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MARK THE CALENDAR!!

See Related Articles Elsewhere in the Newsletter for Details

- ⇒ **May 14th—Dumpster Day**
8 am—3 pm Pool Parking Lot
- ⇒ **May 28th—Pool Opening**
9:30 am Pool
- ⇒ **June 4th—Community Garage Sale**
9 am Throughout the Community
- ⇒ **June 5th—Ice Cream Social**
6:30 pm Pool

PRESIDENT'S MESSAGE

JEFF KEENER

"A Glance Back at 2004 and Now Full Speed Ahead to 2005"

On January 25th 2005 The Village at Four Lakes conducted its annual Homeowner's association meeting.

Reflecting back on 2004: We had several highlights in 2004. The installation and operation of our new irrigation system was a huge success. Our overall general spending decreased and we maintained our common areas, pool and tennis courts in a fashion consistent with a high quality suburban neighborhood. We finished the year financially prepared for 2005 and beyond. At this time I would like to acknowledge and thank the members of the community, current and past board members, volunteers and Tom Johnson from our Management Company.

Now let's move ahead to 2005:

- ◆ One focus will be to improve the overall look and health of our landscaped common areas. We intend to do this with the continued operation of our new irrigation system, the addition of some new landscaping in several areas including the drainage ditch as you drive in the main entrance and upgrading our tree and weed maintenance programs.
- ◆ The swimming pool will have a new and improved key card identification system installed for this summer. Homeowners will see instructions and information regarding the pick-up of new pool cards in this newsletter.
- ◆ The old and withering trellis has been removed from the pool area.
- ◆ Certain concrete areas around the pool have been replaced to provide a better and more level surface.
- ◆ Maintenance of the grassy areas and landscape within the pool area will be improved. Additional furniture in the form of lounge chairs, side chairs, tables and umbrellas for shade will be added for this season.
- ◆ We will continue to organize 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. We are listening.
- ◆ Our ACC committee, made up of hard working committed homeowner volunteers, will continue to work diligently to enforce the Four Lakes architectural codes. Construction, remodeling, landscaping and other projects that take place to the exterior of your home or in your yard fall under these codes and guidelines. If you are not sure please ask. Please know our mission is clear when it comes to enforcing the codes.

Safety and fiscal responsibility is always a consideration as decisions are made by the Board and for the Homeowners of Four Lakes. 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 2005.

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 ask what I am going to do about it. Please pick up after your pet when walking in the neighborhood. Many do not and the evidence is in clear site and under foot. No one will clean the street and gutter in front of your house from trash. 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 seasons ahead.

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 pose 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.

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. Look under *Community Services* for the *Refuse 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. It is illegal to dispose of these items with regular garbage pickup or in any dumpster.

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. Recently, the tennis court gate was vandalized and the new court surface damaged by several teenage boys. If you see vandalism taking place, please contact Arapahoe County Sheriff. In addition, please call Tom Johnson at Advanced Properties.

POOL SEASON 2005 IS ALMOST HERE—WITH SOMETHING NEW!!

THE POOL WILL OPEN ON SATURDAY, MAY 28, 2005. WE ARE LOOKING FORWARD TO ANOTHER GREAT YEAR. YOU SHOULD HAVE RECEIVED INFORMATION REGARDING THE NEW POOL ACCESS SYSTEM AND CARD PICK-UP DATES IN A SEPARATE MAILING. HERE IS A RECAP OF THAT MAILING:

- ♦ THE POOL GATE WILL BE REPLACED WITH DOUBLE DOORS AND A CONTROLLED ACCESS LOCK SYSTEM.
- ♦ EACH HOME WILL BE ASSIGNED **ONE** MAGNETIC STRIP CARD ON A PLASTIC WRIST COIL LANYARD.
- ♦ ACCESS TO THE POOL WILL NOT BE GRANTED UNLESS YOU HAVE A CARD. NO EXCEPTIONS.
- ♦ **\$ 50.00 REPLACEMENT FEE** WILL BE CHARGED FOR LOST OR STOLEN CARDS. IF YOU SELL YOUR HOME THE CARD MUST BE TRANSFERRED TO THE NEW OWNER JUST AS YOU WOULD WITH YOUR HOUSE AND/OR MAIL KEY.

THE INITIAL DISTRIBUTION OF THE CARDS WILL OCCUR AT THE POOL ON THE FOLLOWING DATES:

SATURDAY, MAY 14TH, OR SUNDAY, MAY 15TH, 10:00 AM TO 12:00 PM BOTH DAYS

PLEASE BRING A PHOTO ID WITH YOU.

IF YOU ARE UNAVAILABLE TO PICK UP YOUR CARD ON EITHER OF THESE DATES, YOU MUST MAKE ARRANGEMENTS WITH ADVANCED PROPERTIES TO PICK UP YOUR CARD FROM THEIR OFFICE. *CARDS WILL NOT BE MAILED.*

POOL COMMITTEE MEMBERS WANTED

For the past year there has been no active pool committee in the Four Lakes community. Some interest has been expressed in bringing this committee back to life. In the past the committee has organized events such as the Ice Cream Social on the same weekend as the garage sale and has also reported to the board on issues such as pool security and rules recommendations. If you are interested in serving on such a committee please contact Pam Winnefeld at winnefeld@cs.com.

Four Lakes Dumpster Day SATURDAY—MAY 14

Four Lakes is once again supplying dumpsters for the residents to utilize for your spring cleaning. Dumpster Day is scheduled for Saturday, May 14, 2005. The dumpsters will be in the pool parking lot from 8:00 AM to 3:00 PM or when six (6) dumpsters fill up—which ever comes first. Please bring your driver's license with a Four Lakes address to utilize the dumpsters. No hazardous waste will be allowed—i.e. paint, oil, adhesives, aerosols, poisons etc. See Article above for hazardous waste disposal

The Four Lakes Annual Garage Sale - Saturday June 4th.

The sale will begin at 9 am and will be advertised in the newspaper. We are aware that there was less traffic last year and are investigating new areas to advertise. There will be signs throughout the community directing shoppers to those homes that have registered. Individual homeowners MAY add additional signs directing people to interior streets if you wish. But PLEASE abide by Four Lakes policy of NOT sticking signs into the ground in common areas. Also PLEASE REMOVE any signs you have added after the sale. There will be a box of maps furnished at the Otero Circle entrance that has all of the registered homes marked. If you want to participate, please be prepared for the "pros" that show up early. The more homes we have signed up the more exciting we can make out advertising. **To join in this fun event, please mail a \$5 check before May 27th for each participating address to:**

Pam Winnefeld
8185 S. York Ct
Centennial, CO 80122

Make the check payable to
Village of Four Lakes

..... FROM THE MANAGER TOM JOHNSON ADVANCED PROPERTIES 720-895-1010

The Board of Directors wears many hats in the community. However, one of the primary goals of the Board is to "...maintain a high quality of living while preserving the beauty of the community through enforcement of all Association governing documents and rules and regulations". These members spend countless hours working for the Association not just enforcing rules but negotiating contracts, answering complaints, balancing a budget with ever increasing costs just to mention a few. Please say "thanks" when you see them and remember they are volunteers.

SIGNS AND/OR GROUND PENETRATING DEVICES IN THE COMMON AREA AND POOL AREA

This is the fourth (4) newsletter article signs in the common area and their damage to the sprinkler system. 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. These signs are being placed in the ground and puncturing the subsurface irrigation lines. The new irrigation system has lines less than 3 inches under the ground. 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.

PEOPLE, PETS AND PARKING—The following issues have been brought to my attention from residents of Four Lakes.

- **People**—As summer and more pleasant weather approach residents may want to keep their windows and sliding glass doors open or they may wish to sit out on their patios and decks. Please remember to reduce the volume of your stereos and televisions so as not to disturb your neighbors. Wave, say hello, get to know your neighbors. You all have at least one thing in common - Four Lakes.
- **Pets**—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. 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 neighbor. All residents deserve peaceful enjoyment and a barking dog is not peaceful or enjoyable.
- **Parking**—Over the past few years more and more cars have been parked at the intersection of Otero Circle and Otero Avenue - directly east of the pool. It appears that many car owners feel this is the best location to park a car with a "For Sale" sign on it. While this is not a violation of the Covenants, it is a violation of the law if the vehicle is parked and not moved within 72 hours. Despite the legality of parking vehicles on this curve there is a safety issue because of reduced visibility. With children coming and going to the pool and cars making turns this now can become a blind corner because of the parked cars. Most residents do not want to see Four Lakes turned into a used car lot. Please take all of this into consideration the next time you want to park a car within Four Lakes with a "For Sale" sign on it. Thank you.

VILLAGE OF FOUR LAKES
HOMEOWNER ASSOCIATION

BOARD MEETINGS

6:30 pm 3rd Tuesday of the month
Meetings held in Board Member homes—
Call Tom Johnson, 720-895-1010, for
location.

OFFICERS

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

MANAGEMENT COMPANY

Tom Johnson Property Manager
Advanced Properties
6565 S. Dayton, #2100
Greenwood Village, CO 80111
720-895-1010
Email: aresdenver@aol.com
Fax: 720-895-1516

FOUR LAKES WEBSITE

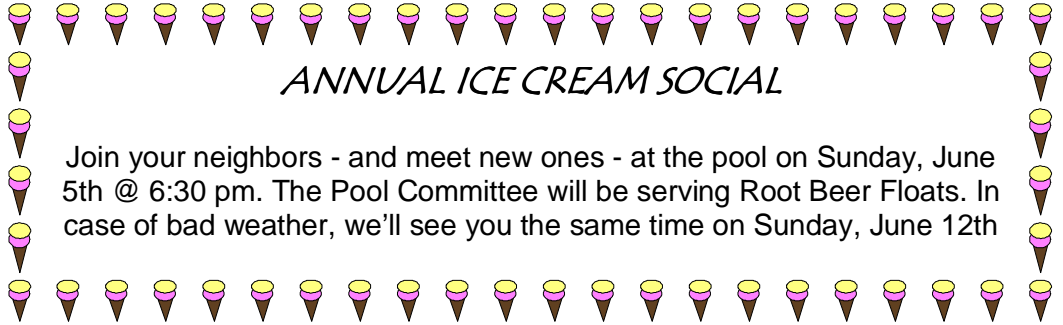
www.four-lakes.com

ACC

Carolyn Burtard Tim Shield
Doug Winnefeld

ACC NEWS & UPDATES

As spring and summer approach and you are considering changes to the exterior of your home PLEASE remember to submit all requests and changes to the ACC for approval. Forms and the ACC Guidelines are conveniently available on the Four Lakes website - 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 completed your form, please submit it to Advanced Properties WITH any plans, color samples, 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. Once you receive approval, you will get a written confirmation to post in your window during project work. Doing so will confirm that your work was approved.



ANNUAL ICE CREAM SOCIAL

Join your neighbors - and meet new ones - at the pool on Sunday, June 5th @ 6:30 pm. The Pool Committee will be serving Root Beer Floats. In case of bad weather, we'll see you the same time on Sunday, June 12th

**FOUR LAKES
HOMEOWNER
ASSOCIATION**

A Premier Community
www.four-lakes.com

FOUR LAKES
THE POINTE
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ADVANCED PROPERTIES
6565 S. Dayton #2100
Greenwood Village, CO 80111