



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 on the 3rd Wednesday of the month at 6:30pm. The dates for 2026 are: June 17, September 16, November 18

ANNUAL MEETING: November 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.

Bobcat Nearby

A bobcat was seen behind Goodson Rec Center on the morning of April 20. It could easily walk in our direction. Keep your pets safe.

— Debbie Rasor

Easter Egg Hunt

There were many happy kids at annual egg hunt. About 23 children chased after 700 colorful eggs filled with treats. The playground equipment got a good workout. Everyone enjoyed the bagels and toppings. *More photos on page 2.*

— Debbie Rasor

May 2026

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Drought Conditions & Lawns

In Tiffany we all get our water from Denver Water. As you may know, Denver Water has instituted Stage 1 restrictions because of the ongoing drought. These guidelines may change throughout the summer. As of April 21st, Denver Water website states that “there is no need to turn on automatic systems until at least mid- to late-May. It is not necessary to water grass two days a week in April and the beginning of May, which will help save water. Occasional hand-watering may be necessary for trees and shrubs during this time.” They want us to do our part to save water. Also as we have all seen announced, Denver Water has added a drought price surcharge for higher tiers of water use.

What does this mean for each of us? The Tiffany ACC recognizes our severe drought conditions and water restrictions which may only get more stringent unless we get a change in weather patterns. The Tiffany HOA will follow the Denver Water guidelines and recommendations here. Therefore, the ACC will not issue violations this summer for non-green (dormant) lawns. However, lawn areas still need to be maintained clear of leaves/debris, mowed and free of weeds.

The ACC has some suggestions concerning letting your lawn go dormant based on online information. Letting your lawn go dormant is not akin to abandoning it. You must follow the proper process to maintain healthy grass that can easily be revived. It is best if your grass type is drought-resistant in any case here in CO.

continued on page 2



Drought Conditions, *continued from front*

Dormant Lawn Proper Process / Tips:

- Mow at the correct height of 3.5" where grass can best withstand drought
- Don't let it dry out completely - in the absence of rain-fall, need 0.5" of water every 4-6 weeks initially, then 0.5" inches once every 2-3 weeks (Basically for us it means we may need to water grass once before mid-May, then starting in mid-May water grass only once every 2-3 weeks. According to online: 0.5" is ~30-40 min. for pop-up sprinklers, ~60-90 min. for rotating sprinklers adjusted for actual real measurable rain)
- Keep off the dormant lawn since it is brittle
- Spot treat for weeds or remove weeds (with the roots) manually
- Only water lawns in the early morning to allow water to penetrate roots. Do not water in the evening as this can result in water-logged roots that are prone to rot. Never water during the hot sun daytime (not permitted either)

A dormant or sleeping lawn may not be as appealing as a lush, green one, but you can expect these benefits of letting your lawn go dormant:

- It saves you high watering costs. It keeps you compliant with restrictions!
- You spend less time & effort on lawn care.
- It is more sustainable for drought-prone areas like ours.
- It protects your grass during hot summer seasons.

More Easter Egg Hunt Photos



**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
- President:** Craig Austad, craigaustad@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: Jared Freng, jered.freng@gmail.com..... 720-373-0432
At Large: Mike Wood, Michael_james_wood@hotmail.com ...720-639-2467
 Jon Wisson: jwisson@comcast.net,720-635-6524
 Adam Schaffner: adam.schaffner10@gmail.com720-334-0362

- *****
- ACC Committee:**
 Jon Wisson: jwisson@comcast.net, 720-635-6524
 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:** Anita Croshal.....303-220-5587
Newsletter Editor: Will Austad..... thetiffanynewsletter@gmail.com
Newsletter Coordinator: Debbie Rasor..... debrador13@gmail.com
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
ConCON Rep: Jim Klutho jandj@central.com
Park Liason: Larry Devries..... devrieslarry@gmail.com, 303-870-1022
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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Newsletter Editor Position

For the past couple of years, I've had the privilege of serving as the Newsletter Editor for the Tiffany Newsletter. It's been a fun and rewarding experience, but I'll be away working this summer and moving to Montana in the fall to start school. That means it's time to pass the torch! We're looking for the next newsletter editor to take over. An ideal candidate would be a student in high school, with an interest in English and some familiarity with technology. If you're interested or have any questions, feel free to reach out by text to Debbie at 303-843-0516.

— Will Austad

Editor's Note: Tiffany would like to thank Will for his many years of service to this newsletter. We will miss him and wish him the best of luck at his new school.

Many Thanks!

We wish **Arista Feldhauser** a speedy recovery from being injured while setting up for the Easter Egg Hunt; luckily, she didn't break any bones. Thanks to **Lucy, Hank** and **Charlie Sanders** who hid 700 eggs. Also much thanks to **Jim Klutho** for bringing extra candy to the hunt.

CenCON 03/23/2026 Meeting Notes

Centennial Council of Neighborhoods. Tiffany is a member.

Tonight's meeting was held at the Trails Recreation Center on the east side of Centennial. Ashish Vaidya, Centennial District 2 Council member (Tiffany is in District 2), informed us that Centennial Midtown, which is the under-utilized office park on Yosemite, received its first rezoning permit to start the multi-use repurposing of the area. The "work from home" reality has hit the commercial office market very hard. He also told us the City of Centennial is working with neighboring communities to build a recycling center which will allow recycling drop-off of items which will probably be free of charge. He reminded us that 70% of the trash waste is compostable and is needlessly accelerating the filling of the landfill in Aurora. They are working on an alternative solution to this problem.

Women's soccer has come to Denver. It is the "Denver Summit FC" (Football Club) and its season started in mid-March. Their first home game will be on July 3rd at a temporary stadium being built near the Bronco training facility. It is currently being constructed and is located at the corner of Fremont and Potomac. The permanent facility will be located on the Gates Rubber land on Broadway near downtown and is due to be completed in 2028. Their schedule will be 30 matches of which 15 will be home games in their 16- team league. General admission ticket prices start at \$41. Google the team for more information. Denver is quite the sports city.

— Jim Klutho, Tiffany CenCON representative

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CenCON Help Needed

Tiffany would like to thank **Jim Klutho** who has been the neighborhood representative at the Centennial neighborhood CenCON meetings for almost four years! Jim would like to step down from this role. The meetings are generally held in person on the 4th Monday of the month, excluding December. The meeting location varies within Centennial. Contact Jim to learn more about this role.

— **Debbie Rasor**

We Need YOUR Help!

The Tiffany ACC is looking for volunteers who are interested in keeping our neighborhood a great place to live and raise a family. The positions involve participating in the yearly neighborhood walk-thru and noting anything that needs attention per neighborhood covenants and standards. Volunteers can use our PayHOA online system to send a friendly reminder to neighbors that may not be familiar with the standards or have not noticed their property needs a bit of TLC. Any necessary follow-ups can also be done through the PayHOA system which keeps it organized and efficient. Additional volunteers can help with our approval process as neighbors improve and update their homes. Having more volunteers makes everything easier. The committee members all work well together and share any questions or concerns before making important decisions. It does not take a lot of time but does help our neighborhood to look and feel great. For more information, please contact one of the current ACC members: Tim Carter, Doug Coventry, Tom Gardiner, Jon Wisson

Pets & Neighborhood Lawns

It is especially important now with all of our lawns and gardens stressed with the drought conditions that while walking our dogs in the neighborhood, we keep our pets on the sidewalks. It will also help if we all minimize being on the grass in the park. Grass when dormant due to low water becomes brittle and easily subject to permanent damage especially from pet urine. It is always courteous to keep our pets off other's lawns and out of their gardens and of course pick up after our pets everywhere including in our wonderful trail areas.

— **Tiffany ACC**

King Soopers Digital Deals

At King Soopers, previously for the Weekly Digital Deals, you could only use them one time. This policy was a pain if you were buying produce and didn't want several containers to go bad before the end of the week. Now King Soopers has updated its digital deals policy to allow customers to use each digital coupon up to 5 times per transaction, with no limit on the number of transactions. This change means you can use these coupons for multiple, separate shopping trips, effectively offering unlimited savings for items. Less chance of moldy produce. Yea!

— **Debbie Rasor**

Bloom Your Business This Spring: Connect Directly with Your Neighbors!



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10 Things Homeowners Should Do Before Summer

Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.

1. Check the gutters, even if you cleaned them before spring. This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.
2. Before it gets too warm outside, inspect your home's crawl spaces. You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.
3. Schedule a summer HVAC check up. This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.
4. Inspect your home's irrigation system. This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.
5. Get your yard gear out of storage and check everything out. This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!
6. Schedule pest control! Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.
7. If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it. Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.
8. Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation. Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.
9. Check all your smoke and carbon monoxide detectors as well as your fire extinguishers. If you don't have any, make this a priority!
10. Last but not least, remember to switch out your HVAC filter. Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.



Join us for Dancing in The Streets 2026!
Wednesdays, 6:30-8:00 PM | The Streets at SouthGlenn

Glitter in the Air (P!nk)

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The Long Run (Eagles)

July 22

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