

**The Charter HOA/Lone Tree Filing #1
Fall Newsletter 2016**

Mark your Calendar - Dec. 2 at 6- 8 p.m. is the date for our Annual Christmas Party for the children of our members. We don't want to leave anyone out so if you haven't joined us yet, just bring your check for \$35. and it will be applied for your 2017 dues.

We will have our usual "Sleigh Ride" (a wagon pulled by horses), holiday goodies. Santa's been contacted and is scheduled to drop by too. Bring your camera!

In early summer our newsletter addressed issues on certain properties that needed to be attended to. Many of you have addressed those problems. We Thank you for your attention to that matter! **Yet, some residents have NOT taken care of those problems!** The Covenants specifically address the maintenance of your property. Please comply!

Many calls have been received over the summer from residents concerned about trailers parked in yards, on the drive, street, often times for weeks on end. Failure to maintain areas around the mailbox with weeds knee high. If the mailbox is along your property you are responsible for that area. If you are on a corner lot and there is a strip outside your fencing where weeds are growing that is YOUR responsibility. A bit of RoundUp every few weeks should take care of those weeds for you. Thanks to those residents who have taken it upon themselves to resolve that issue even though it wasn't your responsibility.

Sec. 5. **Refuse Disposal**. "Unsightly objects or materials shall not be placed upon the exterior portions of a Lot. . . . or used as a dumping ground for garbage, trash The Committee shall have the right to enter upon a Lot to remove any unsightly objects and materials at the expense of the Owner." Please remove your garbage containers after pickup and **store them "out of sight"**.

Section 6. **Parking and Storage**. Contains restrictions of parking on the drive. The City also has restrictions for both on-site and street parking.

Section 9. **Nuisance** - ". No Lot shall be used in whole or in part for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye"

Section 14. **Landscaping**. ". . . . An attractive, healthy, live and growing condition shall be maintained, and all dead or diseased grass areas, shrubs and trees shall be promptly removed and replaced with suitable replacement landscaping. An Owner shall remove weeds promptly and water and trim lawns and shrubs as often as the same shall become necessary, and otherwise remove waste materials from his Lot."

If you are ignoring these restrictions please consider your neighbors and the property values of everyone. Most residents did not buy here because there were trailers, campers,

boats, RV's, etc. parked in front or in side yards, on the street/drive. Most of our residents want to live in an attractive neighborhood and chose to buy in a Covenant Controlled neighborhood. WE ARE COVENANT CONTROLLED! Thank you for your assistance in helping improve the attractiveness of our community.

DiD YOU KNOW? Seniors (65)/Disabled Veterans Property Tax Exemption - exists for 50% of the first \$200,000 in actual value of the primary residence. You can register with the county where your property exists between Jan. 1 and July 1st. More information can be found at Colorado.gov website.

Status of new right turn lane being installed between Park Meadows Drive/Maximus- It is our understanding completion is expected by the middle of November.

NO Apartments at Treo site - You may have seen an article in one of the Lone Tree magazines recently indicating that apartments had been approved for this site. This was incorrect information. There are no such plans.

Former Library Uses -As you know, the City has purchased this building. They will be making some minor renovations by adding two meetings rooms. The facility has been leased to SSPRD to manage. It will be open Mon. Wed. Fri., Sat between 10-6 p.m. for drop-ins. You may have coffee, visit, read the paper, play games, etc. SSPRD will look at scheduling programs which will be published in their calendar. There will also be rental opportunities.

The Yard - was recently approved by Council. It is located between the Yosemite off ramp and Park Meadows Drive (going west). There will be a variety of restaurants located here as well as some retail opportunities. A new right turn lane is planned on Yosemite into the site as well as a new signal and access off Park Meadows Drive.

The Executive Board has been approached by residents asking why we don't become a mandatory association. We committed to hosting a meeting after the first of the year to discuss the subject, both pros and cons. If you have an opinion, for or against, or just want to hear the thoughts of others, please mark your calendar for Tuesday, Jan 31, 2017, at 7 p.m. at the Lone Tree Civic Center. If we have your e-mail address we will send a reminder. Otherwise, please mark your calendar now.

The City will be snow plowing a little differently this year. Please be patient while they try to improve the process. The best thing you can do for your neighbors is to refrain from parking vehicles on the street. This significantly hampers the ability to plow the streets in an effective manner. The more vehicles they are forced to negotiate around the less effective the plowing.