

The Conservatory at the Plains

October 2022

A Message from the Board President

September HOA Board Meeting Highlights

The meeting's main topics included Annual Meeting preparations, project updates, landscaping and the 2023 budget.

Mark your calendars! This year we will again hold a drawing for those in attendance at the annual meeting on November 10th. Prizes will include two (2) assessment vouchers for 6 months each! The slate of candidates running for the three open board positions has been finalized and their information will be posted to our website later this month.

A bid for the annual meeting mailing from Post Net was reviewed and accepted. We looked for and found substantial savings from a neighborhood business. A bid for pruning nine large cottonwood trees, removing branches that hang over nearby homeowner's fences and injecting a liquid nutrient into 15 trees that appear to be unhealthy around the clubhouse was approved. We have received our permit to modify the corner monument sign. Work is scheduled for November.

Underdrain maintenance will begin the week of September 19th. Please cooperate by moving any vehicles that may be parked over the underdrain covers when asked by the contractor. An email blast will be sent that week with a more detailed map of the work zone and a picture of what the underdrain covers look like. To keep costs down the whole area will first be scoped, and then additional equipment will be brought in to address any areas that need jetting and cleaning.

Our budget committee (4 residents, 4 board members and our community manager) presented their recommended 2023 budget. The committee met three times, reviewed all our income and expenses, contracts and historical data. After three years of no assessment increases, inflation pressure, fuel costs and the burden of new legislative requirements have significantly increased our costs. The committee proposed a monthly assessment of \$45 and the board voted unanimously to accept their recommended budget. It will be available to view in the annual meeting mailing and on our website in mid-October.

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Helen Hardin
Your HOA President

Social Committee Corner

Save the Date

Details will be in next month's newsletter

November 12 5pm Beer & Beans Event
(Craft Beer Night/Chili Cookoff)

December 10 Breakfast with Santa

Halloween Carnival

Saturday, Oct 8 from 4:00pm - 7:00pm

Conservatory Community Center

More information on the next page.

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:

October 11

The Poisoner's Handbook by Deborah Blum

November 8

The Giver of Stars by Jojo Moyes

December 13

The Day the World Came to Town by Jim DeFede

Conservatory Fall Cleanup

Saturday, Nov 5th from 8:30am - 10:30am

Frontier K-8

Get rid of your yard waste or large items at
The Conservatory Fall Cleanup.
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.

Coffee Klatsch

Every Tuesday from 9:30am - 11:00am

Conservatory Community Center



Come to the Conservatory Community Center to 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.

sfisher.conservatoryhoasocial@gmail.com

Halloween Carnival

The spell has been cast
Our Halloween Carnival will be a blast!!!

Join the fun

OCTOBER 8th from 4-7 PM
At the Conservatory Community Center
2665 S. Jebel Way

🎮 Games

🍕 Food

📷 Photo Ops for the Family

🎃 Pumpkin Decorating

Wear your costume for a spooktacular fun time!

Conservatory Fall Cleanup

Saturday, Nov 5 from 8:30am - 10:30am

Get rid of your yard waste or large items at The Conservatory Fall Cleanup. The event happens at Frontier K-8 school and will start at 8:30 AM and last until 10:30 AM **or until the dumpsters are full.**

Some of the candidates running for the board will be at the event so you can meet them and get their perspective on the HOA.

Due to dumping restrictions, the following items **cannot** be accepted in the dumpsters:

Electronics (anything with a plug)	Tires/auto parts/oil/gas (including lawn mowers)
Wet Paint	Medical waste
Anything with Freon or Gas/refrigerators/freezers	Fluorescent light bulbs
Hazardous Waste	Batteries
Propane tanks	

Mattress Recycling - There is a charge to you of \$20 per item (Normally, they charge \$30 per item when you drop them off at their location in Commerce City.) Be aware that this means that all mattresses brought to the event must be recycled. This company recycles the mattress materials so they do not go into the landfill. They also support redemptive employment opportunities by employing disenfranchised men and women in Colorado.

We will also be offering **Metal Recycling** this year.

Since this is a neighborhood event, **proof of residency will be strictly enforced!** Therefore, you will need to bring a current driver's license with a current Conservatory address, a water bill or rent receipt showing your name and address.

Diversity Corner: October Heritages Recognition

There is room for everyone! In October we recognize both:



Indigenous People

Indigenous peoples' do not only have resilience and strength but have also made an immeasurable positive impact on every aspect of American society.



Italian Americans

Italian Americans distinguished cultural contributions of Americans with Italian lineage.

We appreciate your support and ideas on how we may continue to embrace Diversity, Equity, and Inclusion in our community.

The committee holds a Google Meet call on the first Tuesday of each month from 6:00pm-7:00pm. For more information, please contact us at olakdiversityhoa@gmail.com

New Clubhouse Reservation Rules

The Board has approved the revised agreement for the clubhouse reservations that now complies with the new law. In order to rent the clubhouse:

1. You must be an owner in good standing with your assessments.
2. A deposit of \$200.00 is now required and will be refunded to you within 30 days of your reservation if all is left in good order after your event.
3. Cost to rent the clubhouse is \$25.00/hour with a four hour minimum. The clubhouse can be rented between the hours of 10am-10pm.
4. The new form is available on the website and your owner portal.

Conservatory HOA Annual Meeting

*Thursday, November 10th at 6:30PM
Frontier K-8 school.*

Voting and quorum will be accomplished online. Watch your email beginning October 24th for instructions to vote. An official mailing will also be sent and posted to our website. Voting ends November 9th at 5PM.

Candidates for The Conservatory Board of Directors



Charles Fiser

I have lived in The Conservatory for three years. I retired from the telecommunications industry in September 2021 with my main responsibility being OSHA statistics for the safety department. My educational background is Accounting. I have been treasurer of my church for over 30 years and am also treasurer of our Shared Operations (three communities in one church building).

My church is also the fiscal sponsor for two other-nonprofit organizations of which I am also treasurer. I value transparency between the HOA and the community it serves, especially from a financial standpoint. My short time here has shown me we have a good community and responsible Board that is responsive to community concerns. I desire to be involved and continue that tradition.



Helen Harden

Knowledge of the Community: I have been active in the Conservatory for 6 years and have served on every committee and the board of directors. I have current and historical knowledge of the Underdrain Project, our community finances and vendor contracts. Keeping the Conservatory a great place to live and protecting our property values are my reasons for serving.

Education: I am a graduate of the University of Minnesota and FLETC (Federal Law Enforcement Training Center). I retired in 2014 as a Supervisory Immigration Services Officer for USCIS. As a member of CAI (Community Associations Institute) I educate myself on community governance which has significant relevance this year because of recent legislation that will affect our community.

Commitment: I have attended every monthly board meeting for 5 years. I can devote the time required during business hours to the duties of a board member. Presently I spend 15 hours a week as President of the association. I will continue to make decisions that will keep our finances strong, our property values high and our community amenities maintained.



Andrew Igl

Hello, my name is Andrew Igl and I am asking for your vote to represent our community on the Conservatory HOA Board. I have lived in Colorado since 2019 and my wife is a life-long Coloradan. I was raised in the Greater Seattle area where I graduated in 2012 with a bachelor's degree in Manufacturing Engineering.

I am currently employed as the Director of Operations for a precision manufacturer in the medical device, semiconductor, and aerospace industries. I also serve as the current Vice President and President-elect of the Rocky Mountain chapter of the NTMA, a volunteer organization that supports local precision manufacturers reach their full potential, especially in such times where reshoring manufacturing here in America offers exciting new opportunities for our local economy to flourish. I also serve on their Workforce Development and National Robotics League committees.

From starting a small landscaping business before I was old enough to drive the company truck, earning my Private & Instrument Pilot licenses, and continuing to make an impact in the manufacturing sphere, my experience offers many examples of how the habits of diligent planning, integrity, accountability, and determination make a powerful recipe for achieving positive results.

In pursuit of a safe, diverse, and beautiful community in which to live, work, and play for many years to come, I hope to earn your vote.



Tennille Johnson

My name is Tennille Johnson; and I am a Colorado native who moved away at an early age but was fortunate enough to return to all that is beautiful. It's true what they say. Home is where the heart is; and my heart is with my community. I am running for Board of Directors because I want The Conservatory to be Best-in-Class; and I have the skills and experience to make that a reality

At its simplest, the Board is tasked with serving its customers - its homeowners. I have 24+ years' experience serving customers and clients across various industries, including mortgage servicing, project management, legal, and real estate. And I've worked in a variety of capacities, including Manager, Vice President, Attorney-at-Law, and Real Estate Associate Broker. I also have experience working in operations and data analysis, and have served on more than a dozen boards, committees, and associations.

In terms of education, I have a Bachelor's in Business Administration majoring in Business Management, a Juris Doctor degree in general law, and have earned multiple certifications in the banking industry. To the board, I will bring strong leadership, a passion for data-driven decisions, and will work to establish meaningful connections with directors and volunteers across a variety of backgrounds, cultures, and beliefs.

If I am elected, my focus will be two-part: 1) use my skills and experience to identify and serve the specific needs of our homeowners as they evolve and 2) become a valuable resource to those who want to play or maintain an active role in the community, its decisions, and its growth.



Reginald L. McCrary

I would like to introduce myself. I'm originally from Tulsa Oklahoma, I served 9 years in the Air Force. During my time in the Air Force, I was fortunate enough to have been stationed at Lowry Air Force Base in Denver as well as Peterson Air Force Base in Colorado Springs. I have a degree in Business as well as a degree in Human Resource Management.

I have over 30 years of management experience and have owned my own business. I'm currently a Human Resource Manager for Amazon. I have owned a home in the Conservatory subdivision for 5 years as well as currently owning 3 other properties. What I would bring to the board:

1. The ability to work well with others
2. The ability to see the "big picture"
3. The ability to prioritize and multi-task
4. The experience with managing budgets

I would really like the opportunity to be a part of something bigger than myself and to have a positive impact in our community. Thank you for your consideration.

Tips for a Successful Design Review Application

We are receiving a large number of applications that are incomplete which causes a delay for your project. The committee has 30 days to review a COMPLETE application once received.



How can you ensure that your application is complete? Follow these steps:

1. Have you reviewed the Design Review Guidelines at www.conservatoryhoa.com to know what is and isn't allowed?
2. Does your application include drawings of the property and pictures of what you are wanting to complete? Does it include the estimate of the work so the committee can review the detailed plan?
3. For house painting, did you allocate which paint color goes on the body, the trim, the garage door (which MUST be the same color as the body or trim NOT an accent color), and where the accent color is being painted?
4. Vendors CANNOT submit an application on your behalf. Please do NOT allow the solar companies (or paint companies or concrete companies) to do this as these are being sent back to the companies telling them that we will not accept them. Why? Because there are legal ramifications to design review requests and if the company goofs on your behalf, YOU are held responsible.
5. If you haven't received an automated email within two weeks of submittal of your application stating the application is pending, PLEASE reach out to our office as we may not have received it.
6. Please ensure that you are using the correct form located at www.conservatoryhoa.com. Your application will be sent back if not on the correct form.

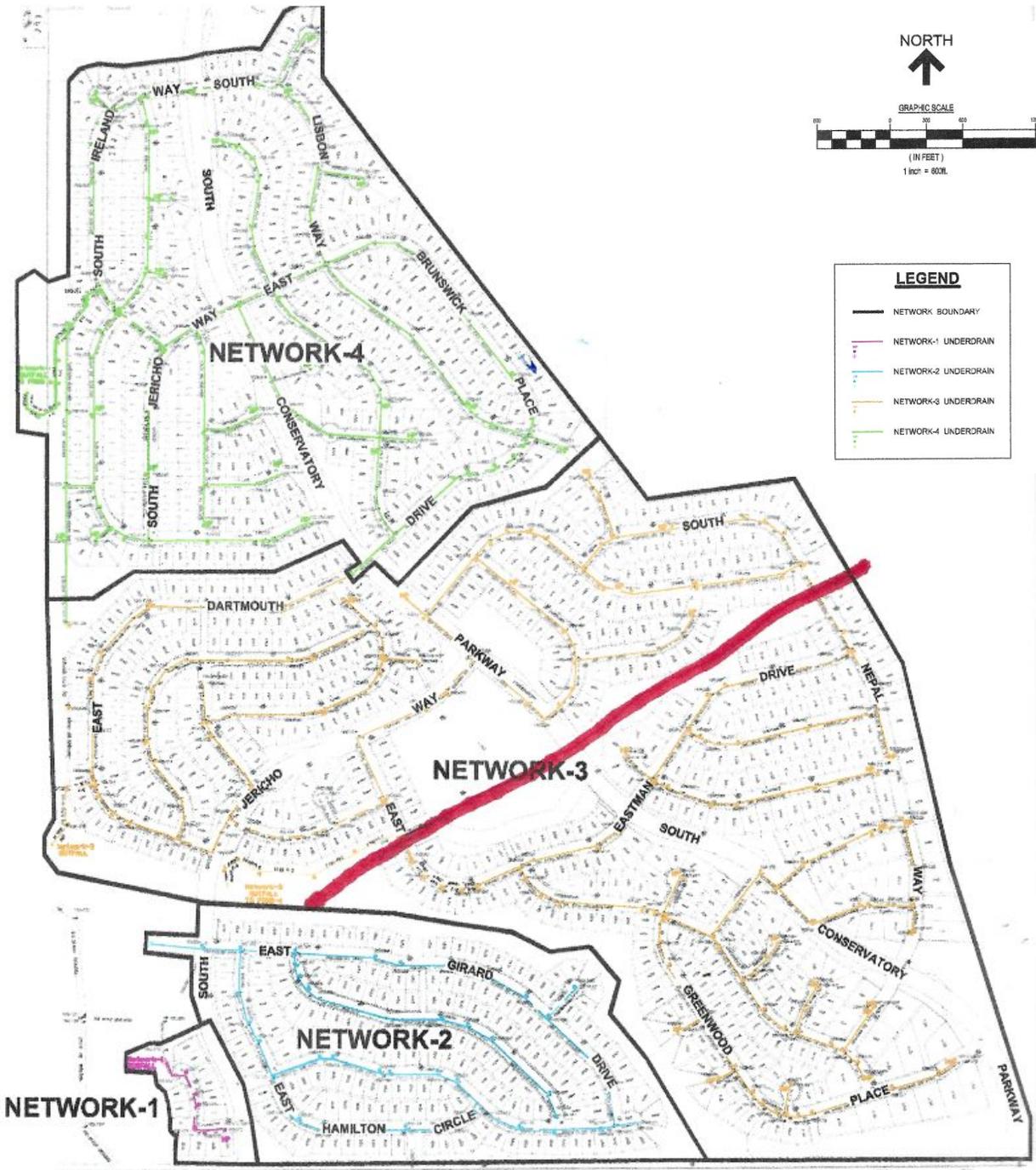
Emergency/urgent requests - the DRC has 30 days to review a complete request. The only rush requests the DRC will review are those related to a home sale where time is of the essence due to an inspection report.

A change in schedule of your vendor or a failure to provide for the 30 day review process do not constitute emergencies.

Failure to submit for approval of an exterior modification is a violation of the Covenants.

Underdrain Maintenance Begins

If you reside in Network 3 above the red line, but below Network 4, please note that camera work will begin in your area the week of the 19th (reference map below). Please be courteous to workers as they work through your area and accommodate them if they need you to move a street parked vehicle to access the underdrain. Camera work will be first followed by jetting where necessary.



Design Review Committee

The Design Review Committee reviewed a total of 43 requests. Seven (7) requests were denied.

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

9	Concrete Installations/Replacements	3	Driveway Surface
0	Decks	3	Exterior Painting
1	Fencing (Staining)	2	Gazebos/Pergolas/Awnings
0	Hot Tubs/Hot Tub Screens	6	Landscaping (trees, grass, xeriscaping)
0	Playsets	0	Radon Installation
0	Roofing/Gutter Replacement	0	Storage Containers/Attached Additions
10	Solar Panels	1	Window Replacements
1	Other: Front Porch Hammock		

For the calendar year 2022, the Design Review Committee has reviewed two hundred and sixty (260) 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	Helen Hardin
Vice President	James Lawrence
Treasurer	Bill Fisher
Secretary	Christopher Horne
Director	Max Strain

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

September 2022

Operating Account	\$	214,337
General Reserves	\$	206,215
Construction defect	\$	1,464,621

Design Review Committee

Co-Chair	Duane Oudenhoven
Co-Chair	Joy DeMots

Communications Committee

Helen Hardin	Raenae Wann
Sharon Fisher	Christopher Horne