



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: June 18th; Sept. 17th; Nov. 19th

ANNUAL MEETING: November 5th

OTHER EVENTS:

District Social – June 5

Chip & Mulch – June 7

Ladies Night Out – 18

Movie Night – June 21

Dumpster Days – June 21 & 22

ACC Walkthrough – June 23

Independence Day Parade – July 4

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.

Movie Night

On May 17th, 35 people watched the movie 'Leo' in the Tiffany park. The next movie night is June 21st at dusk.

— Debbie Rasor

Ladies Night Out

Tiffany LNO will meet on **Wednesday, June 18**. We'll attend a concert at the Littleton Historic Museum at 6:30 pm and plan to have some carpools.

— Debbie Rasor

Keep Our Spaces Clean

Lately, there's been an increase in litter around the neighborhood's green space. Please be mindful and pick up after yourself. Whether you're walking your dog, or just passing through, let's all do our part to keep the area clean for everyone. Thanks!

— Will Austad

June 2025

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HOA Dumpster Days

This year the Tiffany HOA Dumpster Days will be June 21st & 22nd, 2025 (Saturday and Sunday). Four roll-off dumpsters will be placed around Tiffany. Below is a list of prohibited items. If these items are found, we must remove the items, and Tiffany will be responsible for the cost of an additional pickup trip.



- Dirt, Rock, Brick, Concrete, Sod
- Appliances with freon (Refrigerators/Freezers)
- Tires, Paint, Oil
- Hazardous Materials/Chemicals
- Electronics (TVs/ Monitors/Computers)

Bringing in the dumpsters costs the HOA about \$2,300, so please don't tell people outside of Tiffany about the event or invite them to participate. We've had considerable problems in the past with outsiders dumping materials during the early morning hours, overflowing dumpsters, and leaving a mess on adjacent sidewalks and lawns. If you have yard waste such as tree limbs, branches, logs, etc. please take those to the free chip & mulch event that Centennial is sponsoring on June 7th, 8:00am-12:00pm at 7100 S Holly Street (Willow Spring Service Center).

If you have bulky items that can be easily broken down (i.e.: plastic shelving), please do so before tossing them in the dumpster. The smaller pieces leave far more space for our neighbors to put their items in. Please be respectful and do not overfill the dumpsters. When this happens Tiffany volunteers must go around and pack them down before the trash company will pick them up.

— Craig Austad, HOA President

District 2 Summer Social

Centennial's District 2 Summer Social is on **Thursday, June 5, from 6 - 8 p.m.** at Cherry Park (6300 E. Weaver Dr.). This free, family-friendly event will have hands-on kids' activities including a DIY button making station and fun yard games. Live music provided by our very own District 2 Front Range Band, playing classic rock sounds as well as two food trucks to enjoy dinner and/or dessert. Bring your blankets and chairs and stop by the park for a relaxing evening.

— Summarized from Centennial email

Independence Day

Plan on attending the annual Independence Day parade in Tiffany. Kids, you may want to start planning the decorations for your bikes, scooters, and wagons. Everyone can wear their patriotic finery. More details in the July newsletter.

— Debbie Rasor

June 2025 ACC Walk-Thru

The ACC walk-thru will take place on June 23. Please have your yards and houses ready and compliant with the HOA standards. The main variances we have noted over the last few years have been shrubs, branches, and trees growing into or hanging low over the sidewalks. Please have your overhanging trees at 8' above the sidewalk and your shrubs and plantings off the sidewalk. Excessive bare spots in lawns and weeds growing in rocks and the landscaped areas are also common things we must write notices for. Last year we gave everyone a pass on even significant grass/weeds growing in the cracks along the edge of the road since it was so common. Let's hope we can all do better there. Your attention to these issues prior to the walk-thru is greatly appreciated.

Violation Fine Schedule:

First Violation *Warning Letter*
Second Violation (of same covenant or rule) *Warning Letter*
Third Violation (of same covenant or rule) *\$150*
Fourth and Subsequent Violations
(of same covenant or rule) *Board's Discretion*

All Tiffany ACC standards and additional details to the violation policies can be found on the PAY HOA website. As always, we are thankful for our beautiful neighborhood and the hard work of our neighbors that keeps it looking great! Please reach out to me or any other member of the ACC with questions.

— Kathleen DeVries

Chip and Mulch

The City of Centennial and South Suburban Parks and Recreation District invites you to a free community-wide tree recycling event on **Saturday, June 7, from 8 a.m. to 12 p.m.** Drop off your tree limbs and woody plant materials at two convenient locations, then pick up free mulch (while supplies last). Chippers will be in operation until noon sharp. Address is South Suburban's Willow Spring Service Center **7100 S Holly Street**. Remember to bring a tarp and shovel if you'd like to take some mulch home! **Please Note:** we cannot accept lumber, salvage materials, or rounds larger than 10 inches in diameter. Due to high turnout, wait times may be up to 30 minutes.

— Centennial email

**This Space
Intentionally Left Blank
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

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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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CenCON 04/28/2025 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. First, is the news that Denver is getting a franchise of the National Women Soccer League. The season play starts in 2026 and Centennial will be the home of their practice facilities plus the location of their temporary stadium until their permanent stadium is built in Denver in 2028. Their permanent practice facilities will be near the Broncos facilities, which is just east of Centennial Airport. The temporary 10,000-seat stadium will also be near the Centennial Airport and after it is no longer needed, it will be reduced in size to 4,000 seats and turned over to the Cherry Creek school system as a sport venue. This location should be convenient for Tiffany residents to see professional soccer.

The second item is the city planning of "Midtown Centennial". This area is roughly between Yosemite and Havana (east/west) plus Arapahoe Road and Countyline Road(north/south). It can be thought of as being part of the Denver Tech Center which has many office buildings that are currently grossly under-utilized due to the "work from home" aspect of work life. Current vacancy rate is about 25%, which is in line with the Denver metro area, and is expected to rise in the future. As a reference, the downturn in office vacancy rate is currently at 35%. Examples of buildings in Midtown Centennial currently selling for just 30% to 40% of their value just a few years ago indicate they are being sold for land value only. Besides adversely affecting current city property tax inflows, the push will be for redeveloping these areas as apartment complexes. This is a concern for the residents in the area, not to mention a strain on sewers, water supply etc. City planning sees the problems and will do their best to handle the transition as areas get rezoned. The trend for denser living conditions in Centennial is a strong force.

— Jim Klutho, Tiffany CenCON representative

Tiffany Kicks Off Garage Sale Season In Style

This year's Cherry Knolls, The Knolls, and Tiffany Joint Neighborhood Garage Sale was a smashing success! On May 2 and 3, nearly 100 households participated, transforming the neighborhoods into a vibrant hub of bargain-hunting and community connection. According to post-event surveys, the sale exceeded expectations. One hundred percent of respondents shared that the event was "much more successful than I have done on my own." One first-time seller from Cherry Knolls noted, "The event offered great atmosphere—people were friendly and courteous!" If you missed it, plan for the first weekend in May next year. *Photo by Will Austad*

— Jennifer Steller



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SSPRD Election

Congratulations to Tiffany resident **Keith Gardner** for being elected to a place on the SSPRD board! He was elected to a four-year term.

— **Debbie Rasor**

Property Tax Exemption

If you are 65 or older or a disabled veteran, you may qualify for a property tax exemption. As a senior to qualify, at least one owner of a home must be 65 years or older as of Jan. 1 and must have occupied the home as a primary residence for at least 10 consecutive years prior to Jan. 1 of the year he/she applies. Completed applications should be submitted on or before July 15. You can find information on the Arapahoe County website, or call Division of Property Taxation at 303-864-7777.

— **Debbie Rasor**

Computer Recycling

If you missed the Centennial electronic recycling event, you can still drop off your old computers at Goodwill. Supporting this program is safe and easy. Simply take your unwanted computer and components – any brand, in any condition – to your local Goodwill Donation Center. Your tax-deductible donation will help Coloradans achieve independence and help the environment! Goodwill strongly recommends that prior to donating your electronics, you back up any data you need to keep and erase the device's hard drive to protect your personal information.

— Summarized from the Goodwill website

Tiffany Board Meeting

The next board meeting is June 18th. Meetings are held online via Zoom. Invitations are sent in advance using PayHOA. If you are not registered, contact a board member.

Film On The Rocks

Film on the Rocks is one of the most Coloradan experiences you can have. Each summer, people head in droves to Morrison to visit the Red Rocks Amphitheater and watch classic movies in perhaps Colorado's most iconic setting. Many people bring a picnic dinner to eat while they enjoy the weather and pre-movie entertainment.

Films typically start around dusk, and doors open between 6:30 and 7:30 pm. This event goes on no matter the weather, so bring layers and anything else you might need if Mother Nature throws a curveball abruptly.

This summer's Film on the Rocks will be held on select Mondays, mid June to mid August 2025. Film screenings include:

- June 9: **2001: A Space Odyssey**
- June 23: **Pirates of the Caribbean: The Curse of the Black Pearl**
- June 30: **Willy Wonka and the Chocolate Factory (1971)**
- July 7: **Legally Blonde**
- August 18: **Shrek 2**

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