



## A Message from the Board President July HOA Board Meeting Highlights

### Board Fills Vacant Position

#### Chris Horne appointed to the Board of Directors

Chris Horne was appointed to fill the vacated term that ends in 2023. The board voted not to fill the other vacancy (a term ending in 4 months). Both residents asking to be considered for the position, Ola Kukoy and Chris Horne were given the opportunity to address the 19 residents in attendance at the meeting.

### Association Updates Policies

#### Investment and Conduct of Meetings Policies Changed

Virtual meeting and online voting guidelines have been added to the Conduct of Meetings Policy. In our Investment Policy the list of eligible investments for our Reserve Funds has been expanded to include more income-based securities and a small percentage of equity-based investments. All policies will be available on the Westwind Resident Portal soon.

### Committees Hard at Work This Summer

#### Nominating, Budget, and Design Review Committees prepare for the Annual Meeting

Preparations for our Annual Meeting on November 11 have begun! Nominating and Budget Committees have scheduled their meetings to begin preparing a slate of officers and developing a 2022 Budget. The Design Review Committee is revising the Design Guidelines and has volunteered to Beta Test a new online Design Review application process to be introduced at the Annual Meeting. Mark your calendars for November 11<sup>th</sup> for an in person Annual Meeting. The Board voted to continue with Online Voting to achieve quorum, elect officers, and vote on the budget.

### 2021 Colorado Legislation

#### Watch for changes to our rules & regulations covering these topics

##### HB21-1229 The Homeowners Association Transparency Bill

addresses solar panels, artificial turf, fees charged by HOA's when a unit is sold and establishes penalties for failure to provide requested documentation within 30 days of the receipt of a valid written request. HB21-1310 Protections for Homeowners' Freedom of Speech The bill prohibits an Association from enforcing rules which prohibit or regulate the display of flags or signs based on their subject matter, message, or content. An association may adopt reasonable content neutral rules regarding the number, location and size of flags and signs.



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### Helpful numbers

#### Aurora Police Non-Emergency

303.627.3100

#### Access Aurora

303.739.7000

#### Waste Connections

303-288-2100

#### Parks and Recreation

303-739-7160

#### Aurora Park Rangers

303-326-8430

(On trails: 4 wheelers, rattlesnakes, dogs off leash)

#### Xcel Energy

Street Light Outages

800-895-4999

[https://www.xcelenergy.com/  
outages\\_and\\_emergencies/  
outdoor\\_lighting\\_outages](https://www.xcelenergy.com/outages_and_emergencies/outdoor_lighting_outages)

PAR Officer Sparks

ssparks@auroragov.org

[www.conservatoryhoa.com](http://www.conservatoryhoa.com)

## JULY 2021 SOCIAL COMMITTEE CORNER

### WATER AEROBICS - Monday, Wednesday, and Saturday @ 8:45 AM

Taught by our own Barbara Gaetos, this class will continue to meet until the pool closes for the season. If you wish to participate in this class, plan to arrive at 8:45 AM. The classes start promptly at 9:00 AM and conclude at 10 AM so that other community residents can use the pool.

Each participant is asked to bring a pool noodle and water weights if you have them. Please enter the pool at the pool gate.



**LADIES NIGHT OUT BUNCO:** This group met for the first time since February 2020 and had a great time! We will continue to meet at the Community Center on the 3<sup>rd</sup> Thursday of each month @ 7 PM.



For those not familiar with Bunco, it is a game generally played with twelve or more players. Players are divided into tables of four and try to score points while taking turns rolling three dice in a series of six rounds.

Bring \$5 for the prize pot and a beverage or an appetizer/dessert to share. **We are always looking for ladies to add to our group! If interested in participating, email [sfisher.conservatoryhoasocial@gmail.com](mailto:sfisher.conservatoryhoasocial@gmail.com).**

### NO PRESSURE BOOK CLUB – Tuesday, August 10th 11 AM to 12 PM

This group will be meeting at the Community Center for future meetings. The books the group has selected to read in the upcoming months in 2021 are as follows: Aug. 10 The Guest List by Lucy Foley.

### NOMINATING COMMITTEE

The Nominating Committee held its first meeting on July 16th with the entire committee being present. The committee set the date of September 2nd for applications to be submitted from anyone interested in running for the HOA Board for the November elections. In conjunction with the Social Committee's "First Friday" event, the Nominating Committee will be hosting a "Meet the Candidates" event on October 1st for members of the community to come meet those that have submitted their self-nomination form.

meet the  
**BOARD  
CANDIDATES**

# UPCOMING EVENTS

*Mark Your Calendars*



The Social Committee is planning many fun events in the near future. **So, mark your calendars for these upcoming events!!!**

**AUGUST FIRST FRIDAY: FOOD TRUCK NIGHT on 8/6/2021 from 4-7 PM.**

**SEPTEMBER FIRST FRIDAY: CRAFT BEER NIGHT on 9/3/2021 @ 7 PM**

**POOL CLOSING PARTY ON 9/11/2021.**

**POOCH PLUNGE ON 9/18/2021.**

**OCTOBER FIRST FRIDAY: MEET THE CANDIDATE NITE on 10/1/2021.**

**NOVEMBER FIRST FRIDAY: CHILI COOKOFF on 11/5/2021.**

**FALL CLEANUP on 11/6/2021.**

Details for these events will go out as we grow nearer to the event.

## YARD MAINTENANCE

Many yards throughout Conservatory are still in need of lawn maintenance, Weeds, dead trees, dead branches, and lack of mowing are the most noted compliance issues.



## RV's, Campers, and Trailers OH MY!

Tis the season for camping. Please remember that RV's and campers are only allowed to be stored at the home for 24 hours. Please email the community manager if you need more time.

Trailers are also only allowed for 24 hours. This also includes flat bed trailers.



## RENTAL PROPERTY

Do you know what is required of you when you rent your home in Conservatory? Below is a list of items you may find helpful:

1. You **MUST** rent out your entire home—NO VRBO, NO AirBNB, NO subletting of individual rooms. NO renting of downstairs separate from upstairs or vice versa. Entry should be from the front door or garage.
2. A copy of the lease needs to be provided to the management company and must be for a minimum of six months.
3. The owner of the home is **STILL** responsible for the maintenance of the exterior of the home. If there are weeds or a spalling driveway, the owner is ultimately responsible regardless of what may be delegated in the lease.
4. It is your responsibility to contact the management company to ensure that your information is updated to reflect that your property is a rental.
5. Ensure that your tenant(s) have their email address listed to get information from the HOA to feel included.
6. Fill out a form to delegate your pool card to your tenant.

Conservatory HOA welcomes your tenants and encourages them to get involved in the HOA including joining committees and attending events!

### HOA Financial Information

#### June 2021 Financials

**Operating**=\$262,466

**Reserves**=\$357,524

**Underdrain**=\$1,524,122

## AUGUST BOARD MEETING CHANGE

Please note that the August Board Meeting will be held on a different date and time.

**August Board Meeting**  
**WEDNESDAY, AUGUST 18th**  
**3pm at the clubhouse**



# First Friday's Event!

Friday, August 6 from 4 pm - 7 pm



The inaugural First Friday event will be August 6 from 4pm - 7pm!

The Conservatory Social Committee will have A Seat at the Table BBQ in front of the clubhouse for you to enjoy some delicious food, then with proof of purchase, you will receive a free cupcake!

To sweeten the deal, we will also be offering residents a free raffle with great prizes.

We want to support our community members and so the food truck is owned by a resident of The Conservatory! Greg Salinas started A Seat at the Table BBQ in 2020 to help others in his community and to raise others up. Show your support by stopping by and getting a big plate of BBQ!

\* Residents will be responsible to purchase their own food, and with proof of purchase will receive a free cupcake and raffle ticket.

#### 2021 Board of Directors

Helen Hardin - President  
James Lawrence—VP  
Bill Fisher—Treasurer  
Tim Siml—Secretary  
Chris Horne—Director  
Open—Director

#### Design Review Committee

Duane Oudenhoven - Co-Chair  
Joy DeMots -Co-chair

#### Operations Committee

Jim Hardin—Chair

#### Communications Committee

Helen Hardin  
Sharon Fisher  
James Lawrence  
Christopher Horne

#### Social Committee

Katie Lawrence—Chair  
Sharon Fisher—Secretary

## Conservatory Contact Information

#### **Cylinda Walker CMCA, AMS, PCAM, GRI**

Association Business Manager  
Westwind Management Group LLC  
303-369-1800 X130  
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#### **Joseph Blessett**

Administrative Assistant  
Westwind Management Group LLC  
303-369-1800 X145  
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#### **For account inquiries:**

Pauline Rivera  
303-369-1800 X126  
[pauline@westwindmanagement.com](mailto:pauline@westwindmanagement.com)

#### **Owner Portal**

<https://portal.westwindmanagement.com>

### **The Design Review Committee**

In June 2021, the Design Review Committee reviewed the following number of requests:

- Concrete Installations or Replacements - 10
- Driveway Surface—3
- Decks—2
- Exterior Painting—5
- Fencing—0
- Gazebos - Pergolas—Awnings—0
- Hot Tubs—Hot Tub Screen—0
- Landscaping—Trees, Shrubs, Grass, Gardens, Xeriscaping—10
- Playsets—0
- Radon Installation—0
- Roofing/Gutters Replacement –1
- Storage Containers (not sheds as those are not allowed) - 0
- Solar Panels—1
- Window Replacements—2
- And whatever else that would fall under Other - 4-Front door, concrete stamping of porch, railing replacement front porch

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 [www.conservatoryhoa.com](http://www.conservatoryhoa.com).