

- Keep the door closed and locked
- Do not prop the door open
- Do not let in anyone you don't know.
- **DO NOT ALLOW OTHERS TO ENTER BEHIND YOU**

Let's work together to keep our community safe and secure.

We appreciate your help!

Community Manager
Office Hours
Thursdays, 1 - 5 PM

The trial of extended hours has ended.

Only 10 residents visited during the extended hours from February - June.

These numbers don't justify the additional cost to the community.

Office hours will remain on Thursdays from 1 PM to 5 PM.

Increased Prairie Rattlesnake Sightings: What to Know & How to Stay Safe

Residents, please be aware that there has been a **slight uptick in Prairie Rattlesnake sightings** in and around our neighborhood this season, especially if you live close to the open plains areas. These snakes are native to Colorado and typically keep to themselves, but they blend in extremely well with rocks and grass. While they are not aggressive, as temperatures rise, it's not uncommon for them to venture closer to homes in search of food, shade or water. Here are a few **important tips** to keep your family and pets safe:

✓ Do:

- Stay alert when walking in grassy areas, near rock piles, and underneath bushes.
- Keep pets on a leash and out of tall weeds.
- Teach children to observe snakes from a distance.
- Seal cracks and gaps around your home where snakes might hide.

⊘ Do NOT:

- Attempt to approach, handle, or kill the snake. This is when most bites occur.
- Leave pet food or water bowls outside overnight.
- Let brush or grass grow too tall around your home's foundation. Snakes love to hide in weeds and tall grass

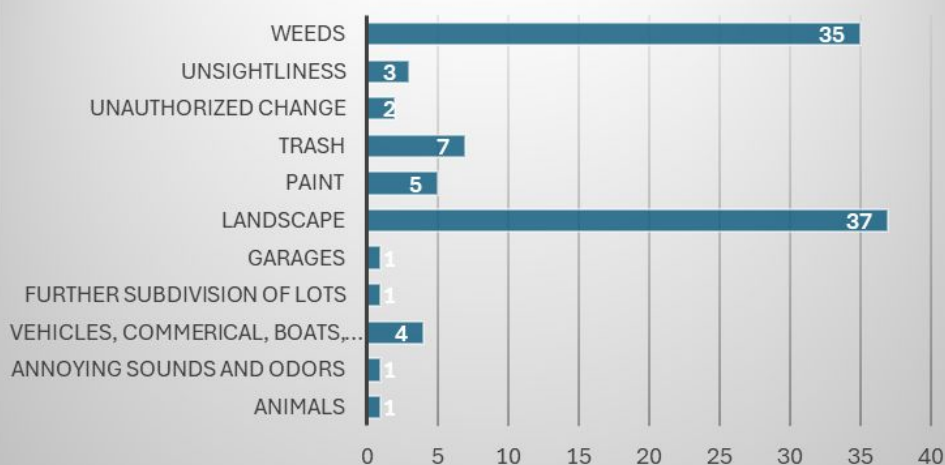
There are many local pest control companies that will come out and spray around the perimeter of your home if you see snakes. They use an eco-friendly solution that is safe for pets and humans and it will help deter snakes from entering your property. Make sure to ask them if they will spray for rattlesnakes and if they will come back after a hard rain like we have been getting.



Let's all stay alert, informed, and safe this season!

Violation Report for Inspections Ending May 31, 2025

Violations



We had a very rainy few weeks, and our lawns and weeds have taken off! Remember that weekly mowing and weeding is the only way to keep up. There are many landscaping services locally that are very cost-effective and do this on a regular basis if you want to explore those options.

Design Review Committee

During May 2025 the Design Review Committee met twice, May 5th and 19th. Over the course of the month the Committee reviewed a total of 28 requests. Of the twenty-eight (28), there were six (6) denials, one referred to the Board/attorney and three (3) with request for additional information.

Three of the denials were paint colors that did not meet the guidelines for paint colors and two landscaping requests.

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/Replacements	0	Driveway resurface/repair
2	Decks	10	Exterior Painting
2	Fencing (replace, repair)	1	Gazebos/Pergolas/Awnings
0	Hot Tubs/Hot Tub Screens	1	Landscaping (sod replacement)
0	Playsets	0	Radon Installation
0	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
1	Solar Panels	0	Waterwise Installation
1	Other (replace sliding glass door)	1	Window Replacements

For the calendar year 2025, the Design Review Committee has reviewed one hundred and twelve (112) requests and approved eighty-seven (87).

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 April 30, 2025

Operating Account	\$ 203,433
General Reserves	\$ 369,639
Underdrain Account	\$ 1,501,873

Design Review Committee

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

Operations Committee

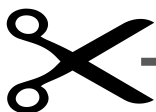
Chairman	Tim Siml
Flag	Steve Mann
Flowers	Rhonda Mann
Member	Frank Farinola

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
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 #