

The Charter HOA
***aka* Lone Tree Homeowners' Association (LTHOA) Filing #1**
Mailing Address: 8471 Sweetwater Road, Lone Tree, CO
Website: www.TheCharterHOA.com
Winter 2015

WELCOME to our new residents! We've recently started visiting new homeowners with a small packet of information that we hope will be helpful to you in settling into our community. Bob Lucke, our Membership Chairman, will be stopping by to introduce himself, let you know about our homeowners' association and see if there are any questions he can answer for you about living in Lone Tree. If he happens to miss you, please give him a call at 303-790-0841 to arrange for a visit.

PLEASE PLAN TO ATTEND OUR ANNUAL MEETING –on Wednesday, April 1, 2015, at the Lone Tree Civic Center. We meet in the lower level in the carpeted room at 7 p.m. Reports will be made from our Executive Board, and candidates for both the Executive Board and Architectural Covenant Committee will be introduced. There will be an opportunity for nominations from the floor.

MEET & GREET - We would love to have the opportunity to meet you. Coffee and dessert will be served, so please plan to come.

NOMINEES - Each nominee must be a member of the HOA, at least 18 years of age and present to indicate a willingness to serve if elected. If you want to nominate someone not present, please provide a letter from that person indicating they are willing to serve. All nominees will be given a few minutes to introduce themselves and talk about their qualifications.

ANNUAL ELECTION - will be held on Wednesday, April 29, 2015, from 6:00 to 7:30 p.m. Those elected will take office at the meeting on May 6, 2015.

WHY ALL THE DIFFERENT NAMES ABOVE? –Many of you are aware of this but we have lots of new residents who may have questions. We were the first homes built in Lone Tree. Thirty-plus years ago our area was known as Filing #1. You will see that on your official paperwork received when you purchased your home. Details as to how we transitioned to our current name, The Charter HOA can be found on our website under “News.”

SOME HISTORY - YES, we do have a “history”. Check out our website for the details! We won’t waste time and paper by repeating it here.

ARCHITECTURAL COVENANT COMMITTEE - Please be aware that ANY changes to ROOFING, new or same paint color schemes, landscaping, solar panels, driveway and walkway additions, patio replacement, fencing, satellite dishes, etc. are subject to approval via submission of an Exterior Property Change Request form available on the website, ACC tab. These changes must be approved by the ACC BEFORE work starts.

This is legal and binding (for HOA members as well as non-members) and has been explained in detail in a letter from the law firm representing The Charter, HindmanSanchez, dated September 30, 2013. You will find a copy on the website, *Documents* tab

MONTHLY HOA MEETINGS - We meet the first Wednesday of the month at the Lone Tree Civic Center, at 7 p.m. in the Lower Level, Room “A”. Visitors are always welcome.

ANNUAL DUES - Our dues are only \$35.00 per year. For less than the cost of a movie for your family or a night out at a fast food restaurant, you can be a member and financially support the work of your local HOA.

WHY SHOULD YOU SUPPORT THE HOA? We believe our status as the FIRST HOA in Lone Tree, and the only HOA that 30 years later continues to meet monthly, is a testament to our active involvement in both our neighborhood and our community.

If you will think back to “why you decided to buy in Lone Tree” We think some of the reasons may have been the maintenance of the neighborhood, the parks and trails in the area, and the reputation of the City of Lone Tree (yes, we can accept credit for some of that because we saw the value of becoming our own City in 1995). It might have been the brick fencing . . . we lobbied the City to provide brick fencing throughout the area. Perhaps it was the *Concerts in the Park* and the *July 4th Celebration* the City of Lone Tree now sponsors. Yes, it is bigger and better now, but we started it.

DID YOU KNOW? We played a major role in the much loved Bluffs Regional Park south of Lincoln at the end of Crooked Stick Ours was the ONLY HOA in Lone Tree that actively supported the county’s effort to rezone that property (originally zoned “horse property”). We lobbied for ALL the parks you see, as well as trails, because originally we had none. We’ve made a significant difference in **your** community! This was possible due to the financial support of early residents, and we hope to maintain our active involvement with your continued support.

SNOW REMOVAL - You are encouraged to shovel your sidewalks following snowfall. The dog walkers and joggers will appreciate it, and so will you as you pick up your mail. You may not be aware of the fact that if the mailman can't get to your box he doesn't have to deliver mail so you may want to take your turn there on occasion. If you have a neighbor who isn't able to shovel, it would be great if you could help out! Thanks.

SOCIAL ACTIVITIES - Our most recent sleigh/wagon ride, with Santa in person and refreshments at the Civic Center, found about 80 of our members coming out to participate in the activities. This is a long-standing and popular event. **INTERESTED IN MORE SOCIAL ACTIVITIES?** Let Rita Seifert know what you would like to see by e-mailing her at RSSeifert1@aol.com.

EASTER EGG HUNT is scheduled for March 28 (SUN OR SNOW) this year at the Civic Center, starting at 9 a.m. Bring your own baskets to use. We will have three age groups, lots of eggs and refreshments. This is for all our members! If you haven't sent your check in, bring it along and join us.

LIVING & AGING WELL IN LONE TREE - This group is about 3 years old and continues to grow. The Mayor recently spoke to 80+ attendees at the January luncheon at the Lone Tree Golf Club & Hotel. It meets the 2nd **Monday** of each month at 11:30, and always has a speaker or entertainment.. In March we will have a gentleman speaking on "Our Japanese Family's World War II Experience." In April, Chief Jeff Streeter will talk to us about "Changing Technologies in Policing." Lunch is \$12, which includes a plated lunch, drink, dessert and tip. **RSVP REQUIRED!** LivingandAgingWellinLT@gmail.com

ACTIVITIES IN 2014 - There have been challenges this year. The Xcel power outage was one that affected numerous residents. We talked to Xcel numerous times and we're hopeful the problems are being resolved with new cable installation. Thanks to one of our residents who kept us informed about what he was finding out regarding the outages.

YOUR HOME APPRAISAL - It came to our attention that realtors were listing homes in northern Douglas County neighborhoods with their correct address but using Lone Tree as their city. This was not only misrepresenting facts to buyers but also adversely affecting the sales comparisons of homes actually within the City of Lone Tree. Members of our Executive Board worked with the City of Lone Tree and REColorado our local MLS, to ensure that this issue was resolved. Appraisals in Lone Tree have increased significantly since this has been corrected.