

The Highlands

A Covenant Community

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

Save The Date

- March 7:** Civic Association Meeting.
- 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
- May 15:** Member dues deadline
for participation in LIP
- June 7-8:** Community Garage Sale
- June 10:** Food Truck Night at Arapaho Park
- June 14-15:** Large Item Pickup

Covenant Review Committee and Governance

March brings spring into focus, and with that a reminder of key covenants impacting our neighborhood. The Covenant Review Committee (CRC) has its busiest times in the spring through fall time frames. The CRC reviews the community during this time to assess any possible violations. Because we have such great homeowners in H460, we find very few. Just as a reminder key violations we frequently see are:

- **Section 19: Tanks;** All garbage cans, equipment, coolers to storage piles shall be walled in to conceal from view of neighboring lots, roads or streets
- **Section 25: Trailers, Boats and Motor-homes:** Absolutely no trailer, boat, motor home, mobile home, camper, or similar recreational vehicle shall be stored, maintained or used in the street, front yard of driveway of any dwelling
- **Section 26: Repair of Automobiles, Trucks or other vehicles:** No repair of any vehicles shall take place in the front yard, on front drive or in the the street of any house, and no repair shall take place in the rear or side yard.

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

March 2024

Vol. 35 No. 03 • Circulation: 880

President's Letter

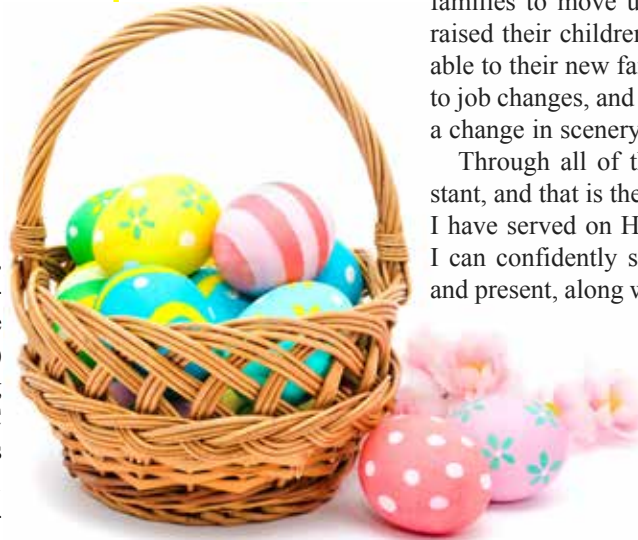
With all the new neighbors that have moved into H460 the past couple of years, I thought it important as President of H460 Board to provide a broad welcome to those homeowners. While some of you have been here for several years already, others have just recently purchased homes, and are in the closing process. Choosing to move into H460 was a big decision for yourselves and your families, and we thank you for wanting to be part of the community.

Being an original homeowner, I have seen many changes of families throughout the years. There have been times when real estate suffered, causing families to move unexpectedly. Other families have raised their children and moved to homes more suitable to their new family size. Others have moved due to job changes, and others choose to go somewhere as a change in scenery.

Through all of this, one thing has remained constant, and that is the stability of the H460 community. I have served on H460 Boards in various capacities, I can confidently say that our Board members, past and present, along with Board support processes, help ensure a steady future. And couple that with the great people of the H460 community, we find ourselves in a thriving environment, with growing home values, and high demand for homes within H460.

So, while it may seem a late welcome to some of you, and on time for others just moving in, I want to thank you for becoming part of H460. I hope you feel as I do, that it is great to be part of a community sharing in our success. March begins a very active schedule for everyone wanting to join in our community events. The Board and supporting volunteers work diligently to make our upcoming community

continued on page 2



H460 Civic Association Meeting:

The monthly board meeting will be held the first Thursday of the month, on March 7th, 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

President's Letter, *continued from front page*

activities enjoyable for those within the community who choose to pay their yearly membership dues of \$75. If you haven't yet decided to become a member, I encourage you to reach out to your Board members or visit our website for information on coming events. I think you will find the investment well worth it.

— Sincerely, Stan Sudduth, President, H460 Civic Association

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>).



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.

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.

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.

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.

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.

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.

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
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com



JL
PROFESSIONAL SERVICES
CLEANING EXPERTS

GET A SPARKLING CLEAN HOUSE!
WEEKLY, BI-WEEKLY, MONTHLY, MOVE IN/OUT
20 YEARS OF EXPERIENCE

720-732-4698
LETICIA & JESUS
FREE ESTIMATES, CALL TODAY!

- RESIDENTIAL CLEANING
- TRUCK MOUNTED CARPET & UPHOLSTERY CLEANING
- BONDED & INSURED

SERVICE GUARANTEE: If you're unhappy with an area we've cleaned, we'll return and clean it again!



RUBIO ROOFING & CONSTRUCTION SERVICES

Free Inspection Call:

303-807-0844

Quality Construction In
Colorado Since 1991

Roofing and Gutters

- ✓ Replacement
- ✓ Repair
- ✓ Free Inspection

Additional Services

- ✓ Siding
- ✓ Patio Covers
- ✓ Concrete
- ✓ Remodels



SCAN ME!



rubiroofing.net rubiroofing@me.com

*Trust your next project to the experts at
Rubio Roofing and Construction Services!*

Covenants Article

The Highlands 460 is a Covenant-Controlled Community, governed by a Civic Association, where the covenants hold legal weight for all homeowners, regardless of Civic Association membership status. The original covenant document was drafted in 1977 and the most recent Amendments to the Declaration of Covenants, Conditions and Restrictions was filed in the spring of 2008. This document currently applies to all owners and their authorized residents.

As the Covenant Review Committee considered submitted improvement requests, it was determined by the Civic Association Board of Directors that current neighborhood covenants required review and update. Keeping covenant documents current is crucial for maintaining the community by clarifying property rights, architectural guidelines, and community standards to foster a consistent neighborhood environment. They also enable fair enforcement, guide facilitation of disputes, and should allow for the evolving needs and preferences of residents.

In 2023, 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)

- Addresses modern challenges such as vacation rentals and multi-family units
- Establishes a clear process regarding covenant violations that does not include charging fines.

The current covenant document and the proposed draft are available for review at h460.org. 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>

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)

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.

NEWSLETTER CONNECTIONS

Same Great Company, Owner & Employees... Just A New Name!

Let us help you boost your business in 2024!

Our April deadline is March 15th.

Previously:

Colorado
Lasertype
Your neighborhood
newsletter publisher

303-979-7499

info@newsletterconnections.com

NewsletterConnections.com



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.

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.

Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

JKRoofing.com

J&K ROOFING
Calm After the StormSM

Don't Miss Your Insurance Claim Deadline

- Established Roofing and Exteriors Company
- Hail Damage & Insurance Claims
- Windows, Siding, Solar Roof Shingles & Panels

40th Anniversary 1984-2024

BBB A+ Dave Logan 30-Year Member

FREE INSPECTIONS

303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

School News

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



Ford Elementary School:

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

- March 7-8: No School
- March 25-29: Spring Break



Powell Middle School:

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

- March 8: No School
- March 25-29: Spring Break



Arapahoe High School:

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

- March 8: No School
- March 15-16: AHS Spring Musical
- March 25-29: Spring Break

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>

CITY OF CENTENNIAL

News and events can be found at centennialco.gov.

SOUTH SUBURBAN PARKS & RECREATION

News and events can be found at ssprd.org.

STREETS OF SOUTHGLENN

Be Happy Boutique, March 1-3 and March 8-10

The Be Happy Boutique is a once-per-year opportunity to ensure everyone has the chance to experience the joy of school dances and other formal occasions. Formal wear is FREE or "pay what makes you happy." The boutique is stocked with long and short dresses, men's formal wear, shoes, and accessories. Additional news and events can be found at: shopsouthglenn.com

PETERSEN
CUSTOM GLASS, LLC

SERVING CENTENNIAL & COLORADO FRONT RANGE

720.810.1160
www.petersenglass.com

10226 Progress Lane, Parker, CO 80134

VETERAN OWNED & OPERATED

✓ Wine Rooms ✓ Mirror Walls ✓ Shower Enclosures ✓ Windows
✓ Mirrors ✓ Home Office Enclosures ✓ Custom Glass ✓ Window Screens

10% OFF ALL MATERIALS WITH MENTION OF THIS AD

SMD Seeks Information About Collision Causing Wall Damage

On or before February 8, a hit and run collision caused significant damage to the Highlands 460 perimeter wall and landscaping at the Jackson and Dry Creek entrance.

Anyone having knowledge ABOUT this collision please contact the Southern Metropolitan District (SMD), custodians of the Highlands 460 walls and islands. Email any information to LenWestPE@yahoo.com, your elected director.



History Adventures Day Camp

The Littleton Museum summer programs have been a tradition for over 40 years. History Adventures help our participating Explorers understand the experiences of people from the past who have called Colorado home through hands-on activities and instruction from expert historical interpreters.

These day-long activities are open to 12 children per session and require prior registration to attend. Registration is on a first-come, first-served basis.

All sessions are from 9 a.m. - 3 p.m. and cost \$50 per day per child. Registration opens to Friends members on Tuesday, March 26, 2024 at 9 a.m. Registration opens to all on Tuesday, April 2, 2024 at 9 a.m. A benefit of membership in the Friends of the Littleton Library and Museum group is access to the early registration period.

—<https://www.museum.littletonco.gov>

St. Patrick's Day

St. Patrick's Day kicks off a worldwide celebration also known as the Feast of St. Patrick. On March 17th, many will wear green in honor of the Irish and decorate with shamrocks. According to lore, the wearing of the green tradition dates back to a story written about St. Patrick in 1726. St. Patrick (c. AD 385–461) used the shamrock to illustrate the Holy Trinity and wore green clothing. And while the story is unlikely to be true, many will revel in the Irish heritage and eat traditional Irish fare, too.

TAX SEASON IS HERE!



Tax Preparation: Accurate and efficient filing to ensure you get the most out of your returns.

Tax Planning: Strategic planning to minimize liabilities and optimize financial outcomes.

Bookkeeping: Stay organized with meticulous bookkeeping services tailored to your needs.

New Business Start-Up: Navigate the complexities of tax compliance for a smooth business launch.

LOCAL EXPERTISE
RELIABLE SERVICE



www.jnltax.com



info@jnltax.com



303-835-6913



6500 South Quebec St,
Suite 300, Centennial CO



Dave Bender
(303) 909-2357

Free Estimates
Insured
References Available
Locally Owned
and Operated Since 1990

 See us on Nextdoor! **Quality Workmanship...Superior Results**



Comprehensive Financial & Business Planning

Call for a free consultation | 303-260-9494 | jayfinancialgroup.com
5601 S. Broadway Blvd., Ste 395, Littleton, CO 80121



Securities and advisory services offered through Commonwealth Financial Network®, Member FINRA/SIPC, a Registered Investment Adviser.
Fixed insurance products and services are separate from and not offered through Commonwealth Financial Network.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our [Service Provider Directory](http://ServiceProviderDirectory.com) at NewsletterConnections.com.

Mile High Lawn and Garden - Spring Clean Up. Complete Landscaping. Maintenance, Gardening, Lighting, Construction. No Job too big or too small. Call Josh - 303-908-4846.

Lawn Works, LTD: Lawn-Care & Seeding, Sprinkler-Startups, Coverage & Repair. (720)999-2245

In business 25 years, Quality Fireplace Solutions cleans, repairs and certifies gas fireplaces. Enjoy your fireplace or prepare it for the sale of your home! PH: 303-946-6535

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

Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. KSayles@plainstel.com

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

Private Sedan Travel to / from DIA. Reliable, comfortable rides by professional driver with 8 years experience. For price quote text Merv at 720-252-9277 with name, number of persons, date and time with pickup and drop off locations.

New World Handyman 720-518-4779. We're able to help with most household needs. We specialize in many residential Interior/exterior needs. No job is to small. Let us help with your "Honey Do" list.

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

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

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

Gutter Cleaning and Handyman. Your one man handyman. Nate Block 303-520-3874.

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

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

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.

Downsizing and Decluttering: Where Do I Begin?

Guest Contributor: Jen Carroll

When you're looking at years and sometimes decades of stuff in your home, it can be difficult to know where to start downsizing and decluttering. Add in the emotions involved and the task looms larger. It's not just stuff. Our belongings can be memories, gifts, family treasures, milestones.

If we make decluttering too big, complicated, or painful, we avoid it. So make it easy. Start with a low-emotion space like a kitchen drawer or one shelf in a linen closet. Take everything out of that ONE drawer or off that ONE shelf only.

Make piles: keep, trash/recycle, donate.

- Put what's in the keep pile back in the drawer or back on the shelf.
- Put trash/recycle items in their bins.
- Put donation items in a donate bin. Voila! Now reward yourself with a piece of chocolate or something fun.

Another day, pick another kitchen drawer or shelf in that same linen closet.

Repeat.

Reward.

Feel proud and see the progress!

One drawer or shelf a few times a week adds up to a massive accomplishment over the span of a year. *And making progress in low-emotion spaces builds our tolerance for when we do get to the items heavy with memory or meaning.*

Most importantly, be kind and patient with yourself. Start small. Enjoy a reward. Like every process, the end result is accomplished one step at a time.

This Space Intentionally Left Blank for Teen Services

Full-Service Real Estate, **Reimagined.**



Staging Team
Robin • Cruz • Carolyn



Project Management Team
Tucker • Jake



We equip and empower you to make informed decisions on what is best for you



After you decide what works for you, we manage repairs and improvements.



We take care of preparing your home for sale, including **FREE** staging!