

THE
CONSERVATORY
AT THE **PLAINS** 
H O M E O W N E R S A S S O C I A T I O N

Annual Meeting Recap

The Annual Meeting for the association was held on Thursday, November 10th at Frontier K-8. Approximately 35 homes were represented. The different committees of the association presented information to those in attendance about their specific committees and encouraged members to get engaged by serving on these committees or attending the events that are provided to the membership. Updates were provided for the underdrain maintenance, the new electronic message signage at the clubhouse, and HB22-1137 effects on HOA costs. The Budget was ratified as 80% of the membership did not veto. The 2021 Annual Meeting Minutes were approved online. Volunteers: Bill Fisher, Sharon Fisher, and Barb Gaetos were recognized for their many years of service to the association.

The election for the Board of Directors was not contested and the three candidates who ran for the Board were all elected to the Board. They are Charlie Fiser, Helen Hardin, and Andrew Igl. Board meetings are held the second Thursday of each month at the clubhouse at 5:30pm. You are encouraged to attend to observe the Board making decisions regarding the Conservatory.

Mailbox Issues

A mailbox cluster box at Dartmouth and Conservatory was broken into in early October. The HOA and the Metro District had always been told that the responsibility for repair/replacement belongs to the USPS. When approached by both the HOA and the CMD, the USPS informed both entities that USPS was not responsible. This created quite the situation for the entities and the 16 or so owners who were affected and not receiving mail. Both the HOA and the CMD have agreed to a temporary repair and will be further discussing sharing responsibility of these going forward.

Improved Community/Management Company Communication

In order to best serve your community, Westwind is now providing a single point of contact directly to your Community Administrator (formerly Administrative Assistant). Please direct all email communications to conservatory@westwindmanagement.com. In addition, your community has a dedicated phone number of 720-668-9463, which also provides direct access to your Community Administrator. This updated contact information allows for a streamlined experience and reduces the possibility of outdated or incorrectly routed calls and emails. Remember, the Client Connect Portal is a great association resource tool with many web forms available to you for contacting the association. Log in by visiting <https://portal.westwindmanagement.com>. Or, if you need to call or email your team regarding community & accounting needs, please contact conservatory@westwindmanagement.com or 720-668-9463. We look forward to continuing to be of service to you and your community!

DECEMBER 2022

IN THIS ISSUE

- 2 Social Committee Corner
- 3 Breakfast with Santa
- 4 Diversity Committee
Preparing for Winter
Annual Meeting Resources
- 5 Holiday Lighting
Contact Resources
- 6 Design Review Committee
Conservatory Financials

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:

December 13

The Day the World Came to Town by Jim DeFede

January 10

The Beekeeper of Aleppo by Christy Lefteri

February 14

The Surgeon's Daughter by Audrey Blake

Breakfast with Santa

Saturday, Dec 10 from 9:30am - 12:30pm
Conservatory Community Center

More information on the next page.

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 in January....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



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.



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

Breakfast with Santa

Reservations Required

This event is for Conservatory Residents and their guests only

Santa is making his list and checking it twice. But he has found time to visit the children in The Conservatory at The Conservatory HOA Breakfast with Santa! Bring the family for a fun event and a free breakfast on Saturday, December 10th at the Conservatory Community Center. The kids will be able to visit with Santa and Mrs. Claus, have their faces painted, write a letter to Santa if they want and go home with a gift bag from Santa. We will be serving pancakes and sausage, juice, coffee and hot chocolate for breakfast for the entire family.

In order to accommodate more Conservatory residents at this event, there will be 4 seating time slots for this event:

 9:30am	 11:00am
 10:15am	 11:45am

Since each seating is only 45 minutes, we ask that you make sure you are done in that allotted time. Reservations are required and must be submitted by 12/3/2022.

HOW TO SIGN UP FOR THE EVENT

1. To make a reservation, go to [The Conservatory](#) website
2. Then, click on the **Breakfast with Santa** button on the home page.
3. Next, click on the Sign up button at the top of the page.
4. Simply click on Sign Up at the time slot you wish to attend
5. Then click Submit and Sign Up.
6. Next, enter how many total people in your party in the Quantity field.
7. Finally, you will enter your name, email address, home address, phone number, how many children 0-3 years old and how many children 4+ years old that will be in your party.

If we fill up prior to the 12/3/2022 deadline, you can request that your name be placed on a waiting list.

Diversity Committee

Winter Celebrations and Traditions

The winter season is a time for our neighbors to celebrate traditions they hold dear. What we all have in common is our respect, love and anticipation of gathering, sharing, and enjoying time with one another. As we embark upon this season may our entire community experience joy as they celebrate their respective traditions.



The Diversity team members look forward to seeing everyone in 2023!



Who ya going to call? Snow Busters! Preparing for winter...

Our community is served by many different governmental agencies and organizations. First, know that we have two types of streets, major thoroughfares (Conservatory Parkway and S Jericho Way) and residential streets.

- Major thoroughfares are plowed and maintained by the City of Aurora.
- Residential streets are not plowed but are maintained by the City of Aurora.
- Sidewalks on residential streets are the responsibility of residents to clear.
- Sidewalks along the major thoroughfares are plowed and maintained by the Metro District. See the map of responsibilities on their website for details: www.yourcmd.org
- Sidewalks around the Community Center and Pool are cleared and maintained by the HOA.
- Mail kiosk areas are shoveled by the Metro District. They also own and maintain the wood kiosks that cover the mail receptacles.

Seems confusing, right? Your HOA, along with the other agencies, work together and communicate with each other and welcome your questions. The HOA receives most of the inquiries because we are the most visible and known to the residents. We do attempt to respond to all the questions, even if it is only to educate and help you find the agency that can address your concern.

Annual Meeting Resources

Photos and the slide deck from the Annual Meeting are on the website at: <https://conservatoryhoa.com/annual-meeting>

Holiday Lighting

Your Homeowner's Association has established some general rules to ensure harmonious and consistent decorations on homes and in yards.

Celebrations are sometimes a season (Christmas, Broncos Football) or a special day (St. Patrick's or the 4th of July). As a community we want to strike a balance to allow you to express yourself while helping you remember that not everyone celebrates the same events, in the same manner or in the same style.



Just in time for the holiday season, here is a short summary of the guidelines for expressing your holiday spirit while making sure you consider and abide by our community standards.

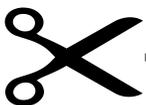
Read the complete rules here: <https://www.conservatoryhoa.com/covenants>

Lighting: Lights strung outside on your house are considered temporary and will have time restrictions as to when they go up and come down. Permanent Holiday & Year-Round Programmable Lighting is allowed but must be approved by the Design Review Committee. Lights may be displayed between 5AM and 11:59PM.

Sound: Sound is allowed between 5 PM and 10PM if it is kept at a reasonable level that does not disturb other residents.

Size: Displays may not exceed one story in height (15') or be roof anchored.

Dates permitted: Fall and winter decorations and lighting are permitted between October 1 and January 31 of the following year. Other special days permitted 30 days prior and removed 14 days after.



Resources

Conservatory Contact Information

Westwind Management Group LLC

720-668-9463

conservatory@westwindmanagement.com

Owner Portal

<https://portal.westwindmanagement.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

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. These are approved requests.

8	Concrete Installations/Replacements	0	Driveway Surface
0	Decks	6	Exterior Painting
0	Fencing (Staining)	0	Gazebos/Pergolas/Awnings
1	Hot Tubs/Hot Tub Screens	4	Landscaping (trees, lights, xeriscaping)
0	Playsets	0	Radon Installation
1	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
5	Solar Panels	0	Window Replacements
5	Other: Drainage, Retaining Wall, Garage Door Replacement, Patio Door Replacement		

For the calendar year 2022, the Design Review Committee has reviewed two hundred and eighty-one (281) 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

Director	Helen Hardin
Director	James Lawrence
Director	Andrew Igl
Director	Christopher Horne
Director	Charley Fiser

Operations Committee

Chairman	Tim Siml
Flag	Steve Mann
Flowers	Rhonda Mann

Social Committee

Co-Chair	Chiree Guttormsen
Co-Chair	Brittany Horne
Secretary	Sharon Fisher

Conservatory Financials

October 2022

Operating Account	\$	216,043
General Reserves	\$	187,612
Underdrain Account	\$	1,444,627

Design Review Committee

Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots

Communications Committee

Helen Hardin	Raenae Wann
Sharon Fisher	Christopher Horne