



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

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

Calendar of Events 2024

BOARD EVENTS:

Board Meetings, 6:30 pm: March 20,
June 12, September 18, November 20
Annual Meeting: November 6

OTHER EVENTS:

Ladies Night Out: January 18, 3 pm

Don't forget to check out our website at tiffanyhoa.org for legal documents, past documents, and other Tiffany information.

Tiffany Directory

Many thanks to **Meghan Pfanstiel** and **Barb Grauel** for creating and printing the beautiful new Tiffany neighborhood directory. You should have received a copy along with your December newsletter. When you have updates to the directory, email Barb Grauel.

— **Debbie Rasor**

Christmas Tree Recycling

The Willow Street Service Center will once again recycle live Christmas trees. The address is 7100 S. Holly Street. The dates are December 26th - January 19th. Please remove ornaments, tinsel, lights, etc because they damage the machine. Mulch will be available in the spring.

— **Debbie Rasor**

Driving in the Winter

It's that time of year again, where warming up your car is necessary. Though our neighborhood may be safe, it only takes one quick trip inside to find your car missing. A reminder that leaving your car outside running is never a good idea. And while you're on the road, slow down. Ice and snow can creep up on you and be very dangerous. Stay safe!

— **Will Austad**

January 2024

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Thank You Tiffany Volunteers

Thank You to Our Tiffany Volunteers! Tiffany could not be a self-managed homeowner's association without volunteers. We would like to thank those who have freely given their time to contribute to our community:

- Ellen Albert – Repaired the holiday entrance wreaths
- Will Austad – newsletter editor
- Day & Bruce Ballard – provides garbage removal for our park, park landscaping maintenance
- David Bennett – keeps our streetlights in working order
- Kathleen DeVries – landscape committee, ACC member, newsletter articles
- Tim Carter – ACC member, holiday decorations, entrance clean-up
- Doug Coventry – ACC member, Easter egg hunt volunteer
- Julia Coventry – Easter egg hunt volunteer
- Arista Feldhauser – new co-chair of the events committee, helped with many events
- William Feldhauser – Tiffany entrance artwork
- Tom Gardinier – new ACC representative
 - Barb Grauel – delivers welcome baskets to new neighbors and organized the new homeowner directory
 - Ned Grauel – helped prepare directories for delivery
 - Chris Hovey – regularly picks up the newsletter from the printer
 - James & Vanessa Hubbel – newsletter article
 - Jack & Avery – created colorful Tiffany holiday signs
 - Carol Klutho – contributes articles to our newsletter, helped on Tiffany events, Ladies Night Out organizer
 - Jim Klutho – current CenCON representative and repairing the Tiffany Little Library

- Kathy & Al Knoblock – helped with events, contributed newsletter photos
- Greg LaCoste – contributed newsletter photo
- Brinna, Elyse & Lynae Lambert – delivered our monthly newsletters and more, rain or shine
- Kevin Lambert – contributes newsletter articles, coordinated Dumpster Day
- Carl & Jane Laveck – landscape committee, judges for 4th of July contest

continued on page 3

Ladies Night Out

Instead of the typical evening event, in January we'll have a tea party in the afternoon at my house on Thursday January 18th. We'll start at 3 pm. Bring something appropriate for a tea party (cookies, scones, tiny sandwiches, fruit, etc), your favorite tea, and a teapot if you have one. All Tiffany ladies are welcome. RSVP to **Carol Klutho** or me. Feel free to wear a hat if you have one.

— **Debbie Rasor**





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for Teen Services**

Tiffany Homeowners Association Directors and Volunteers

www.tiffanyhoa.org • PO Box 3392, Centennial 80161

Contact any board member by email, tiffany.hoa@comcast.net

President: Craig Austad, craigustad@gmail.com 303-520-3669

Vice President: Justin Pohlmann, jpohlmann@gmail.com 720-810-3846

Treasurer: Matt Greene, mattgreene2@live.com 720-280-6971

Secretary: jered.freng@gmail.com 720-373-0432

At Large: Mike Wood, Michael_james_wood@hotmail.com ...720-639-2467

ACC Committee:

Kathleen Devries: kathleengdevries@gmail.com, 303-870-2387

Tim Carter: TimCarter80122@gmail.com, 720-839-1440

Doug Coventry: douglascoventry@aol.com, 303-515-0263

Tom Gardinier, t_gardinier@yahoo.com, 720-937-7408

Welcome Committee: Barb Grauel 303-694-6369

Newsletter Editor: Will Austad thetiffanynewsletter@gmail.com

Newsletter Coordinator: Debbie Rasor debrador13@gmail.com

Ladies Night Out: Carol Klutho 303-290-9428

Webmaster: Justin Pohlmann

Events Co-chair: Jackie Sanders sandersdesignstate@gmail.com

Events Co-chair: Arista Feldhauser ... arista.feldhauser@gmail.com, 970-219-3035

Little Library: Denise O’Kane dcokane@gmail.com

CenCON Rep: Jim Klutho jandj@ecentral.com

Park Liason: Larry Devries devrieslarry@gmail.com, 303-870-1022

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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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.

Volunteers, *continued from front page*

- Ben Milius – helped make the new park playground equipment a reality
- Chad O’Donnell – helped with technology for movie nights
- Joni O’Donnell – organized movie events
- Denise O’Kane – librarian for our “little library” and organized the repair
- Meghan Pfanstiel – baskets for newcomers, worked on the new homeowner directory
- Debbie Rasor – newsletter coordinator, outgoing events coordinator, holiday decorations
- Stan Rasor – former webmaster, newsletter photos, holiday decorations, helped on events
- Jackie Sanders – new co-chair of the events committee, helped with many events
- Lisa Warlick – has moved away but was an ACC member, wrote newsletter articles
- Loretta White – newsletter article

You know who you are! If you shoveled your neighbor’s sidewalk or you did something else nice for a neighbor, thank you from your neighbors! And of course, our hard-working board members – Craig Austad, Larry DeVries, Jered Freng, Matt Greene, Justin Pohlmann, and Mike Wood. Thank you all! If we left anyone off the list, we are sorry. Let us know, and we will recognize you next month.

— Craig Austad, new Tiffany President and Larry DeVries, outgoing President

Newsletters For Nearby Neighborhoods

Did you ever wonder what’s happening in the neighborhoods near Tiffany? The company that prints the Tiffany newsletter also prints newsletters for several nearby neighborhoods including Highlands 460 and The Knolls. These newsletters (along with Tiffany) are now online together. You can see them here: <https://newsletterconnections.com/newsletter-publications/>

You can also see the Tiffany newsletter online at PayHOA.com (after login) and at TiffanyHOA.org.

— Debbie Rasor

Highlands Ranch Senior Center

A new senior center will open in Highlands Ranch in the Spring. It is being built next east of the Broadway and Highlands Ranch Parkway intersection immediately east of the Mountainview Christian Church. Annual membership is \$72 for nonresidents.

— Summarized from *50 Plus Marketplace News*



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CenCON 11/27/2023 Meeting Notes

Centennial Council of Neighborhoods. Tiffany is a member.

Tonight's meeting was the last meeting of the year. The Arapahoe sheriff warned us that "Puffing" (warming your car unattended in the winter) is illegal in Centennial and is the main cause of stolen cars. Most thefts in Centennial are having valuables visible in an unlocked car. He also warned against displaying Christmas presents under a tree visible through a picture window. This invites burglars.

The City of Centennial has just approved the 2023/2024 budget. The 2023 adopted budget is \$123.8MM which is 3.2% higher than the 2022 adopted budget. The 2023 budget has a \$1MM increase for the police department to hire more police needed to patrol the streets.

The South Metro Fire and Rescue gave a short talk on the risks of lithium ion batteries. Currently lithium batteries are not a big problem as quality has improved with time, but here are things you should be aware of. Battery fires are an electrical fire and difficult to extinguish. Smothering with specialized blankets is best. Much like smothering a kitchen fire with a wet towel is preferred in order to cut off the oxygen to the fire. Cooking fires are the most common residential fire. The smoke given off from a lithium battery fire is toxic which is another reason to get away from it instead of staying and trying to fight it. One of the main causes in lithium battery fires is from a defective or incompatible charger. Beware of buying cheap replacement chargers on Amazon etc.

Though not practical, charging lithium batteries is preferred and simply leaving batteries in their charging cradle after they are fully charged is discouraged. Newer EV cars pose a new problem for fire fighters in that in a serious crash, the "Jaws of Life" could unwittingly cut through high voltage hidden cables putting everyone in the rescue at risk.

— Jim Klutho, Tiffany CenCON representative

Arapahoe Bridge

The City of Centennial is pleased to announce the substantial completion of the Arapahoe Bridge reconstruction over Big Dry Creek. The final striping on Arapahoe Road has been recently completed, allowing two lanes to be open in each direction just east of University Blvd. The enhanced bridge features wider lanes and a taller structure, significantly improving safety for the traveling public.

— Centennial Newsletter

SSPRD Memorial Tree Program

Pay tribute to an individual or group, celebrate a milestone or commemorate a special event by dedicating a tree in a South Suburban park or at a South Suburban facility. There is an application at <https://www.ssprd.org/willow-spring-service-center>.

— South Suburban website

SSPRD Volunteer Opportunities

Thinking of spring and looking for an outdoor project later this year? South Suburban needs volunteers. Projects range from one-time activities for larger groups to recurring opportunities for individuals or small groups. We have a variety of forestry and horticulture related volunteer opportunities. Contact Lisa Howell, 303-721-8478 ext. 68480. Projects include:

- Tree & shrub mulching
- Russian Olive and other noxious weed control
- Tree and shrub planting
- Installing beaver wrap for tree protection in riparian areas
- Rose maintenance (dead-heading, weeding, mulching) at the War Memorial Rose Garden
- "Putting the beds to bed" (winterizing annual flower beds)

— South Suburban website

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Master Your Finances in 2024: A Quick Checklist for Financial Success

As we usher in the new year, it's crucial to take stock of our financial health and set the stage for a prosperous future. Here is a concise financial checklist to ensure you're on the right track in 2024:

- Review and Update Your Budget:** Assess your income, expenses, and savings goals. Make necessary adjustments to accommodate any changes in your financial situation.
- Evaluate and Adjust Investments:** Analyze your investment portfolio. Ensure it aligns with your risk tolerance and long-term goals. Consider consulting a qualified financial advisor to optimize your investment strategy.
- Use FSA Dollars and Make HSA Contributions:** If you have a high deductible health plan (HDHP), explore maximizing your health savings account (HSA) contributions. In 2024, the maximum contribution for an individual HSA is \$4,150, and the maximum for a family is \$8,300. If you are 55 or older, you can contribute an additional \$1,000.
- Emergency Fund Boost:** Aim to have at least three to six months' worth of living expenses in your emergency fund. It provides a financial safety net in case of unexpected events.
- Retirement Savings Reassessment:** Confirm you're contributing enough to meet your retirement goals. Take advantage of employer-sponsored plans and tax-advantaged accounts.
- Insurance Review:** Assess your insurance coverage, including health, life, and property. Adjust based on changes in your circumstances to ensure adequate protection.
- Debt Reduction Strategy:** Develop or refine a plan to reduce high-interest debt. Prioritize paying off debts to free up more money for saving and investing.

Remember, financial success is an ongoing process. Revisit this checklist throughout the year and adjust your financial strategy as needed. Rely on us as a resource. We are always available to assist you with deadlines or other issues. We are also happy to collaborate with your CPA, attorney, and other professionals you work with to help ensure that you are prepared for the coming year.

Start today to help secure a brighter financial future in 2024!



Charlotte K Jay, Financial Advisor, 303-260-7494, cjay@jayfinancialgroup.com
 5601 S Broadway Suite 395, Littleton, CO 80121, www.jayfinancialgroup.com

This checklist was created using various sources including generative artificial intelligence output from ChatGPT. All output used in this checklist has been verified by the author/advisor.



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-Rick and Beth M. (October 2023)



We found The Steller Group quick to respond, **professional, knowledgeable**, well prepared, comfortable, and approachable.

-Greg B. (October 2023)



I would recommend them to everyone I know to sell their home. The whole process from beginning to end was **seamless**.

-Vicki F. (August 2023)



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- Jan P. (May 2023)



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