

The Highlands

A Covenant Community

Monthly Newsletter for The Highlands 460 • www.h460.org

Save The Date

- April 4:** Civic Association Meeting
- May 2:** Civic Association Meeting
- May 4:** Spring Cleanup - Meet at Arapaho Park
- May 6:** Food Truck Night at Arapaho Park/
Covenant Town Hall
- May 15:** Member dues deadline
for participation in LIP
- June 7-8:** Community Garage Sale
- June 10:** Food Truck Night at Arapaho Park/
Covenant Town Hall
- June 14-15:** Large Item Pickup

2024 Civic Association Dues Information

The annual dues drive for the H460 Civic Association continues. This community has historically enjoyed a range of services and events for a minimal cost per household. Dues are \$75 annually, which means for \$6.25 per month, Civic Association members can participate in the following:

May 4: Neighborhood Spring Cleanup; 9:00a.m. - 12:00p.m.

Join a group effort to clean up the neighborhood in the wake of winter. Meet at Arapaho Park for project instructions. It takes a village, we hope you will join your neighbors in this effort to clean our streets and sidewalks.

June 7-8: Community Garage Sale

One weekend each year, H460 features a community garage sale perfect for treasure gatherers and bargain hunters alike. Get outside, shop the sales, and socialize with your neighbors during this fun event.

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April 2024

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President's Letter

As mentioned in previous newsletters, the H460 Civic Association Board of Directors has been working to review and update the H460 Covenants. Work completed on new Covenants in late 2023. Review by the Board, and review by our attorney, Altitude Law, is now complete. The new Covenants have been posted to the H460.org web site, available for community review and comment as well as a summary of why the new Covenants are needed, and a high level summary of key changes.

Over the next three months, we would like to have your thoughts on new Covenant content. As homeowners in H460, we need your input. Your comments are critical, and there are multiple ways to let us know your thoughts. We will conduct community meetings, you can attend a monthly board meeting, send comments through email, and leave voice messages on the H460 phone number.

Our 2024 membership is in progress. Membership to H460 is voluntary, but required to participate in community events. As a reminder, dues need to be paid by May 15.

Event planning is underway for the June Garage Sale and Large Item Pickup. Kicking off our event season is Spring Cleanup, scheduled for May 4. We are still in the planning processes for our summer community activity. Given the rising expense of food for the picnic, we are planning a family night in August that would include food trucks and movies, an early movie for younger family members, followed by another movie for older audiences.

As you can see, the Board is busy, working for you. If you have any questions regarding any of these Board activities, please reach out to us either through our online contact, board@H460.org or through our Message Line at 720-644-6448.

— Sincerely, Stan Sudduth, President,
H460 Civic Association



H460 Civic Association Meeting:

The monthly board meeting will be held the first Thursday of the month, on April 4th, 2024 from 6:45 to 8:15 p.m.

In person: Metrum Community Credit Union, 6980 S. Holly Cir., Centennial

Online: Google Meet link posted at <https://www.h460.org>

Find minutes from previous board meetings at:

<https://www.h460.org/documents/minutes>

For the most recent report of Civic Association finances, visit <https://www.h460.org/documents/financials> or email questions to treasurer@h460.org

Contact Information and Preferences: New and Updates

Our communications team would like to keep our resident records updated. If you are new to the neighborhood or have had a change in email address or phone number, email communication@h460.org, and we will update the database accordingly.

Covenant Review Committee and Governance

While the CRC reviews community Covenant compliance throughout the year, winter months can present different results, as winters leave behind issues of their own. March begins a more in-depth community review process.

This year, we are finding fewer violations of Covenants than previously experienced in past years. We are excited with these results, and we want to thank everyone in the community for the very low violation count. We know that Covenant discussion is sometimes a difficult topic. But the March results indicate that the Community, as a whole, is doing a great job adhering to our Covenants.

Again, thanks to everyone in the community for the March results! We look forward to carrying those results into the coming months.

If you have any questions or concerns regarding the CRC, please contact us at CRC@H460.org.

Highlands 460 Civic Association

board@h460.org

P.O. Box 2252, Centennial, CO 80161
H460 Message Line: 720-644-6448

BOARD OFFICERS

President: Stan Sudduth stan@h460.org

Vice President: Jasen Garrett jasen@h460.org

Treasurer: Allen Duet allen@h460.org

Secretary: Shawn Gallego shawn@h460.org

BOARD OF DIRECTORS AT LARGE CONTACTS

Communication/Newsletter: Carrie Reger
communication@h460.org & news@h460.org

Covenant Review Committee (CRC): Stan Sudduth
..... crc@h460.org

Technology: Open board@h460.org

COMMUNITY VOLUNTEERS

Volunteering for the H460 Civic Association is a fun and easy way to do something for your community and meet great people in the neighborhood along the way. If you are interested in giving a few hours of your time, current interest areas include: events, governance, technology (website, database, general), and communication (newsletter, social media). If you have a specific interest you would like to lead and don't see listed here, we welcome suggestions. Contact us at board@460.org, and we will connect you with a role.

NEWSLETTER EDITOR

Carrie Reger news@h460.org

Highlands Highlights is published monthly by the Highlands 460 Civic Association, a non-profit homeowners association. The deadline for news articles and community related announcements is the 10th of the month before the following month's issue. Articles should be emailed to news@H460.org. All articles must be approved by the editor for publication.

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Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499
or info@newsletterconnections.com



To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.

Perimeter Landscaping & Entry Islands

The Southern Metropolitan District (SMD) is a special taxing district responsible for the maintenance of the perimeter landscaping and the five entry islands to Highlands 460. Its website is www.SouthernMetroDistrict.com. For current information on upcoming meetings and other information please refer to the website. The Chairman of the Board is Ed Quinn who can be reached at Ed@EdQuinnSite.com and 303-807-7688.

Contact the Covenant Review Committee

Email: crc@h460.org
Postal address:
H460 Covenant Review Committee
P.O. Box 2252, Centennial, CO 80161

Listen to City Council Meetings

We would like to encourage you to attend some upcoming City Council meetings. If you don't feel like coming to the City Offices you can listen to the meetings in real time through the City website. Here's what you need to know. City Council study sessions begin at 6 p.m. and the regular meetings start at 7 p.m. in the Council Chambers of the Centennial Civic Center located at 13133 East Arapahoe Rd. If you would like to listen to the live audio of the meeting visit www.centennialco.gov go to Online Services, Listen to Meetings under the Stay in Touch column. The live audio button appears next to the word 'agenda' when the meeting begins. You may need to refresh your screen if you do not immediately see the link.

Dues Information, *continued from front page*

June 14: Large Item Pickup

A designated day for curbside service from a professional trash removal company for items not accepted as part of regular trash service.

July 4: Independence Day Parade & Carnival

H460 residents of all ages join together for a patriotic celebration beginning with a parade of bike riders and walkers through the neighborhood and culminating in a festive event featuring food, games and music.

August 24: Civic Association Member Movie Night

New this year! Details are still being worked out, but there are plans for a double-feature, including a family movie for those with younger children with earlier bedtimes. Bring a picnic or order food from the food trucks reserved for the event.

Additional membership benefits and services coordinated by the Civic Association on behalf of H460: Food Truck Nights at Arapaho Park, Document Shredding and Electronics Recycling (TBD), Fall Neighborhood Cleanup (TBD), and Welcome Committee. These events and committees are low-cost but do have budgets associated with signage, materials and advertising.

Communication & Technology: Tools allowing the Civic Association to operate the organization and communicate important information to homeowners. These include Google Workspace, Sendgrid email communications, the H460 website, monthly newsletters mailed to all 864 homes, and multiple social media sites.

Insurance, Legal, & Administration: Fees associated with banking, equipment storage and coverage required by the organization's bylaws.

Community Advocacy: Civic Association board members communicate with municipalities and special districts and assist in benefitting H460 safety, recreation and infrastructure. These entities include: Arapahoe County, City of Centennial, South Suburban Parks and Recreation, Southern Metropolitan District, Southeast Metro Stormwater Authority, and others as needed.

There are several options to make your payment:

Check - complete the included insert form, and mail to PO Box 2252, Centennial, CO 80161

Venmo - @H460CA *Please include your full name and address in the "What is it for?" section.

Credit card online (fees apply) at www.h460.org

Please pay 2024 dues by May 15 in order to participate in members-only amenities such as Large Item Pickup.



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Covenant Draft Feedback Requested

We want to hear from you! The draft of the revised covenants document has been added to the H460 website. Neighborhood feedback is requested between March – June 2024 with an expected community vote between September – November 2024. All owners are encouraged to review the changes and provide feedback in the following ways:

Email: board@h460.org

Phone: 720-644-6448

Online: <https://www.h460.org/covenants-review>

We will reserve time at each board meeting to answer questions about the covenants draft and are in the process of reserving space at Blue Spruce Brewing Company to host a town hall in April or May to answer questions about the covenant draft. We will share more details on the H460 website and via email.

This process is in the works because in 2023 it was determined the current H460 covenants were out of date. A committee of neighborhood volunteers was formed to review the current covenant document and suggest a revised draft. This draft was reviewed by Altitude Law, a firm specializing in Community Law, and is ready for community review. Combining committee guidance and current legal framework, the draft:

- Revises outdated language to current terminology
- Eliminates items irrelevant to an established community within the limits of the City of Centennial
- Allows for creating more flexibility for architectural changes over time (ex. Evolution from wooden shake shingles to current materials)

- Establishes a clear process regarding covenant violations that does not include charging fines.

Review Process Timeline

- March - June: Community review of proposed changes, and update as needed based on Community feedback
- July - August: Finalize 2024 Covenants with Altitude Law and prepare for Community vote
- September - November: Community vote (need 2/3 community approval to pass)

School News

Explore the latest info from the neighborhood public schools for H460:



Ford Elementary School:

<https://littletonpublicschools.net/schools/ford>

April 19: No School

April 22: No School



Powell Middle School:

<https://littletonpublicschools.net/schools/powell-middle-school>

April 22: No School



Arapahoe High School:

<https://littletonpublicschools.net/schools/arapahoe-high-school>

April 22: No School

Want To Grow Your Business This Spring?

Advertise in this newsletter!

NEWSLETTER CONNECTIONS

Our May deadline is April 15th.

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2024 Food Truck Dates

Food trucks are back at Arapaho Park for 2024! Make plans to enjoy an evening out in the park on the second Monday of each month. Schedule a picnic with those you already know, or come out and meet new people. Mark your calendars for the following dates:

- Monday, May 6: Grecian Gyros Express & Hip Pops
- Monday, June 10: Big Bear Cheesesteaks & Sweet Cow
- Monday, July 8: Black Diamond Pizza & Lily's Lemon Ice
- Monday, August 12: What Would Cheesus Do & Rebel Cookie Dough
- Monday, September 9: Trucks TBD

Food trucks will be serving from 5:00 p.m. - 7:30 p.m. The specific trucks expected will be announced as soon as the vendors have been confirmed. Follow us on social media for more immediate updates.

Newsletter Contributions

Neighbors, we want to hear from YOU! We welcome articles and ideas for the Highlands Highlights newsletter. Tap into your inner author, and send us your thoughts, neighborhood Send articles and photos to the editor at news@h460.org.

Message Line

Email is the best way to communicate with the civic association board, but if you prefer to leave a message, please call 720-644-6448.

Events & News from Our Community Outside of H460

ARAPAHOE COUNTY

Chalk Lines & Vines, Saturday and Sunday, May 18-19

Save the date for Arapahoe County's fourth annual spring wine and chalk art festival at the Fairgrounds. Sample wine from 15+ Colorado wineries and watch live chalk artists create their masterpieces. Enjoy bands throughout the day, shop with local vendors, play croquet, sip 'n paint, and more. Bring a picnic or hit the food trucks! For more information visit: <https://www.arapahoecountyeventcenter.com/p/signature-events/chalk-lines-and-vines>

Pictures on the Plains, Saturday, June 22 & Saturday June 29, 2024

Back for 2024, your family is invited to bring a picnic, a blanket and/or lawn chairs and enjoy a movie under the stars at the Arapahoe County Fairgrounds. For more details visit: <https://www.arapahoecountyeventcenter.com/picturesonthelplains>

Additional news and events can be found at: <https://www.arapahoeco.gov/>

CITY OF CENTENNIAL

News and events can be found at centennialco.gov.

SOUTH SUBURBAN PARKS & RECREATION

Highline Canal Run, Saturday, May 11, 2024

Gather at DeKoevend Park for the annual race along the Highline Canal. Enjoy a 5k or 10k route followed by a post-race pancake breakfast. Additional details can be found at <https://www.centennialco.gov/Calendar/High-Line-Canal-Run-2024>

Additional news and events can be found at ssprd.org.

STREETS OF SOUTHGLENN

News and events can be found at: shopsouthglenn.com

Get Social With Us

Social media is a great way to connect with neighbors and build community. Highlands 460 has social media pages that allow members to reach out in real time, and communicate with others in our neighborhood. The Civic Association Board will also post important information between monthly newsletters. Please consider joining our Facebook group (<https://www.facebook.com/groups/h460residentgroup>) and/or following our neighborhoodonNextdoor (<https://nextdoor.com/neighborhood/thehighlands460--centennial--co>).



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Downsizing and Decluttering: What Can I Let Go?

Guest Contributor: Jen Carroll

How do we know what to keep or let go when we are in the process of downsizing or decluttering? There are several concepts that help us place items in the keep pile:

1. Expiration dates
2. Useful life
3. Treasure versus trinket

Expiration dates apply to household cleaners and chemicals, paints, makeup, medicines, food and drinks. These are low-emotion items and are often an easy place to start decluttering. They are usually found in our kitchens, bathrooms, garages, and basements. Pick one place, like a bathroom cabinet or closet shelf. Take out all the medicines or food, and set aside the ones that are expired.

Pro-tip: for decluttering medicines, find your local medicine drop-off to keep medicines out of our landfills and water supply!

The useful life of an item refers to whether or not it is still in active service to you. You can downsize the items that are no longer in your routine use.

For example, if you are downsizing to a condo or apartment from a 2-story home, the holiday dinners with 20 family members will likely be held at someone else's home. Time to pass that torch! Thus, you no longer need that gigantic turkey roasting pan and the 20-place settings of china. Pass them on with that torch!

- If you haven't skied in 5 years, those old skis in the basement are past their useful life.

- If you're no longer making wood shelves, that planer is past its useful life.
- If you've had a lawn service for the past 3 years, that lawn mower is past its useful life.
- The sparkly dress you wore 15 year ago on that Alaskan cruise had its day in the spotlight and you looked fabulous! It is now past its useful life.
- You get the idea. The same applies to all clothes, shoes, towels, bed sets, china.
- Avoid the useful life what ifs. (What if I need it some day?) If you haven't used it in 5 years, it is past its useful life.

Growing our decluttering muscles on expired items or belongings we haven't used in years helps prepare us for assessing our treasures. How do we know if something is a treasure versus a trinket?

Your treasures should be able to fit, all together, on one table. (Unless the treasure IS a table!)

- The ring your mom passed down to you on your wedding day is a treasure.
- The coffee mug from a Vegas work trip is a trinket.
- The vase your daughter made in the art class that launched her pottery career is a treasure.
- The rock you picked up on some hike you don't remember is a trinket.

Work those decluttering and downsizing muscles on the low-emotion expired items first. Then move on to the more challenging useful life assessments. Now you're ready to face the treasure versus trinket decisions!

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Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Fernando's - irrigation: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

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The Family Tree Service- Insured tree removal- Free est.- 10% if you mention this ad- 720-201-7971

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Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

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Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

What Neighbors Are Talking About FROM THE H460 INBOX:

Attention all owners of dogs that poop during walks through our neighborhood: It is inconceivable that, in this day and age, some people don't pick up their dog's POOP from their neighbor's yard during their dog walks. Why would someone not practice this most basic human courtesy? If you are one of these people, into which category (or categories) do you fit?:

- I AM A NON-POOP PICKER-UPPER
- I DON'T HAVE A POOP PICKUP BAG
- I DON'T SEE MY DOG POOPING
- I BLAME MY DOG
- I BLAME MY CHILD

And while we are on the subject of POOP, who in this neighborhood picks up the dog's POOP, then drops the bag in someone else's trash bin at the curb, even if the trash service has already emptied the bin? This infraction is just as bad or worse than the NON-POOP PICKUP! Enough of this POOP already! We should all know better, yet we still need newsletter articles about POOP because some people apparently are above POOP PICKUP. The categories above should help you identify your excuse and then change your behavior. If not, you should not have a dog or you should not walk your dog around the neighborhood.

This Space Intentionally Left Blank for Teen Services

Overwhelmed by downsizing? Take control!

The journey of dealing with a lifetime's worth of stuff can be daunting, but **having a plan** can make all the difference. Learn about **tried-and-true strategies** for homeowners ready to **take control** of the decluttering process, and valuable resources sure to make your downsizing journey a **success**.

Find a FREE Seminar near You!



- > Thursday, March 28 • 1 PM - 3 PM
Parkside Village Retirement Resort | Aurora
- > Tuesday, April 2 • 10:30 AM - 12:30 PM
Belmar Public Library | Lakewood
- > Wednesday, April 17 • 12 PM - 2 PM
Sunrise at Orchard | Littleton

Seating is limited.
For more information or to register, visit:
DenverSeniorSeminars.com