

# Four Lakes Village Voice

Winter/Spring 2009

The Village of Four  
Lakes  
A Premier Community

[www.four-lakes.com](http://www.four-lakes.com)

THE POINTE

FOUR LAKES HOMEOWNERS ASSOCIATION

UNIVERSITY PLACE

## Village of Four Lakes Homeowners Association

### Board & ACC Meetings

6:30 pm—Third Tuesday of the month—Location varies, Call Advanced Property Management 720-489-5000

### HOA Board

Mike Blais  
Tina Del Ponte  
Jeff Keener  
John Mears  
Evan Steinhart  
Pam Winnefeld  
Norm Winterowd

### Management Company

Tom Johnson  
Property Manager  
Advanced Property Management  
6767 S. Spruce St., #150  
Centennial, CO 80112  
720-489-5000  
Email: [aresdenver@aol.com](mailto:aresdenver@aol.com)

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## President's Message

Jeff Keener

Happy 2009 from myself, all of the Four Lakes Board of Directors and Tom Johnson/Advanced Property Management.

I want to thank the Board for all of their time and hard work in 2008. I also want to acknowledge the excellent job Tom Johnson/Advanced Property Management, our management company, does to support the Board and the entire Four Lakes community. **THANK YOU** Tom for another great year!

We had our annual Four Lakes community meeting on Tuesday January 20, 2009. For the most part 2008 was a quiet year in the neighborhood. We did, however, have some very positive and a smaller number of challenges to discuss at the meeting.

- Our swimming pool continues to be a tremendous asset to both the families that use the pool and to our overall property values. Thank you Had Bradbury/Perfect Pools our pool company, for another very good year.

- Our irrigation system continues to serve us well. Water consumption savings are still maintaining about a 50% decrease on water consumption compared to the old system.

- Our "Operating Budget" and "Reserve Fund" continue to reflect the very wise and conservative nature of the Board.

- Our biggest challenge in 2008 was the collection of homeowners' dues. The economy had an effect on payments being

late, foreclosures and bankruptcies. (See related article pg. 2)

- 2008 also brought out more comments and complaints of barking dogs. (See related article pg. 4).

2009 will be a year of continued fiscal constraint. Within that constraint we will focus on quality of life and maintenance projects within our community.

We had quite a bit of sod damage (11,000 sq. ft.) on South facing areas from mites in 2008. We will be seeding much of this area in the late winter/early spring of this year. This approach will be used instead of the alternative which is an expensive sod replacement.

We experienced quite a

(Continued on page 3)

## Time for an Updated Directory

The 2009 neighborhood directory is in the works! Enclosed with this newsletter is a directory entry form. Your name and information such as phone numbers, children's age, email address etc. will only be included if you return the entry form. If you do not return a form, "unlisted"

will be printed next to your address.

You may email, fax or mail your completed form. If you choose email, simply include all the information on the form.

The directory will have an advertisers' section. If you or someone you know is interested in ad-

vertising in the directory, please contact Tom Johnson at 720-489-5000 for ad specs. The cost for advertising is as follows: inside front cover \$250.00; inside back cover \$250.00; back cover \$250.00; regular full page \$200.00; regular 1/2 page \$100.00; regular 1/4 page \$50.00.

## When HOA Dues Are Not Paid

Tina Del Ponte

Due to the ever increasing delinquency of homeowners to pay their HOA fees, we wanted to take this opportunity to inform you as to the process used in dealing with delinquent homeowners. We recognize that everyone can make mistakes, so when an HOA payment is initially missed; we wait a month to see if the homeowner catches their mistake and corrects it on their own.

Should the homeowner miss the next month's payment, a letter from the property manager is sent to request payment along with the additional late fee.

Should this attempt to get payment prove unsuccessful, then the association's attorney gets involved. The attorney sends a demand letter informing the homeowner that should they fail to bring their account current by paying the missed HOA fees, late

fees and now the attorney fees, a lien will be placed on their property. At this point, the majority of homeowners comply, bringing their account up to date.

Currently about 10% of the homeowners are seriously delinquent. These homeowners are anywhere from 4 to 32 months past due. For this group of people, stronger means are needed to collect. The HOA can and has taken homeowners to court for the purpose of garnishing their wages. A few homeowners have worked the system and managed to avoid this attempt by the Board to collect unpaid dues. There is a final step called a judicial foreclosure that the association has the option to use to force payment.

A judicial foreclosure is an effective collection tool, because it serves as additional pressure to get the

owner to pay. Further it notifies the owner that the repercussions of choosing not to pay assessments are both serious and expensive, and could potentially lead to the loss of the home.

Your board is looking out for the well-being of the community. When dues are not paid by some, everyone suffers. The cost to maintain and run our community is something we all share. Rest assured, every means will be taken to minimize the number of delinquencies, thus keeping your HOA fees at a minimum. At this time, the board is considering posting the names and/or addresses of those who are more than 4 months delinquent. We are also taking action with our attorney to begin the process of judicial foreclosure on the most severely delinquent accounts.

## New Paint Book Coming

Norm Winterowd

With the closing of the KWAL store on County Line Road and the difficulty in obtaining the correct color codes from KWAL, the Board has begun working with Sherwin - Williams at their 5150 E. Arapahoe Road store (near Arapahoe Rd. and Holly) to put together a new house painting color scheme book.

The new Paint Book will offer over 40 schemes carefully selected to compliment our community by maintaining our basic theme of muted tones, but offering many more trim and accent options. We have spent a

number of hours working with Sherwin-Williams to put together what we feel is an excellent set of choices. Even when you choose these colors you still must complete an ACC form to paint the exterior of your house.

We plan to have the new Paint Book available for use by late-April to early-May. The closest Sherwin-Williams paint stores are located at 5150 E. Arapahoe Road; 7580

Park Meadows Drive; and, 1500 W. Littleton Blvd.

As always you may still submit requests for painting your house with the same color that it currently is; however now you must submit a large

sample (min. 8" x 10") of the colors (body & trim) you are requesting.

**NOTE:** Existing exterior colors are not automatically approved if they do not meet the current guidelines.

### REMEMBER

You **must obtain approval** for repainting, replacing or adding just about anything to the exterior of your property.

Don't guess—Call Advanced Property Management

## Garage Sale 2009

Pam Winnefeld

The sale is scheduled for Saturday June 6<sup>th</sup> - Rain or Shine.

The sale is advertised to start at 9AM but those garage sale folks arrive MUCH earlier! The garage sale is a fun way to kick off the summer season, clean out the storage shed or basement and reconnect with neighbors who have hibernated all winter.

PLEASE join us in this fun and

profitable event!! If you want to participate, send a check for \$5 and you will be included on the map and in the advertising.

PLEASE send in your money...It allows bigger and better advertising with more registered participants!! We do the



June 6th  
Rain or Shine  
\$5 to participate

newspaper ads and signs and you just have to set up your sale!

Make your \$5 check payable to **Village Of Four Lakes HOA** and send to:

Pam Winnefeld  
8185 S. York Ct  
Centennial, CO 80122

Please do so by May 22<sup>nd</sup> so we can meet ad deadlines!!!

## President's Message

Jeff Keener

*(Continued from page 1)*

bit of sprinkler system damage from Utility Contractors. Please see the related article below and call Advanced Property Management.

For those of you not familiar with the Virginia Graeme Baker Pool Safety Act, all public and community pools must install a compliance vacuum alert system, main drain compliance grates and baby pool compliance grates before opening this spring. This will shut down the vacuum system in the event the drain is covered by anything including a child. This new act was a result of multiple deaths around the country from children being held under water by the suction from the drains. We have already contracted for these repairs and have been assured that the parts have been ordered.

We also will take action from suggestions and conversations regarding keeping all the lifeguards focused

on pool safety during the coming summer. Should lifeguard issues be noted by those at the pool, a contact number will be posted and available for you to call immediately from the pool area.

Collection and staying ahead of late dues payments, foreclosures and bankruptcies will require more legal action through our HOA attorney in 2009. We will take any and all action prudent and necessary in this area (*See related article on pg. 2*).

As mentioned earlier Barking dogs have become an ever increasing problem. If your neighbor does have barking dog(s), please follow the suggestions contained in the article on pg. 4.

Our ACC committee, made up of hard working committed homeowner volunteers, will continue to work diligently to enforce the codes by which construction, remodeling, landscaping and anything on the outside of your

property fall under. Please know our mission is clear when it comes to enforcing the codes. If you are not sure please ask.

Safety, fiscal responsibility and quality of services and materials has been and will continue to be a consideration as decisions are made to spend your money. Our decisions to date have reflected a strong leadership and common sense as it applies to spending your money. We as a group are committed and will continue to be wise when it comes to spending in 2009.

On a positive closing note Four Lakes continues to be a wonderful community. Green grass, flowers, trees with good people and neighbors. I want to wish all of you a wonderful spring and summer going forward.

Jeff

## Centennial City Council adopts Coyote Management Plan

On Monday, February 2, the Centennial City Council adopted a coyote management plan. The purposes of this plan are to increase the community's knowledge and understanding of how to live with coyotes, to recruit and train volunteers in hazing techniques, to track complaints from citizens, and to provide any necessary lethal means to solve a human safety problem.

City Council allocated a maximum of \$65,000 to fund the various compo-

nents of the plan and hire a part time staff person to manage this plan.

The first phase of the plan includes public education and awareness using in-house resources such as the City's Web site, newsletter and printed materials. The City encourages reporting of coyote activity/sightings. A "Coyote Response" button has been added to the home page of the City's Web site [www.centennialcolorado.com](http://www.centennialcolorado.com).

The City will implement a coyote hazing program as a second phase

when the interactions between humans and coyotes change from observation and sightings to encounters and incidents. The City will implement this part of the plan in partnership with the Division of Wildlife (DOW), Arapahoe County Sheriff's Office, Parks and Recreation Districts and community organizations and schools. For questions, contact: Allison Wittern, 303-754-3443. Visit [www.four-lakes.com](http://www.four-lakes.com) for tips to avoid coyotes.

## Damage to Community Sprinkler System

It seems that more and more contractor work (i.e. Qwest, Xcel, Comcast or subcontractors for these companies) are onsite and damaging our subsurface irrigation system. Often times they are in and out of our property so fast we do not even know who did the dam-



Call 720-489-5000 if you see ANY one digging in the common area

age or when. They do not contact us before they dig. It is almost like a "hit and run" accident.

Please contact Advanced Property Management if you see a contractor parked on the grass, digging in the grass or generally caus-

ing damage. Call us even if you think we may already know they are there or if you see utility markings in an area. Those marking could be a sign of work to come. Tom Johnson would rather get the call and tell you "Thanks, we already know" instead of finding out we now have repairs to do and the Association now needs to pay for the damages caused.

We are on the web:  
[www.four-lakes.com](http://www.four-lakes.com)  
Updates coming soon

## Carbon Monoxide Can Kill You

Carbon monoxide leaks and poisonings have been in the news lately with some tragic outcomes. Check your home with the following guidelines from local fire rescue and Rocky Mountain Poison Center.

### What is carbon monoxide (CO)?

- CO is a colorless, odorless, tasteless, deadly gas.
- Burning any kind of fuel like wood, coal or natural gas produces CO.

### What are some signs of CO poisoning?

- Headaches and dizziness
  - Sleepiness
  - Feeling tired, weak, or short of breath
  - Feeling confused, forgetful and unable to concentrate
  - Being irritable, grumpy and moody
  - Nausea, upset stomach, vomiting
- Do you have any of the following**

### in your home?

- Gas, oil, coal, or wood furnace
- Gas water heater, stove or oven
- Gas clothes dryer
- Wood burning stove
- Oil, kerosene or gas heater
- Gas or wood fireplace

### Now, check the following:

- Are any of the above appliances not vented safely to the outside of your home?
- Do leaves, twigs or recent roof repairs block any vents, chimneys or flues?
- Is a car or truck left running or a fuel-burning appliance used in your garage (even with the garage door open)?
- Does your car or truck exhaust system have a leak?

*If any of these are **YES**, you and your family could be in danger of CO*

### poisoning.

### To prevent CO poisoning in your home, do the following:

- Place CO detectors outside all sleeping areas in your home.
- Get yearly expert inspection of furnace, fuel-burning appliances, vents and chimneys.
- Never leave a motor vehicle running in a garage or outside an open window or air vent.
- Never use a gas oven or gas range for heating.
- Never burn charcoal, fuel burning stove or heater indoors.
- Never use an outdoor gas or wood burning stove, grill or heater indoors.

If you suspect CO poisoning call the Rocky Mountain Poison Center any time day or night at 1-800-222-1222.

## Barking Dogs a Growing Nuisance!

It seems our community has more dog's than ever. This is great providing the pet owners follow a few simple rules and show some common courtesy to their fellow neighbors. Please pick up after your dogs while walking them through the community. There are pick up bags in three locations for your use.

Please do not let your dogs bark uncontrollably. We are getting more and more complaints about dogs barking while the homeowner is away and often times the owner is home but tuning out the barking. Do you know what your dog does when you are not at home? Quite often one dog gets the others going. Is that dog yours? The Association has rules regarding barking dogs. Non-compliance of these rules will result in a fine. We require a written signed complaint with the times, duration of the barking, locations and animal description. The Association would like to encourage you to contact the owner first—maybe they are unaware how much the dog barks

or how far it is heard. If you feel intimidated or threatened talking to your neighbor we then urge you to contact the City of Centennial Animal Control at 303-325-8070.

### City of Centennial barking rules overview (from their website):

Incessant barking can be very disturbing to the peace and quiet of a neighborhood. In addition, loud, persistent, barking violates the City of Centennial Municipal Code. C.M.C. § 7-7-430.

### Noisy dogs.

“(a) It is unlawful to keep a dog which, individually or in combination with another dog or dogs together makes noise by loud or persistent or habitual barking, howling, yelping, or other un-

reasonable noise which is audible from an adjacent or nearby property for a continuous twenty-minute period. If such noises are separated by pauses, however slight, such pauses shall not toll the calculation of the twenty-minute period.”

### Initiate a Complaint

To initiate a complaint regarding noisy dogs, the complaining party must complete and sign a complaint that contains the following information:

- Location, date, and duration of incident
- Description of animal (s) involved
- Explanation of the violation

Once a valid complaint is received, CAS will issue the owner of the animal a warning. The owner will then be given seven days to address the problem. If seven days have lapsed and the problem continues, the reporting party and a second witness from a separate household may sign a second complaint. Upon receipt of a valid second complaint a citation may be issued.



How much does your dog bark when you are not home?