

The Highlands

A Covenant Community

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

Save The Date

June 2: Garage Sale Registration Deadline

June 6: Civic Association Meeting

June 7-8: Community Garage Sale

June 10: Food Truck Night at Arapaho Park/
Covenant Town Hall

June 14-15: Large Item Pickup

July 4: Independence Day Parade and
Celebration at Arapahoe Park

July 8: Food Truck Night at Arapaho Park

July 11: Civic Association Meeting
(Changed from July 4)

August 1: Civic Association Meeting

August 12: Food Truck Night at Arapaho Park

August 24: Movie & Food Truck Night
at Arapaho Park

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.



June 2024

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President's Letter

With summer now in full swing, I hope everyone is enjoying themselves with vacations, barbecues, kids activities, or just taking advantage of the things Colorado and our H460 neighborhood has to offer. Our first community activity, the Spring Cleanup, had a great turnout! I would like to thank Tim Settles, Paige Robbins, Pat Hartman, Jane and Carter Aharon, Monty and Mona Hutchinson, and Joe Hubert for helping with the cleanup. Our key areas are Monroe, Mineral, and Adams and all of these folks helped ensure weeds along fences and branches overhanging sidewalks are cleared. They did a great job, and I hope the neighborhood appreciates the work effort required.

We have ongoing activities for the new Covenant Rewrite, and thanks to the many people that have expressed their opinions regarding this important area. Please continue your review process and provide your comments on the H460 website. And if possible, attend either board meetings or the various neighborhood group meetings that are scheduled to ensure your comments become part of the rewrite effort. We need the full community involved in this process;

continued on page 3

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. 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)

continued on page 3

H460 Civic Association Meeting:

The monthly board meeting will be held the first Thursday of the month, on June 6th, 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

Summer Events Schedule & Information

JUNE 7-8: COMMUNITY GARAGE SALE: Our neighborhood-wide garage sale in Highlands 460 is scheduled for Friday and Saturday, June 7 and 8. Take advantage of an opportunity to reach a large number of potential buyers and declutter your home! This event is organized and sponsored by The Steller Group real estate team, who coordinated the sale for H460 for the first time last year. Remarkably, 80% of surveyed sellers in 2023 agreed that the community garage sale surpassed their expectations and outperformed their individual sales efforts.



Participation is FREE! All marketing expenses are underwritten by The Steller Group. Advertising has been placed in *The Denver Post*, *The Centennial Citizen*, and online outlets, and professionally printed directional signs will be put out the weekend of the sale. During the sale buyers will be able to strategically navigate the neighborhood with the use of maps that pinpoint each selling location.

It is important to register by Sunday, June 2, if you will be selling - not only does it get you on the sales map and ensure the placement of directional signs leading buyers to your home, it allows event advertising to promote a large number of homes as participants, increasing shopper attendance.

To get more information, please visit www.StellerRealEstate.com/H460 or call 720-593-9355.

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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.

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.

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.

President's Letter, *continued from front page*

so whether you have joined the community as a member, or have not, your input is critical and required in the voting process that is currently planned in the November/December time-frame.

Finally, thanks to those of you who have become members this year, either as a new member and have renewed past membership. Without your support, we would not be able to provide the activities that have become so popular in this neighborhood. We have a great lineup for the rest of the year, and it's all because of the continued support of the community that allows these activities. Thank you!

If you have any questions regarding 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

Feedback Requested, *continued from front page*

- Addresses modern challenges such as vacation rentals and multi-family units
- 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)

Covenant Review Committee & Governance

Thanks to all of you who contact our Covenant Review Committee (CRC) for both questions and requests for approval regarding updates and changes to your homes and property. We try to ensure a quick approval for all the requests that come into the CRC to ensure preliminary schedules remain on schedule.

One of the key areas we see in the summer months is the presence of campers, mobile homes, trailers, and boats, etc, parked in driveways. These items are specifically prohibited in the community. Time for stocking and cleaning activities is limited to 48 hours, but ongoing storage in driveways and the street is not allowed. If you have any of these items, please be aware that current Covenant Article 2, Section 25 specifically prohibits storage of these items, and you are subject to a Covenant Violation Notice if you retain these items on your property.

The CRC continues to work together to ensure that Covenants within the community are followed. Reviews so far this year have been particularly favorable, with very few violations. Homeowners who have received violation notices have resolved issues quickly. So, thanks to the community as a whole, and to those who have received violation notices, for ensuring our neighborhood retains its strong community value.

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



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<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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Summer Events Schedule & Information, *continued from page 2*

JUNE 14-15: LARGE ITEM PICKUP: Large Item Pickup provides residents with a convenient way to dispose of items not typically allowed as part of traditional curbside trash pick up. This is a great time to clean out your garage and throw out items that don't fit in trash receptacles. *Please note, only members who have paid dues by May 15 are eligible to participate.*

The trash company will receive a list of paid members so they are aware of pickup locations. Items should be placed at the end of the property without obstructing walkways or streets. To stay within our budget for this event, we are asking that trash is limited to two cubic yards per household. This is approximately the size of two large trash receptacles or two standard-sized refrigerators. This can be accomplished by breaking down and consolidating trees and furniture as well as bundling branches and yard waste.

Paying members will receive stickers prior to the event that should be placed on items for disposal. Stickers will be delivered to doorsteps by June 9. If you would like to help deliver stickers or you're a paid member and don't receive a sticker, please email events@h460.org.

Be sure stickers are visible on your junk pile by June 14. They do not need to be on every item as the trash company will pick up everything in proximity. There is only one visit per truck per address. **Please communicate with your household that items not being disposed of should be cleared of the disposal pile/area.**

Items that will NOT be picked up are as follows*: Any single item that cannot be lifted by 2 people (more than ~150lbs); liquid of any kind; any appliance with Freon unit such as refrigerators, freezers, air conditioners; car bodies; car batteries; antifreeze; motor oil; tires; propane tanks; sealed containers or drums; tanks under pressure (oxygen, helium, propane); fuels; oils; any item listed as hazardous material; chemicals; corrosives; pesticides; herbicides; paint; radioactive waste; pharmaceutical waste; industrial waste; fluorescent lighting; household trash; televisions; computer monitors; printers; no dirt, rocks, concrete, gravel, roofing shingles; bikes of any kind

*If you have a bike to donate, please contact Kent Husa, a H460 resident who founded the non-profit Cycle Movement (<https://cyclemovement.bike/>), at info@cyclemovement.bike to arrange for drop off or pickup for donation.

We're looking for volunteers to deliver stickers to homes. To volunteer and/or for any additional questions about the Large Item Pickup event, please contact events@h460.org.

continued on page 5



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Summer Events Schedule & Information, *continued from page 4*

JULY 4: INDEPENDENCE DAY PARADE & CARNIVAL: A neighborhood tradition continues this year!

Family Walking Parade: Decorate bikes, scooters, strollers and wagons, and be part of the 4th of July festivities. Traditionally led by a fire truck and members of a Boy Scout troop, families gather together for a walking parade from South Jackson Street to the playground area at Arapaho Park. Residents not walking in the parade are invited to line the parade route to see the creativity put into decorations and cheer them on.

- Location: Corner of S. Jackson Street & Nichols Avenue
- Time: Parade starts at 9:30 a.m. Line up behind the banner from 8:45 - 9:15

Post-Parade Party in the Park: At the conclusion of the walking and car parade, join us for a carnival-style celebration in Arapaho Park.

Volunteer Opportunities: We are looking for someone or a group of people to manage the on-site activities at Arapaho park. We are also asking for volunteers for setup and/or take-down, traffic control, filling & tying balloons, donating cookies/donuts/ice cream bars. Visit <https://www.h460.org/events> or use the QR code to sign up to volunteer.



AUGUST 24: CIVIC ASSOCIATION MEMBER MOVIE NIGHT: New this year! We have a double feature planned: *Trolls* beginning approximately 15 minutes after sundown with *Gran Turismo* immediately following. Bring a picnic or order food from the food trucks reserved for the event.

2024 Food Truck Dates

Enjoy a fun summer with your neighbors! 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, 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.

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.

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It's Not Too Late To Join The Civic Association

While the dues deadline for Large Item Pickup has passed, you can still join the Civic Association and participate in neighborhood events and amenities. There are several options to make your payment:

Check: Mail checks 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



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>).



Secret Agent Band: FREE Neighborhood Concert Sunday, July 21



What started out four years ago as a duet playing on the back porch for locked-down neighbors has morphed into a full-blown, live concert event! After weeks of Covid lockdown four years ago, Highlands 460 residents Joyce and Jock Mirow decided they had to get out and do something fun or go stir-crazy so they set up a small PA system on their back porch and serenaded the neighbors with classic rock hits from a safe distance. Fast forward to present day, and the annual "Porch Concert" has grown into a neighborhood celebration of music, food and good times.

Now that the greenbelt renovations have been completed, it's time for a party! Join "Secret Agent Band" – a five piece, eclectic pop band – as they perform an extensive repertoire of classic and not-so-classic tunes for your dancing, dining and drinking enjoyment. You'll hear everything: Styx, Steely Dan, Doobie Brothers, Eagles, Bruce Springsteen, and yes, even Ramones during a two-plus hour FREE concert on Sunday, July 21, starting at 4:00 p.m.

Park along East Phillips Ave. between Otero Cir. and S. Madison Way – walk down the right side of the greenbelt about four or five houses until you come to the open space. The band will be performing across the stream to the west. Come early at 3:00 or 3:30 and bring some tables, chairs, food and beverages for an old-fashioned neighborhood summer party – perfect for kids of all ages!

For more information about Secret Agent band, visit SecretAgent.Band, check us out on Facebook or email us at secretagentbandco@gmail.com.

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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.



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