

The Highlands

A Covenant Community

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

May 2024

Vol. 35 No. 05 • Circulation: 880

Save The Date

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

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.

Neighborhood Garage Sale Returns in June!

Take advantage of an opportunity to reach a large number of potential buyers and declutter your home! The neighborhood-wide garage sale in Highlands 460 is scheduled for Friday and Saturday, June 7 and 8. 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

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President's Letter

May is a great month! Lots of big changes in May; high school graduations, grade school to middle-school moves, beginning summer sports, and moving from spring into summer.

Our first Board activity starts this May 4, with the Spring Cleanup. This is an opportunity to help the H460 community by spending a little time either as an individual volunteer or a family to help clean up leftovers from fall and winter. We will meet at Arapaho Park for coffee, juice and donuts at 9 a.m. We work until noon or whatever time you are able to provide. Focus for the cleanup is Monroe, Mineral, and Adams. Safety vests will be available, as well as trash bags. We appreciate any help you can provide.

Remember that Civic Association dues must be submitted by May 15 in order to participate in the H460 community activities, such as the Garage Sale and Large Item Pickup. We have had a great response so far this year, and hope you join us with your paid membership.

This month, we continue our covenant update process with opportunities for the community to provide feedback on the updated covenant draft. Our current covenants were last updated in 2009, and contain many items that no longer apply to H460. Many of them were designed based on new construction of H460 in the late 1970s. Our covenant update committee and civic association board members worked hard to develop a draft in 2023. This month's newsletter contains information on how you can get your questions answered regarding the updates. Please take some time to review them and take advantage of the various opportunities to get your concerns and questions addressed.

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H460 Civic Association Meeting:

The monthly board meeting will be held the
first Thursday of the month, on May 2nd, 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*

As I close for this month, I would like to extend an invitation to the community to attend a board meeting, either in person or online. We appreciate your attendance and input into our board meetings. Additionally, we will be soon looking for new board members for 2025. Attending a meeting is a great way to start thinking if you might want to become a board member. New board members will be elected at the November meeting.

Highlands 460 remains a strong community, with a very quick turnaround for homes that come up for sale. Your participation and support of the H460 Civic Association helps maintain the community it has been for the last 40+ years. Thank you for keeping this community one people want to move into, rather than one they avoid.

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

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.

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.

Dues Information, *continued from front page*

garage sale surpassed their expectations and outperformed their individual sales efforts.

Participation is FREE: all marketing expenses are underwritten by The Steller Group. Advertising will be 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 or to register for free, please visit www.StellerRealEstate.com/H460 or call 720-593-9355.

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. Many residents feel that this event is the most important part of being a paying member of H460! **Please note, only members who have paid dues by May 15 will be 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'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. Please communicate with your household that items not being disposed of should be cleared of the disposal pile/area. There is only one visit per truck per address.

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.

continued on page 4



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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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Dues Information, *continued from page 3*

* 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.

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! We have a double feature planned. The movie selection will be announced in the June newsletter. 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 Review Committee and Governance

With the strong winds we experienced in April, many in our community had fallen or broken tree branches. With the possibility of additional storms in the coming months, we felt it might be useful to understand the need to keep trees in your yards trimmed. The CRC has reached out to an arborist who has worked in our community. Following are his thoughts and suggestions on maintaining trees and bushes in your yards:

- Dead trees should be removed as soon as possible. While not only a possible fire hazard, dead trees close to homes could be dangerous and destructive were they to fall on your home, or worse, a neighbor's.
- Trees in the neighborhood have grown very large over the course of 40+ years, particularly evergreen trees. When homes were new, these trees were small when planted. Over the years they have grown very large. Large trees can infringe on window views, home street views and are potential danger to home foundations. They should be trimmed or replaced with smaller variety trees.
- Branches and bushes that overhang neighboring properties should be trimmed regularly to remove encroachment. This applies to branches over boundary fences over sidewalks as well.

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

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)
- 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)

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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. to 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>).



Join The Forest Park Blue Fins Swim Team!

The Forest Park Blue Fins is a summer youth swim team open to swimmers 5/6 through age 18. Our emphasis is on teamwork and having fun. We strive for our swimmers to improve their swimming skills and self-esteem both in and out of the water. The swimmers will get plenty of exercise and make new friends along the way. Come join us for a summer filled with excitement and fun! Non-Forest Park residents: \$225 per swimmer, \$215 each additional family member **REGISTRATION IS OPEN!** Visit our website to register and for add'l details: <https://forestparkbluefins.swimtopia.com/>
2024 Blue Fin Parent Reps:

Kristie Hentzen: kristieboland24@gmail.com; 720-838-0848
Sarah North: sarahnorth09@gmail.com; 303-902-3150

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.



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Friday & Saturday, June 7 & 8!




NEIGHBORHOOD Garage Sale



Visit StellerRealEstate.com/H460 by **Sunday, June 2** to learn more or to register and appear on the neighborhood map!

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.

Follow These Steps to Participate!

- 1)** Register FOR FREE at StellerRealEstate.com/H460 
- 2)** Leave all the advertising and promotion to The Steller Group
- 3)** Prepare for your sale and get items organized
- 4)** Choose your own operating hours
- 5)** Host your sale!