



Monthly Newsletter for The Tiffany Homeowners Association • A Covenant Protected Community

email: tiffany.hoa@comcast.net • web address: www.tiffanyhoa.org

Calendar of Events

BOARD MEETINGS:

The quarterly board meetings will be the 3rd Wednesday of the month at 6:30pm. The dates for 2025 are: Sept. 17th; Nov. 19th

ANNUAL MEETING: November 5th

OTHER EVENTS:

Western Welcome Week – August 8-17
Centennial Under the Stars – August 9
Back to School BBQ – August 10 @ 5:30
Cinematic Symphony – August 23
Ladies Night Out – August 28
Octoberfest Chili Cookoff – Sept 27 @ 4:30

Don't forget to check out our website at tiffanyhoa.org for legal documents, past documents, and other Tiffany information. You can also find Tiffany information at payhoa.com after logging in.

Ladies Night Out

Tiffany Ladies Night Out will be hosted by Judi on Thursday, August 28th. The party will be a salad bar pot-lock on her patio. RSVP to Judi.

— Debbie Rasor

Back To School BBQ

Join your neighbors at the Tiffany summer picnic on Sunday, August 10th in our park at 5:30 p.m. Tiffany will provide a main dish of BBQ, plates, silverware, cups, napkins, soft drinks, and water. Please provide a dish to share. If you have outdoor game equipment, please bring it to share with other attendees. Contact me if you want to volunteer or have questions. We look forward to seeing you there!

— Arista Feldhauser

August 2025

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2025 ACC Walk-Through

The ACC conducted a neighborhood walk-through on June 23 and found the neighborhood is looking good. Thanks to everyone for taking such good care of your property; this benefits us all by keeping the property values high.

Although we had some trees and bushes encroaching on the sidewalk, most folks are taking care of this issue. As a reminder, the rules are that trees, bushes and plantings should not encroach on the sidewalk and trees must be trimmed to 8 feet above the sidewalk. This gives them a little room to grow before they will need their next trim.

We did not issue violations for a couple of issues that we found throughout the neighborhood, deciding to address it in the newsletter instead. First, we had a very rainy spring, and a great many homes have weeds growing in driveway cracks and in the cracks in front or alongside the houses between the gutter and the road. Some of these weeds have grown quite tall and have become a real eyesore. Please spray or pull these weeds to keep the neighborhood looking nice.

We gave a pass on this issue last year but may need to start issuing violations in the more severe cases in the future. If you do not want to use an herbicide, use this recipe from Martha Stewart:

- 1 gallon vinegar
- 1 Tbsp dish soap
- 1 cup of salt (optional, but helps desiccate the weeds)

Mix the solution thoroughly and put it in a garden sprayer.

The second issue is trash cans left out where they can be seen from the front of the house. Please remember to have your cans put away in the garage or behind your fence within 24 hours of your trash

being picked up. This is not only the rule, but it is a courtesy to your neighbors who are looking at the front of your house. We would rather not issue violations for these two items but will do so if necessary.

Finally, there is the issue of driveways. Many driveways are becoming cracked and showing excessive pitting. Because this is a major expense that takes planning you may want to take a good look at your own driveway to see if you should be making plans for the near future. It may benefit you to explore driveway resurfacing. This is a much less expensive solution, and it can last a decade or more.

Again, thank you for keeping our neighborhood beautiful. It is a pleasure to live here.

— ACC Committee



CenCON 06/23/2025 Meeting Notes

Centennial Council of Neighborhoods. Tiffany is a member.

Tonight's meeting had a couple of items that could be of interest to Tiffany residents. Arapahoe County Commissioner Carrie Warren-Gully (District 1) informed us that Centennial currently has 285 homeless individuals, which is an 11% increase from a year ago. These people are being reached out to improve their situation.

Kristen Eckmann of South Metro Fire Rescue, outlined for us the expected revenue shortfall of \$50 million in 2026. The current expected revenue is to be \$200 million, which comes from a 9.25% mil-levy enacted in 2004 on property tax. The tax is comprised of 36% commercial properties and 64% from residential properties. The ride up in property values over the last 10 to 15 years has been a nice revenue generator for them but that rise has stalled in last year or so – especially in commercial property values.

South Metro is looking to propose a 3 mil-levy increase or tap into sales tax by adding 0.5% to it in this Fall's elections both of which are valued at \$50 million annually. A third option is to reduce services. 65% of their services are medical emergencies and 35% fire-fighting.

There was discussion about the Littleton school "EPIC Campus" which is the vocational education arm of the Littleton school district. It offers subjects such as plumbing, welding, fabrication etc. along with other career focused learning. CenCON will be meeting there on July 28, and I will report to you what is presented. It is located at the old Schomp car dealership at Broadway and Littleton Blvd. This school may be a fit for your high schooler. Shuttle buses will take your student to EPIC and back from their home high school for classes there.

— **Jim Klutho**, Tiffany CenCON representative

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for Teen Services**

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South Suburban Park Ranger 303-435-8227

Remember – Tiffany is a covenant-controlled community. You need to contact an ACC member whenever you change the visual appearance of your home, including your backyard changes. The ACC request form is on our web site or you can call an ACC member to get one as well. Roof replacements must be approved by the ACC prior to beginning the work. Thank you – The Tiffany Board

News Articles

The deadline for news articles is the 15th of the month before the next month's issue, except for the Jan. issue which is Dec. 6th. Please email news articles to the editor at thetiffanynewsletter@gmail.com. Articles can be no longer than 250 words and must have the author's name and phone number attached. **All articles must be approved by the editor for publication, or as space permits.**

See Something Wrong?

If you see anything in our neighborhood that needs attention, such as a water leak or something broken, please call a Board Member to let us know. We try to keep a close watch on everything but your help is always appreciated. Thank you.

— **The Tiffany Board**

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4th of July Photos

About 50 people attended Tiffany's annual Independence Day event. Kids decorated the bikes and scooters and rode them to the park. Then everyone snacked on bagels and coffee. Bagels donated by Einsteins. Thank you! And thanks very much to Jackie Sanders and Arista Feldhauser for organizing this event again! Here are photos of the decorating winners and the group!

Photos by Arista Feldhauser

— Debbie Rasor



Fire Station Open House

At the end of June there was a Station #15 open house. I saw many Tiffany residents there. The firefighters now have separate bedrooms upstairs so if all workers aren't needed for a night-time emergency call, the others can remain sleeping. And yes, there is a pole to slide down on.

— Debbie Rasor

Centennial Under the Stars

Experience the magic of summer with the City of Centennial at the 19th Annual Centennial Under the Stars event on Saturday, August 9 from 5 – 9 p.m. at Centennial Center Park, 13050 East Peakview Avenue. This family-friendly event features live music, delicious food trucks and a variety of activities for all ages.

— Centennial Email

Western Welcome Week

The event runs from August 8-17th. The grand parade is the 16th at 10 am in downtown Littleton. There are several concerts, including the Littleton Symphony on August 17 at Hudson Gardens. There are also pancake breakfasts, art shows, and other events.

— Debbie Rasor

Cinematic Symphony

City of Centennial family-friendly concert in the park, courtesy of Symphony of the Rockies. Saturday, August 23, 5:30 – 7:30 p.m. at Centennial Center Park.

— Debbie Rasor

Back-to-School Traditions

In anticipation of another school season, not to mention all the shopping that comes with it, these first-day-of-school traditions and ideas will help get kids in the headspace for a new year.

- **Have a show-and-tell dinner on the first night.** Family dinners are always important, but make it a back-to-school tradition to allow the kids to tell you everything about their first day, from the friends they haven't seen over the summer to the classroom layout or what they had for lunch.

- **A day-one surprise.** Celebrate the first day in style with a visit from the First Day of School Fairy. She can deliver a few back-to-school school supplies and an encouraging note for the new year.

- **Customize something.** You can order specialized pencils with their name or label their new water bottle, but allowing your kids to stake their claim on school gear can help them feel confident about heading back to school.

- **Make an awesome breakfast.** You'll be throwing cereal and milk at the kids soon enough, so why not whip up a fancy breakfast for their first day? It'll keep your kids full, and make them look forward to getting up early!

- **Read a special book the night before.** Whether it's *Oh, The Places You'll Go!* or *Miss Nelson Is Missing!*, find a classic picture book that'll get your kids ready to start the new year.

- **Make a sundae bar.** This sweet, simple back-to-school tradition will calm anyone's jitters about heading back to school. Put your favorite toppings in jars and make them meaningful with labels encouraging the qualities you'd like to see demonstrated throughout the new year. Have your little

scholar cover their ice cream in kindness, bravery, obedience, and happiness, then top it off with sprinkles of love.

- **Celebrate School Year's Eve.** You celebrate New Year's Eve, so why not do the same for School Year's Eve? Get poppers or noisemakers, provide treats, and throw a little dance party. It'll get your students excited for what's to come, and it's a great way to include other fun first-day-of-school ideas on this list.

- **Have a back-to-school dinner.** Making a favorite meal and celebrating the start of another school year with an awesome dinner in their honor will always make your kids feel special.

- **Have a special activity for the end of the first day of school.** Whether you take them to their favorite park to burn off that first-day anxiety, have a craft planned, or grab an ice cream and talk, it's easy to make the first after-school afternoon unique.

- **Write a sidewalk chalk message.** If there's a sweeter first day of school tradition than a chalk message outside the front door, we haven't found it. Go all out or keep it simple—either way, it's an extra boost to help ease those first-day jitters. If your first day is distance learning, surprise the kids with a message they can see from the window or on a quick preschool start walk.

- **Pack a super special lunch.** Packing their lunch in a special lunchbox or bento box with a treat or a lunchbox joke is a great first-day-of-school idea! Get your kids involved by asking them what they want, and have them help you get it ready.

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Be Alert For Children

School is starting soon, and that means our neighborhood streets will once again be busy with students walking, biking, and getting dropped off near schools and bus stops. As we transition into the new school year, please remember to drive with extra caution, especially during morning and afternoon hours. Be alert for children who may be distracted or crossing unexpectedly. Let's ensure that kids can have a safe start to the school year for everyone!

— Will Austad



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