

# THE CONSERVATORY AT THE PLAINS



## HOMEOWNERS ASSOCIATION

### OUR NEIGHBORHOOD

It's summer at last, and it is finally starting to feel like it. Our area received enough rainfall to lock in honors for a Top 5 Wettest Spring on record. Fortunately, the pool is ready for you to cool off and relax. As a reminder, please help take care of your amenities by placing trash in proper bins, following lifeguard directions, and being kind to one another. Your fellow Conservatory residents will return the favor.

We had a great Spring Cleanup event on June 17<sup>th</sup>.

Thank you very much to all of you who volunteered to make this event a success. If you would like to volunteer to help at future events, please reach out to us via the Contact Us link on our website: [conservatoryhoa.com/contact-us](https://conservatoryhoa.com/contact-us)

At our June board meeting, we welcomed our two interim board members, Barb Gaetos and Bill Wrubleski, both of whom will fill vacancies until our November elections. Anyone who is interested in running for a board position is encouraged to reach out to us via the website's Contact Us link. There is still plenty of time to do so before this year's elections.

Many homeowners have experienced roof damage related to recent hailstorms. Please remember that you must submit an architecture request to the Design Review Committee before roof work is done. The DRC is working extra time to ensure that these requests are reviewed in a timely manner, you can help by including all required information in your request, such as a complete description of your improvement or repairs as well as any brochures or photos you may have showing colors of materials.

Kindly ask any contractors doing work at your residence to refrain from placing any commercial advertising signs in your yard. These violate our covenants, and we would all like to avoid easily-preventable compliance notices from being sent out by our management company.

July 2023

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Andrew Igl  
*Board President*

# 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 will select books for the fall at the August 8th meeting.

**July 11**

Where Men Win Glory by Jon Krakauer

**August 8**

Lessons in Chemistry by Bonnie Garmus

## MARK YOUR CALENDARS

July 4: 9 AM

July 19: 5:30 PM

Bicycle Parade

Social Committee

Planning Meeting

## Mahjong

*Wednesdays &  
Fridays at 12:00pm  
Conservatory  
Community Center*



## 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)**

## SOCIAL COMMITTEE PLANNING MEETING

**July 19 at 5:30 PM, Community Center**

Do you want to have an influence on the events the HOA sponsors for 2024? Then, please join us at the Social Committee Planning Meeting. We will be laying out the schedule of events at this meeting and look forward to input from our homeowners.

We look forward to seeing new faces and meeting new friends. Join us at 5:30 PM for light refreshments and the introduction of the new co-chairs. The meeting will start promptly at 6:30 PM.

## Upcoming Community Events

## 4<sup>TH</sup> OF JULY BICYCLE PARADE

**July 4th at 9 a.m. at the HOA Park Pavillion**

**It's time to have the kiddos decorate their bicycles, wagons and strollers  
to celebrate our nation's birthday and join us for the  
Conservatory 4th of July Bicycle Parade.**

We will meet at 9 AM on July 4th at the playground next to the community pool to start the parade.

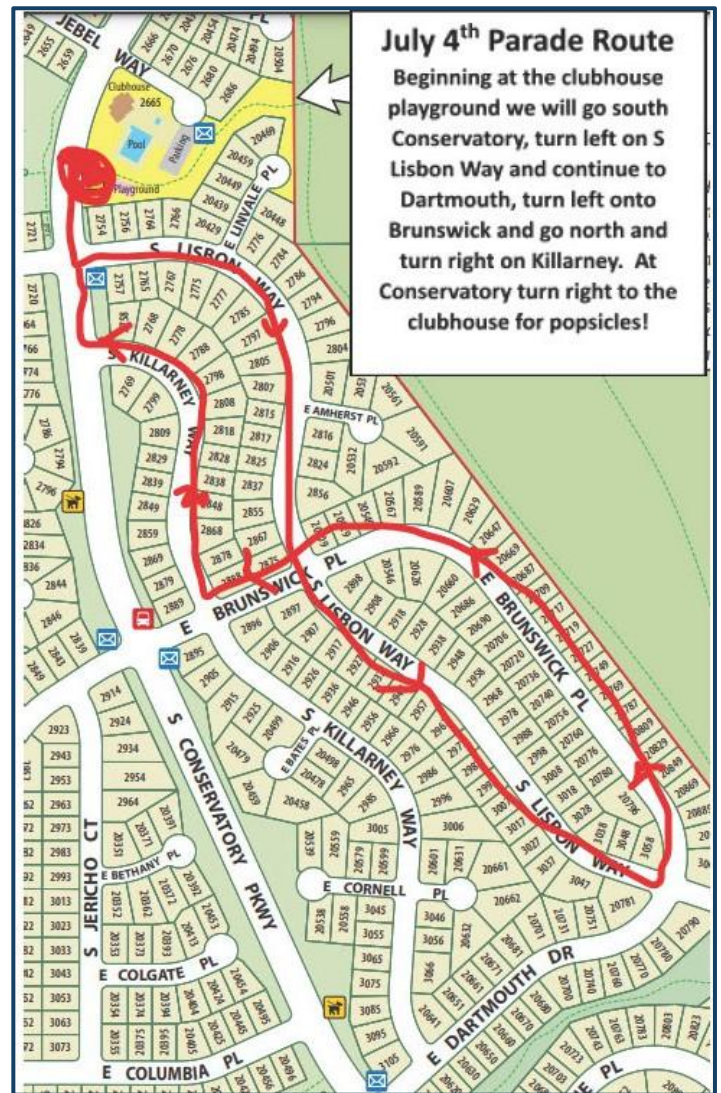
This year's parade will be led by a fire truck provided by the Aurora Fire Department, provided there is no emergency at the time of the parade.

The parade will be as follows:

- Start at the playground and proceed in the parking/bike lanes on Conservatory Parkway to S. Lisbon Way
- Turn left on S. Lisbon Way to E. Dartmouth Dr.,
- Turn left on E. Brunswick Place and continue to S. Killarney Way
- Turn right on S. Killarney Way to Conservatory Parkway
- Turn right into the parking/bike lanes on Conservatory Parkway to the HOA Park Pavilion

Don't forget to bring your squirt guns or water soakers to spray the kids as they ride by.

Once the parade is over, popsicles will be served at the Community Center.





## POOL ACCESS STRICTLY ENFORCED

All residents using the pool must USE the authorized Cell Phone App or white key card. To keep unauthorized users out of our pool BATHERS ARE REQUESTED NOT TO OPEN THE GATE FOR OTHERS. Shut the gate after you enter.



## Important New HOA Legislation to Know

HB23-1105 Homeowners' Association and Metropolitan District Homeowners' Rights Task Forces

**Effective May 24, 2023**

This bill establishes task forces to examine issues impacting certain homeowners' rights in Metro Districts and HOAs, including fining practices, foreclosure practices, communications, and document availability. The task forces are to be appointed by August 1, 2023. Notification to owners about the task force is required **before** the task force holds its first meeting. The new law does not say when this first meeting occurs, nor does it mandate how notice is to be sent.

"Pursuant to House Bill 23-1105, signed into law on May 24, 2023, an HOA Task Force is to be appointed by August 1, 2023, to examine issues regarding homeowners' rights and to perform other duties as noted in the new law. Each homeowner association in Colorado is required to notify owners about this task force. If you have questions about the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) may have additional information."

If interested in applying to be a member of either taskforce the link below will take you to the form.  
**July 1, 2023 is the deadline to apply.**

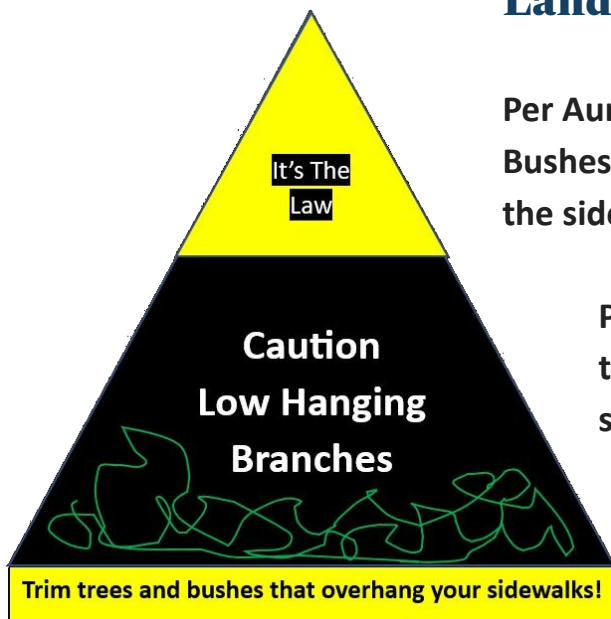
[https://docs.google.com/forms/d/e/1FAIpQLScg3b3qfzpsBY99qg3laMTbsSYQylevd2EM\\_GD41MI1KbWymw/viewform](https://docs.google.com/forms/d/e/1FAIpQLScg3b3qfzpsBY99qg3laMTbsSYQylevd2EM_GD41MI1KbWymw/viewform)

– COMING SOON –

## Design Review Committee Application Process Changes

Please familiar yourself with your 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!

## 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.



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# Design Review Committee

During May 2023 the Design Review Committee met twice: May 8 and 22nd. At the two meetings the committee reviewed 58 requests. Ten (10) were denied. Of the ten denied, nine were denied for a lack of information (materials, colors, plot plans etc.)

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

4	Concrete Installations/Replacements	0	Driveway Surface
0	Decks - replacements	9	Exterior Painting
0	Fencing (Staining)	1	Gazebos/Pergolas/Awnings
0	Hot Tubs/Hot Tub Screens	1	Landscaping (tree replacement, sod replacement)
0	Playsets	0	Radon Installation
1	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
4	Solar Panels	3	Waterwise Installation
5	Other (patio pavers, greenhouse, rails, storm door)	0	Window Replacements

For the calendar year 2023, the Design Review Committee reviewed 108 requests and approved 87 requests.

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 May 2023*

Operating Account	\$	188,317
General Reserves	\$	368,818
Underdrain Account	\$	1,434,844

## **Social Committee**

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

## **Communications Committee**

Helen Hardin	Sharon Fisher
Vacant	Vacant