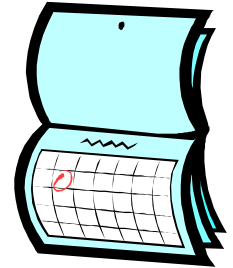


- \*\*\*\*\*
- \* **IN THIS ISSUE:** \*
- \* ♦ Dumpster Day Details \*
  - \* ♦ Hazardous Waste Options \*
  - \* ♦ Pool Info—Opening, Rules, Access \*
  - \* ♦ Garage Sale Signup \*
  - \* ♦ Ice Cream Social \*
  - \* ♦ ACC News & Update \*
  - \* ♦ Tennis Court Activity \*
  - \* ♦ New Website Info \*
  - \* ♦ Pets \*
  - \* ♦ Community Signage \*
- \*\*\*\*\*

## MARK THE CALENDAR!!

See Related Articles Elsewhere in the Newsletter for Details

- \* => **May 6th—Dumpster Day**  
8 am—2 pm Pool Parking Lot
- \* => **May 27th—Pool Opening**  
9:30 am Pool
- \* => **June 10th—Community Garage Sale**  
9 am Throughout the Community
- \* => **July 15th—Ice Cream Social**  
3:00 pm Pool



## PRESIDENT’S MESSAGE

**JEFF KEENER**

### “A Glance Back and Now Full Speed Ahead”

On January 17th The Village at Four Lakes conducted its annual Homeowner’s Association meeting. I would like to re-cap for those of you unable to attend.

Reflecting back on 2005: We had several highlights in 2005. The irrigation system continues to be a huge success. The pool card system and the new door were both well received. Upgrades to the drainage ditch which included new edging and rock was completed as well as new concrete decking around the pool. The fence power washing was started and will continue this year. We did remove the trellis in the pool area.

Mike Carlson gave the Treasurer’s Report. He reported that the water expenses have been cut significantly from previous years as well as irrigation repair. On the other hand, he reported, there have been significant increases in electricity and gas and that the Board decided to increase dues in 2005 to hedge against inflation. This was the first increase in three years. Two dollars of the increase will go into operating expenses and one dollar will go into reserves. Mike also explained that last year’s expenses exceeded revenues by \$3000.00. The overrun was due to the increase in gas and electricity, landscape improvements that included cleanup of the fall snowstorm, and legal fees. Mike overviewed the budget for this year. Homeowners had questions regarding what were the utility expenses. Mike responded that they were mostly for the pool, heating, lights, etc. Homeowners also questioned what the rebate amount was from Denver Water and if we will receive any more rebate money. Tom stated that in 2005 Four Lakes received \$11,000.00. Future rebates will depend on water savibgs. Homeowners inquired if the irrigation system is under warranty and if CTM has had to do a lot of repairs. Tom reassured Homeowners that CTM has had only one slight problem and not many repairs. The repairs have come from people putting signs into the ground and puncturing the lines (see article on page 3). A Homeowner inquired if the Association can hold realtors responsible for damages if their sign punctures a line. Mike responded that the Board does the best they can to police the situation.

Again in 2005 we maintained our common areas, pool and tennis courts in a fashion consistent with a high quality suburban neighborhood. We finished the year prepared for 2006 and beyond. Thank you to the current and past board members, volunteers, Tom Johnson, our management company and members of the community who have supported our actions.

Now let’s move ahead to 2006: As for projects for this year, the Board will focus on improving the front entrances. We will continue to improve the overall look and health of our landscaped and common areas. We have a very comprehensive landscaping, tree and weed maintenance program. The pool/tennis court area will be a focus of the Board making this an area and asset we can all be proud of. We will continue to host small pool social events and garage sales for all of you. Success and the continuation of these events is measured by your attendance and feedback. Any discussion of additional events is welcome.

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. If you are not sure please ask.

*(continued on page 3)*

## Hazardous Waste Disposal Options

With every Community Dumpster Day we have had inquiries about what to do with Hazardous Waste. We have found an answer for you through Arapahoe County that is subsidized by your tax dollars. What is included in the 'hazardous waste' category? For the average household this means any common household cleaning products, motor oil, paint, pesticides, etc. Many of these can post a threat to your family and the environment. Even small amounts of these wastes, when disposed of improperly, can pollute ground or surface water and can put humans and animals at risk. And it is illegal to dispose of these items with regular garbage pickup or in any dumpster.

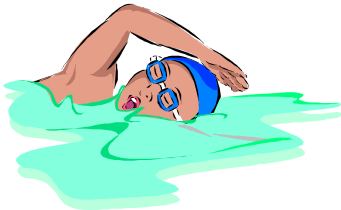
A cleaner, greener, healthier home is now just a phone call away. Call 1-800-449-7587 for more information, or download the brochure from the Arapahoe County website—[www.co.apapahoe.co.us](http://www.co.apapahoe.co.us). Look under *Community* for the *Sanitation and Recycling* page. The items accepted include adhesives, aerosols, art/hobby supplies, automotive products, batteries, cleaners/waxes, flammables, lubricants, fluorescent tubes, thermostats, paint, nail polish and remover, and poisons. The cost to Arapahoe County Residents is \$20 and can be shared with a neighbor. This is an annually funded program so if you call and it is not available, save your stuff and call back.

## POOL SEASON 2006 IS ALMOST HERE!!!

THE POOL OPENS ON SATURDAY, MAY 27, 2006 AT 9:30 AM.

THE SEASON CLOSES ON LABOR DAY, SEPTEMBER 4<sup>TH</sup>, 2006 AT 7:00 PM.

POOL HOURS ARE:	10:00AM TO 9:00PM	MONDAY THROUGH THURSDAY
	10:00AM TO 9:30PM	FRIDAY
	9:30AM TO 9:30PM	SATURDAY AND SUNDAY



**NOTE:** ONCE LITTLETON PUBLIC SCHOOLS BEGIN THEIR SCHOOL YEAR THE POOL WILL HAVE NORMAL HOURS BUT THERE WILL BE A CHANGE IN LIFE-GUARD AVAILABILITY. BEGINNING AUGUST 17<sup>TH</sup> UNTIL SEPTEMBER 1<sup>ST</sup> - WEEKDAYS THERE WILL ONLY BE A POOL MONITOR AND **NO** LIFEGUARDS FROM DAILY OPENING AT 10:00 AM UNTIL 3:00 PM. THE LIFEGUARDS WILL BE

ON SIGHT AT 3:00 PM UNTIL CLOSING

THE FOLLOWING RULES AND TIMES WILL APPLY AT THIS TIME:

- ♦ AN ADULT MUST ACCOMPANY CHILDREN UNDER THE AGE OF 16.
- ♦ THE POOL WILL CLOSE AT 7:00 PM ON SUNDAY THROUGH THURSDAY.

AGAIN, THIS APPLIES ONLY TO THE LAST COUPLE WEEKS IN AUGUST.

A REMINDER SIGN WILL BE POSTED IN EARLY AUGUST.

### POOL CARD ACCESS SYSTEM

Last year the pool gate was replaced with double doors and a controlled access lock system. **ONE** magnetic strip card on a plastic wrist coil lanyard was made available to each homeowner. As stated in the "Access Card Agreement Form" this access card is the only card you will receive and will be used year after year. If you lost your card or you recently purchased your home and the previous owner did not forward the card to you, another card will be available to you. There is a \$50.00 replacement charge (NO exceptions) and the old card will be deactivated. Please contact Advanced Properties for more information.

### POOL GAZEBO RESERVATIONS

The large and small gazebos in the pool area can be reserved for parties and gatherings. There is a \$25.00 reservation fee and a \$50.00 cleaning/damage deposit. Please note — the pool does remain open during your party and larger parties require additional lifeguards at the owner's expense. The lifeguards will take care of the reservations once the pool is open. Until then you may contact Tom Johnson at Advanced Properties for reservation inquiries—720-895-1010.

## TENNIS COURTS ARE FOR TENNIS ONLY!!!

We know this is obvious statement but we have had incidences when someone has had other ideas. NO skate boards, roller blades, scooters or any other activity other than tennis!!! Please pass this on to your family and guests. We have incidents where the tennis court gate was vandalized and the new court surface damaged by several teenage boys. If you see vandalism or activities other than tennis, please contact Tom Johnson at Advanced Properties. In the case of vandalism, please call Arapahoe County Sheriff.



### The Four Lakes Annual Garage Sale - Saturday June 10<sup>th</sup>.

It's time to plan for 4 Lakes Garage Sale 2006!! The sale is scheduled for Saturday June 10<sup>th</sup> 2006 - Rain or Shine. The sales is advertised to start at 9AM but those garage sale "pros" arrive MUCH earlier!! Because traffic was down the last couple of years and last year we endured a torrential downpour, we have decided to have the sale a week later than usual. We are hoping there may be less competition from other sales and Mother Nature may be friendlier later in June. The garage sale is a fun way to kick off the summer season, clean out you storage and even reconnect with neighbors who have hibernated for the winter. PLEASE join us in this fun and profitable event!! For \$5 you will be included on the map and in the advertising.

**To join in this fun event, please mail a \$5 check before June 1st for each participating address to:**

Pam Winnefeld  
8185 S. York Ct  
Centennial, CO 80122

Make the check payable to  
**Village of Four Lakes HOA**

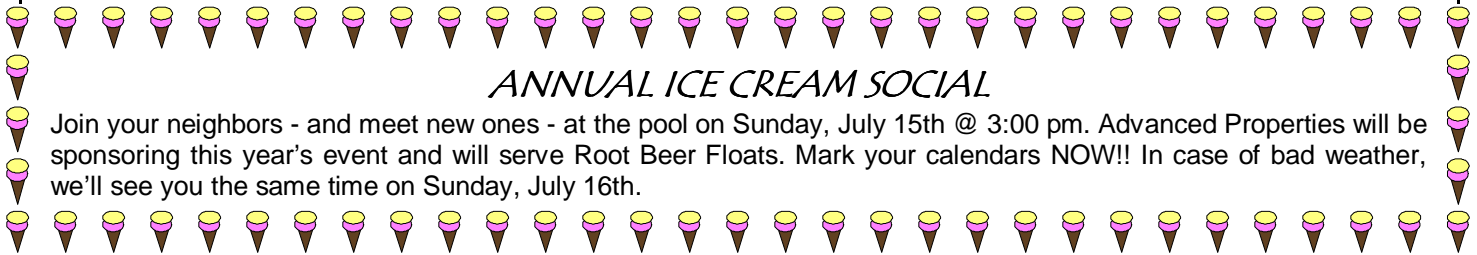
#### . . . . FROM THE MANAGER- TOM JOHNSON AT ADVANCED PROPERTIES

aresdenver@aol.com 720-895-1010

#### **\*\* SIGNS AND/OR GROUND PENETRATING DEVICES IN ANY COMMON AREAs ARE NOT ALLOWED \*\***

The new \$300,000.00 sprinkler system that you paid for is being damaged by signs - Open House signs, Garage Sale signs, Lost Pet signs, etc. These are the signs on wires or posts that are being placed in the ground and puncturing the subsurface irrigation lines. The new irrigation system has lines less than 3 inches under the surface. The average cost for each repair is in excess of \$200.00. In many cases, these signs have been placed within one foot of a plaque that says "**NO GROUND PENETRATING SIGNS ALLOWED**" If an Owner is caught with a Garage Sale sign, For Sale sign, or any sign that penetrates the surface and if damage results from the sign, the Owner will be held liable for any and all repairs to the irrigation system. It is your responsibility to notify your Realtor of this rule. **PLEASE, NO GROUND PENETRATING SIGNS IN THE COMMON AREA. USE SANDWICH BOARD SIGNS ONLY.** Thank you.

The issue **Pets, esp. dogs** gets brought to my attention on a regular basis from residents of Four Lakes and with the warmer weather, we hear more complaints. Pets are great to have but they also require responsible ownership. Please walk your dogs on a leash and pick up after them. The Management Company receives between 10 – 20 calls per month regarding barking dogs in Four Lakes. This issue is not within HOA jurisdiction. To report barking dogs, you may call Arapahoe County Animal Control at 720-874-6750. Please **DO NOT** let your dog bark for extended periods of time. Please **DO NOT** leave your dog unattended outdoors if he or she barks when alone—and if you're not sure, **ASK** your neighbors. All residents deserve peaceful enjoyment and a barking dog is not peaceful or enjoyable.



#### *ANNUAL ICE CREAM SOCIAL*

Join your neighbors - and meet new ones - at the pool on Sunday, July 15<sup>th</sup> @ 3:00 pm. Advanced Properties will be sponsoring this year's event and will serve Root Beer Floats. Mark your calendars NOW!! In case of bad weather, we'll see you the same time on Sunday, July 16<sup>th</sup>.

#### **PRESIDENT'S MESSAGE — Continued from pg. 1**

Fiscal responsibility is always a consideration as decisions are made. 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 2006.

Please consider your neighbor and the neighborhood regarding your pets and their barking habits. If your pet is out all day and you are not home, does he or she bark? Trust me, many of them bark all day. People call to tell me and then ask what I am going to do about it (see article above). Please pick up after your pet when walking in the neighborhood. Many do not and the evidence is in clear site and under foot. Please take the time to improve the look of our neighborhood. This a great place but with all of us pitching in it can be even better.

Our community continues to grow, change and prosper and volunteers are needed to help foster new ideas and to be part of the process ahead. Do you have a suggestion or a skill that could be helpful to everyone? We would like to hear from you.

*Enjoy the spring and summer just ahead.*

**Jeff Keener, Board President**

**VILLAGE OF FOUR LAKES  
HOMEOWNER ASSOCIATION**

**BOARD & ACC MEETINGS**  
6:30 pm 3rd Tuesday of the month  
Meetings held in Board Member homes  
Call Tom Johnson at 720-895-1010  
for location.

**OFFICERS**

Carl Bassett Carolyn Burtard  
Mike Carlson Tina Del Ponte  
Jeff Keener John Mears  
Pam Winnefeld

**ACC**

Greg Way Tim Shield  
Doug Winnefeld

**MANAGEMENT COMPANY**

Tom Johnson Property Manager  
Advanced Properties  
6767 South Spruce St., #150  
Centennial, CO 80112  
720-895-1010  
Email: aresdenver@aol.com  
Fax: 720-895-1516

**FOUR LAKES WEBSITE**

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

***If you paint it, replace it or improve it,  
chances are it needs ACC APPROVAL!***

- Don't wait until the last minute to fill out your request and by all means don't
- forget to file a request. Don't be one of the homeowners who has had to repaint
- days after new paint is applied because you did not get pre-approval OR join the
- three homeowners who have had to replace a week old roof with an approved
- product. The roofing mistake can cost you thousands of dollars simply because
- you or your contractor assumes a roof is an approved product. Do not let a con-
- tractor tell you something is approved or is an approved product. Every individ-
- ual homeowner is responsible for submitting their own ACC REQUEST for exte-
- rior changes.
- Forms and the ACC Guidelines are conveniently available on the Four Lakes web-
- site - [www.four-lakes.com](http://www.four-lakes.com). If you do not have Internet access you can contact
- Advanced Properties or a Board Member for the form. Once you have com-
- pleted your form, please submit it to Advanced Properties WITH plans, color
- samples, product brochures, etc. that may be necessary for the committee to
- make a decision. Also, remember that the volunteer committee **only meets once**
- **a month** and because of this it can take up to 30 days to get your approval. For
- your timing and planning, their meeting is usually at the beginning of the month.

**Four Lakes Dumpster Day SATURDAY—MAY 6th**

The annual dumpster day will be held on Saturday, May 6, 2006. The dumpsters will be located in the pool parking lot beginning at 8:00 am. The dumpsters will be removed at 2:00 pm OR when we have filled and removed a total of six dumpsters—which ever comes first. Please bring your pool access card and a driver's license (DL must have a current Four Lakes address).

**Remember:** NO HAZARDOUS WASTE. This includes – paint, oil, adhesives, aerosols, poisons etc. See article on page 2 for Hazardous Waste disposal options.

**WEB SITE UPGRADE COMING!!** Once it all gets revamped it will have all sorts of new features — you will be able to sign up for email updates including newsletters; we can post timely updates (like trash days & holidays); and you can review the most current Guidelines for the ACC.

***Look for these changes around MAY 1st at [www.four-lakes.com](http://www.four-lakes.com)***



**FOUR LAKES  
HOMEOWNER  
ASSOCIATION**

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

FOUR LAKES  
THE POINTE  
UNIVERSITY PLACE

ADVANCED PROPERTIES  
6767 South Spruce St., #150  
Centennial, CO 80112