

**The Charter HOA Newsletter
Aka (Filing #1)
Lone Tree Homeowners Association
Winter 2014**

The Executive Board hopes that your holiday season was enjoyable and that you are looking forward to 2014 and a healthy and prosperous new year. We want to take this time to bring you up-to-date on some of the challenges we have faced this past year as well as accomplishments achieved.

You will recall a letter you received from Hindman & Sanchez, PC in October, 2013. The ACC, after nearly 30 years of existence and approval of many new roofing/painting/improvement projects, have had a few residents recently who installed roofing (with inferior products) without submitting for approval. A few others received approval but a different (and inferior) product was delivered and even when advised of the inferior product, installed that product anyway.

Needless to say, this adversely affects each and every one of us. When your neighbor installs an inferior product it ultimately has a negative affect on the value of your home. The ACC is not in place to prevent residents from maintaining their property. The ACC's responsibility is to ensure quality products are used that enhance, rather than negatively impact, the values of all property owners.

Some residents took the position that because they were not members of the association they were not required to abide by the Covenants. The October letter should have corrected that misunderstanding. Although this step was expensive for the Association, it was felt it was justified to ensure everyone understood their obligation to abide by the Covenants.

HOA Summits – Members of the board attend these Summits held by the City of Lone Tree. Many HOA's are represented and it is surprising how many of us have the same issues to deal with. The City has been very responsive to our challenges and by working together we hope to be able to resolve the more significant issues that actually affect the entire City.

A recent concern that our HOA brought to the City is realtors in adjacent neighborhoods listing properties as being "in the City of Lone Tree" when in fact they are NOT. This has become a significant problem as properties in those neighborhoods are used as "comps" when properties in Lone Tree are being appraised. This can result in your property being valued \$50-70,000 lower than if the comparison properties were actually within the City of Lone Tree. It is also unfair to potential buyers who may believe they are purchasing a home in the City of Lone Tree, only to find out too late that they are not in the City and receive none of

the Lone Tree services. This problem was recently corrected through the efforts of the City, Metrolist (the local multiple listing service) and a local realtor.

Farm Animals Prohibited - Did you know this? Although some municipalities in the metro area have decided to allow such animals our Covenants, as well as the City, prohibit this.

Living and Aging Well in Lone Tree - Are you aware that a group exists to assist Seniors in finding ways to help them "age in place"? A luncheon is held the 2nd Tuesday of the month at the Lone Tree Golf Club and Hotel at 11:30 a.m. Lunch is \$10.00 including drink/tip. Reservations Required!! There is a speaker or entertainment each month. We've had speakers from the Douglas County Library District, OLLIE, AARP, a Nutrition Expert, John Fielder, a small singing group from the Arts Center as well as speakers covering "Signs of Alzheimers", "Retrofitting your Home", etc. Whether you are thinking about yourself, or perhaps needs of your aging parents, this might be something you'd like to check out. Go to the City's website for details and to make reservations.

Adult Social Opportunity - Would you be interested in the HOA organizing a social function? If so let us know what type of event you'd like to see. TGIF Parties throughout The Charter, drawing residents from a particular area, a cul-de-sac event you tell us what you have in mind. You may e-mail your suggestions to sharonvanram@comcast.net.

Cars Broken Into - Over the past several weeks cars parked in the drive/street have been broken into on Lodgepole Trail and elsewhere in The Charter. In one instance a security camera captured someone entering an unlocked car on the drive (at 3 a.m.) and spending more than 5 minutes searching the car. Credit cards, cash, etc. were taken (the bank account was emptied within an hour) and the suspect is still at large. Please remember to lock your vehicles if they are parked outside. Although most of us consider our neighborhood safe there are instances where someone is looking for an easy target and we don't you to be their next victim.

Thieves have also been entering homes in the Highlands Ranch area off Timberline Rd. They enter cars parked outside, open the garage door and enter the home. Please remember to keep your car locked and your garage door on security.

Sleigh Ride Update - There were about 80 residents who enjoyed a ride on the sleigh (wagon) through The Charter as well as a visit with Santa and refreshments. Many residents also brought their membership dues as well. We are pleased so many of you took advantage of this opportunity. It was fun for us as well. Thank you for joining us! Our thanks too to the Lone Tree Police Volunteers for following along with a patrol car ensuring that the wagon isn't rear-ended.