



SOCIAL COMMITTEE CORNER

As you all know, 2020 has been a very difficult year. Some of us have lost loved ones and with the restrictions created by Covid-19, it has made it difficult to get together with friends and family. The Social Committee experienced an especially painful loss with the death of our friend and fellow committee member, Joan Guiet. If anything needed to be done, Joan was always there to lend a hand. We will miss you, Joan.

The Covid-19 restrictions have also made it next to impossible to hold events with large number of people. We are attempting to come up with events that will fall into the recommended restrictions and provide some family fun. Here are a couple events we are planning to have before the end of the year:

November 7 – Fall Cleanup. This is held at the Frontier School parking lot. [Click here for details.](#)

December 19– Reindeer Rendezvous. This event will be held outside and, yes, there will be reindeer. More information will be in next month's newsletter. Please save the date for this fun event.

Ongoing Activities:

Book Club - This is the only monthly activity that is still meeting. Right now, meetings are held virtually. If you are currently not part of the Book Club, but would like to join the group, please feel free to send me your email address and I will make sure you get all the details prior to our next meeting on November 10th at 11 AM. You can contact me at sfisher.conservatoryhoasocial@gmail.com. The books we have selected to read in the upcoming months are as follows:

2020

November 10 - *Lost Girls of Paris* by Pam Jenoff

December 8 - *Five Wishes of Mr. Murray* by Joe Sepia

2021

January 12 - *American Dirt* by Jeanine Cummins

February 9 - *Little Fires Everywhere* by Celest Ng

Please come out and also bring your neighbors to our activities.

Sharon Fisher----

Social Committee Co-Chair

Inside this issue

Annual Meeting	2
Nov. 7th Clean Up	3
Budget vs. The Balance Sheet.....	4
Are You a Good Neighbor?	5
What Do I Do Now That I Have Received a Violation Notice?	6
Political Signage.....	7

Helpful numbers

Waste Connections

303-288-2100

Parks and Recreation

303-739-7160

Xcel Energy

Street Light Outages

800-895-4999

https://www.xcelenergy.com/outages_and_emergencies/outdoor_lighting_outages

A lot of information related to the HOA can be found on the association's website including important forms:

www.conservatoryhoa.com



HOA ONLINE VOTING FOR CANDIDATES

Have you voted yet? This year's process has brought so much more engagement from you, our owners! Keep up the good work! If you haven't received your information yet, please contact our Community Manager at cylinda@westwindmanagement.com. For more information, please visit the website at www.conservatoryhoa.com

This year's voting platform has shown many more owners participating than in prior years. To date we have 26.95% of the community who have voted. Please cast your vote.

The 2020 Annual Meeting of The Conservatory Homeowners Association will be held on Thursday, November 12, 2020, at 6:30 p.m. Virtual sign-in will begin at 5:45pm.

This will be a virtual meeting via Microsoft Teams:

**[Join Microsoft Teams Meeting](#)
+1 720-441-6942 United States, Denver (Toll)
Conference ID: 477 533 668#**

- **Call in to the meeting on your phone.** 720-441-6942. You will be asked for the Conference ID: 477 533 668#. There is no charge to participate. We will begin the sign-in process at 5:45PM that evening to allow time for all to be admitted before the meeting begins.
- **Join in online with your computer or smart phone.** There is no charge to participate. The TEAMS link will be sent to all residents who receive E-Blasts (it is also available above) . If you are not on the Conservatory email distribution list for E-Blasts, contact Cylinda Walker at 303-369-1800 ext. 130 or cylinda@westwindmanagement.com for an email link before November 11th to participate online.

FALL CLEANUP NOVEMBER 7TH

**NOVEMBER 7th – FALL CLEANUP – 8:30 AM TO 11:30 AM (or until dumpsters are full)
AT FRONTIER SCHOOL PARKING LOT**

The Conservatory HOA is hosting a Fall Cleanup to aid with the disposal of your fall yard waste. The event will start at 8:30 AM and last until 11:30AM ***or until the dumpsters are full.*** So, plan to arrive early! *Please respect our volunteers by wearing a face mask when you interact with them at the event.*

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

Non-acceptable Waste:

Electronics	Tires/auto parts/oil/gas
Wet paint	Medical waste
Anything with Freon or Gas/refrigerators/ freezers	Florescent light bulbs
Hazardous Waste	Batteries
Propane tanks	

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

This event is for everyone in the neighborhood and we anticipate a large response to this event. **Therefore, we would greatly appreciate volunteers to help unload cars, check what is being dumped, and to check residency.** If you would like to volunteer, please email Sharon Fisher at sfisher.conservatoryhoasocial@gmail.com. *Please note that if you volunteer, face masks or shields will be required during the event.*

VOLUNTEERS ARE STILL NEEDED TO UNLOAD VEHICLES!!!! PLEASE CONTACT SHARON FISHER IF YOU ARE AVAILABLE!

sfisher.conservatoryhoasocial@gmail.com

Budget vs. The Balance Sheet

“Just like for-profit businesses, association boards work diligently to develop realistic annual budgets. Often with the help of association management professionals and accountants, association boards base their budgets on projected expenses and anticipated income. For most, it’s zero-based budgeting. Short of contributing to a reserve fund for anticipated, long-term repair and replacement, few associations have money sitting around “just in case.”

Prudent fiscal policy is essential—not only to the association at large, but also to individual homeowners whose assessments fund essential services and promised amenities.

Importantly, an association’s financial obligations do not change when some owners don’t pay their assessments. Common grounds must still be maintained. Trash must be collected. Insurance premiums must be paid. Grass must be cut in the summer. Snow must be plowed in the winter.”
excerpt from **The Financial Realities of Common-Interest Communities at**
www.caionline.com.

The Conservatory HOA has been incredibly fortunate to have Board Directors who carefully and methodically ensure that funds are sufficiently on hand for those “just in case” moments and also for the long term. If a budget year shows a deficit, does that mean that the association is in the hole financially? Absolutely not. A budget is a guideline to follow—sometimes you end up with an overage in a category and sometimes you end up with a deficit.

The 2019 year ended with a deficit of (\$10,708.51), yet the budget for 2019 was a zero based budget, one in which income and expenses balance. Does that mean the association is broke? Hardly. The association closed out September 2020 with over \$220k in the Operating Account (the checking account); almost \$348k in General Reserves (clubhouse and pool capital improvements), and \$1.4 million in the Underdrain Reserves (exclusively for the Underdrain).

If your personal household budget allows for a certain amount per month for utilities, but we get a cold snap and your heat bill increases significantly, does that break you or did you buffer and plan for it in other areas of your budget or maybe sign up for average billing? It is the same concept. Please attend the Annual Meeting to hear more about the HOA financials and 2021 Budget.





Are you a Good Neighbor?

A simple “hello,” a wave as you walk by, or organizing a community activity are just some of the ways you can be a good neighbor. However, as remote working, virtual learning, and social distancing have become the norm, finding new ways to be an engaged neighbor have never been more important.

According to a new [CAI](#) survey, nearly 90% of respondents who live in a community association say they have engaged with their neighbors during the [COVID-19 pandemic](#). How have residents supported each other? Running small errands, helping with grocery shopping, and picking up prescriptions ranked among the top ways neighbors are keeping each other stay safe and healthy during these challenging times. Residents also report organizing activities to provide joy and levity during the pandemic.

Being an engaged resident is important for the well-being of a community. More than 60% of respondents say they volunteer on their homeowners association’s board, and nearly 50% participate in social events and recreational activities organized by residents.

How well do you know your neighbors? CAI’s survey found that close to 60% say they know their neighbors very well. Additionally, an overwhelming 90% of respondents believe they are a good neighbor, citing being caring, helpful, and respectful as characteristics that contribute to an overall healthy community.

What do I do now that I received a violation letter?

Part of the responsibility of our Community Manager is to drive our community and identify covenant infractions. Once these are identified, letters are processed and sent to owners and tenants if applicable. On average and typically between May—September, the manager sends out about 300 letters per month.

What should you do if you receive a violation letter?

- Take a look at your property and see if you can identify the infraction
- Within 15 days (unless otherwise stated), remedy the violation
- If you cannot identify the infraction cited, or don't agree with it, contact the Community Manager

What should you NOT do when you receive a violation letter?

- DO NOT ignore the violation

What happens if I don't address the infraction?

The association has a Covenant Enforcement Policy that it follows. After a courtesy notice and a fine warning letter (1st and 2nd notices), subsequent letters include incremental fines assessed on the account. If an owner continues to be non-compliant, the association has to then turn the matter over to the HOA attorney for further compliance. Once the violation has been sent to the attorney, the owner begins to incur the legal fees for attempts at compliance. Any owner who receives three (3) or more violation notices within a six (6) month period may be deemed a habitual offender.

What's the takeaway?

Out of 1405 homes in The Conservatory the majority of owners who receive a violation notice DO comply or work out a solution with the Board/Manager.

The infractions that most frequently trigger a violation letter are trash containers left out after trash day, weeds and/or dead lawn, dead trees, and commercial vehicles,.



TURN YOUR CLOCKS BACK ONE HOUR THIS WEEKEND



According to Wikipedia, the Uniform Time Act of 1966 established the system of uniform daylight saving time throughout the US. In the U.S., daylight saving time starts on the second Sunday in March and ends on the first Sunday in November, with the time changes taking place at 2:00 a.m. local time. Hawaii and Arizona do not recognize Daylight Savings Time and New Hampshire, Maine, Rhode Island, and Massachusetts have bills in the works to end Daylight Savings Time for their states.

Political Signage

As we near November 3rd and the end of our national election, please note that the association has specific rules on political signage. All political signage **MUST** be removed no later than seven (7) days after the election which, for this election, will be November 10th.

Political signs may be displayed no earlier than 45 days before the day of an election (the day of any vote conducted by a governmental entity for the selection of office, positions, initiatives, referenda or other ballot issues), and no later than 7 days after the election. Owners and/or residents may not display political signs on any part of the Common Elements or rights-of-way maintained by the Association or the metro district.



2020 Board of Directors

Dave Altman - President
Helen Hardin - VP
Bill Fisher—Treasurer
Bob Hunchberger—Secretary
Tim Siml—Director
Open—Director

Design Review Committee

Dave Sunstrom - Chair

Operations Committee

Jim Hardin

Communications Committee

Helen Hardin
Bob Hunchberger
Sharon Fisher

Social Committee

Sharon Fisher—Co-chair
Patty Maetas—Co-chair

Conservatory Contact Information

Cylinda Walker CMCA, AMS, PCAM, GRI

Association Business Manager
Westwind Management Group LLC
303-369-1800 X130
cylinda@westwindmanagement.com

For account inquiries:

Pauline Rivera
303-369-1800 X126
pauline@westwindmanagement.com
vms.westwindmanagement.com (owner portal)

Conservatory Metro District

www.yourcmd.org



Volunteers are needed for the following:

Help at Nov 7 Fall Clean up

1. Help emptying cars and filling dumpsters

*****face masks or shields will be required during the event should you choose to volunteer**

Design Review Committee members (longer term commitment)

1. Help revise design guidelines (processes/trees) (single project)
2. Help introduce new online system (shorter term commitment)
3. Committee Member