

# The Highlands

A Covenant Community

Monthly Newsletter for The Highlands 460 • [www.h460.org](http://www.h460.org)

## Save The Date

**February 1:** Civic Association Meeting  
**March 7:** Civic Association Meeting.  
**April 4:** Civic Association Meeting  
**May 2:** Civic Association Meeting  
**May 6:** Food Truck Night at Arapaho Park  
**May 15:** Member dues deadline  
for participation in LIP  
**June 7-8:** Community Garage Sale  
**June 14-15:** Large Item Pickup

## National Love Your Pet Day

**February 20th:** National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.



## H460 Civic Association Meeting

The February board meeting will be held on the first Thursday of the month, **February 1, 2024 from 6:45 - 8:15 p.m.**

**In person:** Metrum Community Credit Union, 6980 S. Holly Circle, Centennial  
**Online:** Google Meet link posted at <https://www.h460.org>.

Find agendas, financial reports and 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](mailto:treasurer@h460.org).

February 2024

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## President's Letter

Through 2023, our board Vice President, Jasen Garret with a team of neighbors reviewed our dated Covenants. This team worked hard in 2023 to bring past Covenants up to date, rewrite old language or references, and remove old Covenants that were mainly written for new housing developments in 1977. Due to the great work of that team, in 2024 we are planning several months for community review and feedback, with community vote in the fall.

### KEY PROCESSES AND TARGET DATES ARE:

- **January - February:** Review Covenant rewrite developed in 2023 and review changes with Altitude Law, our Board attorney and update as needed
- **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)

I know there are many different opinions regarding Covenants within the neighborhood. And while they may seem constrictive to some, the H460 Community remains a highly desired area in which to live, with housing value now far beyond their late 70's/early 80's original value. Covenant management has played a major role in protecting the neighborhood over those many years.

As we move forward with this process, we will have discussions at each monthly Board meeting. I encourage anyone that would like to discuss the process to attend a monthly Board meeting, either in person, at Metrum Community Credit Union, or online through Zoom. Dates, and online attendance information is located on the [H460.org](http://H460.org) website.

If you have any questions regarding the Covenant process or any other questions for the H460 Board, please contact us at [Board@H460.org](mailto:Board@H460.org).

— Sincerely, Stan Sudduth, President, H460 Civic Association

## H460 Civic Association Meeting:

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**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](mailto:treasurer@h460.org)

## Covenant Review Committee and Governance

February is a month where many H460 homeowners begin planning or are ready to begin reaching out to contractors with remodel plans for fences, paint, roofs, landscape and many other renovations.

We have had some significant and beautiful updates to many of the homes in the community. Thanks to all of you who have reached out to the CRC (Covenant Review Committee) with your remodel plans. The CRC works hard to return approvals for all work submitted within 5-7 days. Each approved request is entered into a yearly spreadsheet ensuring documentation, should a homeowner require any future review.

As you plan your outdoor changes, please use the provided CRC Information Request form found on the H460 website. Should we have any questions regarding your request we will reach out to you. Again, our goal for approval of requests is within 5-7 days or less. If you have any questions regarding the CRC you may reach us at [CRC@H460.org](mailto:CRC@H460.org).

If you have any questions or concerns regarding the CRC, please contact us at [CRC@H460.org](mailto:CRC@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](mailto:communication@h460.org), and we will update the database accordingly.

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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**  
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To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.

## Highlands 460 Civic Association

[board@h460.org](mailto:board@h460.org)

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

### BOARD OFFICERS

**President:** Stan Sudduth ..... [stan@h460.org](mailto:stan@h460.org)

**Vice President:** Jasen Garrett ..... [jasen@h460.org](mailto:jasen@h460.org)

**Treasurer:** Allen Duet ..... [allen@h460.org](mailto:allen@h460.org)

**Secretary:** Shawn Gallego ..... [shawn@h460.org](mailto:shawn@h460.org)

### BOARD OF DIRECTORS AT LARGE CONTACTS

**Communication/Newsletter:** Carrie Reger  
[communication@h460.org](mailto:communication@h460.org) & [news@h460.org](mailto:news@h460.org)

**Covenant Review Committee (CRC):** Stan Sudduth  
 ..... [crc@h460.org](mailto:crc@h460.org)

**Technology:** Open ..... [board@h460.org](mailto: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](mailto:board@460.org), and we will connect you with a role.*

### NEWSLETTER EDITOR

Carrie Reger ..... [news@h460.org](mailto: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](mailto:news@H460.org) All articles must be approved by the editor for publication.

Please contact Newsletter Connections directly regarding advertising. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## 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](http://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](mailto:Ed@EdQuinnSite.com) and 303-807-7688.

## Contact the Covenant Review Committee

Email: [crc@h460.org](mailto: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](http://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.

## 2024 Civic Association Dues Information

The annual dues drive for the H460 Civic Association began on January 1. Based on a financial analysis and community feedback regarding current costs required to continue to provide the level of community benefit from the Civic Association historically enjoyed by the community, the Board of Directors has voted to continue with dues at \$75 annually. For \$6.25 per month, Civic Association member benefits include:



**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. Compared with \$300 for a dumpster rental, this event is the most popular event with H460 residents and many feel it is worth membership dues for this one event.

**4th of July 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.

**Civic Association Member Movie Night:** New this year! Details are still being worked out. Stay tuned for more information regarding this event tentatively scheduled for Saturday, August 24.

**Garage Sale, Electronics Recycling, Neighborhood Cleanup, Food Trucks & 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.

## 2024 H460 Civic Association Dues

The February 2024 newsletter includes an insert outlining payment options for 2024. Voluntary dues remain \$75 for all residents. 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](http://www.h460.org)

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

### Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.  
Evening and Saturday appointments available.*

**Call 303-794-5901**

**Patrick M. Plank, Attorney at Law**  
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## Shawn Gallego Joins Civic Association Board

In January, the Civic Association Board welcomed Shawn Gallego to the board for a two year term. Shawn took a moment to introduce herself:

Greetings from the Gallego household! We are excited to introduce ourselves to this wonderful neighborhood. We bought our home at the end of November 2022 and might be finally getting everything settled.

I'm Shawn, a family and pet photographer. If you ever find yourselves in need of capturing precious moments, feel free to reach out. When not photographing, I can be found playing pickleball, landscaping, RVing or boating.

Our family consists of Albert, who likes spending his time playing tennis, 4X4 in his Jeep and fishing. Our creative teenager loves making pottery and is a fan of D&D, Magic the gathering and various video games. We also have our brilliant niece who is currently enrolled in college, studying business and marketing. Adding to the household is our lovable Husky, Shasta, who says hi to everyone she meets.

We're eager to get to know our neighbors and become a part of this Highlands 460 community. If you spot us around or have a shared interest in our passions, don't hesitate to say hello. Here's to new friendships, shared adventures, and making this neighborhood feel like home!

## Drop It, Lock It, Stop It

With reports of recent thefts in the neighborhood, residents should be mindful of these tips from the Arapahoe County Sheriff's Office.

### DROP IT:

- Dropping your garage door is the first line of defense against unwanted entry into your home.
- 20% of all burglaries are committed through open garage doors.

### LOCK IT

- Locking the door leading from your garage into your home reduces unwanted entry.
- Doors should be equipped with 1-inch deadbolt locks
- Strike plates need to be reinforced with screws that go into the door frame.
- This applies to cars, too, as auto thefts have risen this year. Lock car doors and remove all valuables.

### STOP IT

- Let's not make crime easy! It only takes a minute to secure your home.
- You are the eyes and ears of the Sheriff's Office. Report criminal activity in the community.

For more information on Crime Prevention, contact the Arapahoe County Sheriff's Office, Community Resource Unit at 720-874-3695, or [CRD@arapahoe.gov](mailto:CRD@arapahoe.gov). You may also visit [www.arapahoesherriff.org](http://www.arapahoesherriff.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.

# NEWSLETTER CONNECTIONS

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Our March deadline is February 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:** Trucks TBD
- Monday, June 10:** Trucks TBD
- Monday, July 8:** Trucks TBD
- Monday, August 12:** Trucks TBD
- 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.

## 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 neighborhood on Nextdoor (<https://nextdoor.com/neighborhood/thehighlands460--centennial--co>).



## School News

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



**Ford Elementary School:**

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



**Powell Middle School:**

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



**Arapahoe High School:**

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

## 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 news, pictures of the neighborhood, or something you would like to share with our neighbors. Note: the deadline for articles in the January newsletter is December 3. Send articles and photos to the editor at [news@h460.org](mailto:news@h460.org).

*What could we accomplish if we knew we could not fail?  
—Eleanor Roosevelt*

## February Bird Walk With Front Range Birding Co.

February 24, 2024, 8:00 a.m.

Each month, we team up with an Audubon Master Birder from the Front Range Birding Company to discover the rich bird habitats of Hudson Gardens. You'll leave with insights into local wildlife, birding techniques, identification tips, and much more! Whether you are new to birding or an experienced birder, there is always something exciting to see through your binoculars!

This walk will be held outdoors, so please dress for the weather. Participants will meet in front of the Welcome Center by 8 a.m. Bring snacks, water, and a pair of binoculars.

Early registration is strongly encouraged as participation is limited. Class size is limited to 12 participants.

—<https://www.hudsongardens.org/event/>

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## From the Civic Association Inbox: What Your Neighbors Are Talking About

The Civic Association receives emails on a regular basis about topics concerning our neighborhood. The most recent messages have been regarding snow removal. Residents have emailed encouraging a community effort to keep sidewalks clear of snow to make them safer for walkers. If you're going to be away, consider asking a neighbor or hiring one of the teens listed in this newsletter to help with the shoveling.

## Events & News from Our Community Outside of H460

### Arapahoe County

News and events can be found at: [arapahogov.com](http://arapahogov.com).

### City of Centennial

News and events can be found at [centennialco.gov](http://centennialco.gov).

### South Suburban Parks & Recreation

#### Super Sunday Fun Run 5k, Sunday, February 12

Are you ready for some...running? Bring the entire family to run or walk before the big game at the Super Sunday Fun Run 5K! Enjoy a post-race party at Breckenridge Brewery's Farm House with \$1 off all beers. Runners and walkers of all ages and abilities are welcome to join the fun. Show your team spirit and wear your favorite team jersey or attire. For cost and time (not on the website at the time of publication), [visit ssprd.org](http://visit.ssprd.org).

### Streets of Southglenn

News and events can be found at: [shopsouthglenn.com](http://shopsouthglenn.com).

## Snow Removal Information From the City of Centennial

### What is the City's policy on sidewalk snow removal?

The City does not have an ordinance requiring snow to be removed from sidewalks. The City does not maintain public sidewalks due to the lack of resources available to perform this task. In the interest of public safety and the absence of a City ordinance, the City strongly encourages citizens to remove snow from sidewalks adjoining their property within 24 hours after a snowstorm ends.

### Does the City allow snow to be plowed or shoveled into the street?

Residents, businesses, homeowner associations or their snow plowing service are not allowed to plow or shovel snow from their property, parking areas, driveways or sidewalks into the street. Placing snow in a public street, including the gutter, is a violation that is subject to enforcement by the Sheriff's Office. Piling or plowing snow into the street creates unsafe situations for drivers, extends the time that snow and ice will remain on the street and adds to the drainage and re-freezing problems in shaded areas.

### What is the City's policy on ice removal from sidewalks and gutters?

Ice build-up in the gutters and on sidewalks is not removed by the City due to a lack of resources to perform the work. Ice cutting operations are time consuming, labor and equipment intensive and damaging to curbs, gutters and sidewalks. Most build-up of ice in the gutters and sidewalks is due to cold ground and pavement temperatures at areas shaded by a house or evergreen tree on the south side of a street. Drainage from melted snow refreezes at the shaded areas. Clearing snow from the gutters and shoveling sidewalk snow away from the gutters, especially at shaded areas, can greatly reduce ice build-up problems. Also, trimming vegetation in the fall can often reduce the amount of shade, resulting in less ice build-up on the street.

For more information, visit [centennialco.gov](http://centennialco.gov).



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**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

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**Furnace inspection w/ CO detection - \$49.99.** Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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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](mailto:info@newsletterconnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

## Valentine's Bazaar

*Aspen Grove, Littleton*

**Friday, February 9th from 4:00 p.m. to 8:00 p.m.**

*Includes FREE horse-drawn carriage rides.*

**Saturday, February 10th from 11:00 a.m. to 6:00 p.m.**

*Includes a special Pet photo with Cupid to benefit the Colorado Pet Pantry.*

Valentine's BAZAAR is popping up for the first time ever in Littleton at Aspen Grove Center on February 9 and 10 for the love of all things local! This indoor market will feature 60+ carefully curated vendors with a focus on jewelry, confections, art, fashion, and other Giftables, along with tastings, live music and craft cocktails.

- **General Admission:** FREE Entry, All Ages!
- **Friday Night Happy Hour: Friday 4 - 6 p.m.** \$25  
Two hours of bottomless beer and wine from 4-6 p.m. on Friday. Includes a Denver BAZAAR commemorative cup, and your choice of holiday shopping bag or lip balm.
- **Bottomless Mimosas: Saturday 11 - 1 p.m.** \$20  
Includes two hours of Bottomless Mimosas, Denver BAZAAR commemorative cup, and choice of holiday shopping bag or lip balm.
- **Drink Token Package:** \$35  
Valid any day, any BAZAAR location! Includes 5 Drink Tokens redeemable for any beer, cocktail or wine.

— <https://aspengrovecenter.com/>

**This Space  
Intentionally Left Blank  
for Teen Services**

*It is never too late to be what you might have been.*

*—George Eliot*

# Highlands 460

## 2023 YEAR-END STATS

Avg. Price:

**\$805k**

**1.7**

Avg. Price Increase  
Year-Over-Year

Avg. Lot Size:

**.27 acres**

Avg. Concession Paid:

**\$5,999**



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