

HIGHLINE COURT HOMEOWNERS ASSOCIATION
NEWSLETTER
June – July 2009

COMMUNITY GUIDELINES

The Declaration of Covenants, Conditions and Restrictions for Highline Court states that "rules and regulations concerning and governing the Lots, Common Elements and/or this Community may be adopted, amended or repealed from time to time by the Board of Directors." (Article X, Section 15)

In order to maintain the appearance of the community and to clarify practices that have been in place the following items have been revised and/or adopted by the Board of Directors.

Please save this notification for Basketball Hoops and the Tree Lawn with your important household records.

TREE LAWN – (Area between sidewalk and street)

1. Each Homeowner is responsible to maintain the landscaping in the Tree Lawn adjacent to their Lot in a neat, clean, and healthy condition, including irrigation, pruning, mowing, weeding, and replacement of dead grass and trees.
2. In order to maintain the appearance of the community, the Tree Lawn shall be maintained by the Homeowner as originally landscaped.
3. Xeriscape landscaping is prohibited in portions of the Tree Lawn where originally irrigated by the builder.

BASKETBALL HOOPS – (Effective July 15, 2009)

1. No basketball backboards shall be attached to the garage or set facing the street.
2. Portable basketball hoops must be stored out of sight when not in use.

HIGHLINE COURT GARAGE SALE

Need a little cash? Running out of room? A community-wide garage sale is scheduled for Friday, June 26 and Saturday, June 27. Fifteen households have already decided to join in the fun! To participate (one or both of the days) contact Laura Vlaiduc at 720-320-8819. The sale will be advertised in the newspaper and online.

For second-hand sale success tips check out www.yardsalequeen.com.

BOARD MEMBERS

Sue Johnston, President
303-344-8404

Laura Vlaiduc
V. Pres./ Secretary
720-320-8819

Steve Anderson, Treasurer
303-365-9930

MANAGEMENT COMPANY

Ina Meyer
Property Manager
303-745-2220
9145 E. Kenyon Ave. #100
Denver, CO 80237
www.highlinecourt.com

BOARD MEETINGS

Upcoming meetings:
Tuesday, July 14
Tuesday, August 11
Tuesday September 8
6:30 p.m. – 8:15 p.m.
Aurora Public Library
14949 E. Alameda Dr.

REMINDER

The monthly HOA assessment for 2009 is \$45. Simplify your payment and avoid late payment penalties. Contact our Management Company and make arrangements for automatic payment.

MARK YOUR CALENDAR –

ANNUAL GENERAL MEMBERSHIP MEETING
November 10, 2009

TREE TRIMMING

The City of Aurora and Homeowner Association are not responsible for pruning trees along the streets in Highline Court. The City has reminded us that it is the responsibility of the occupant and/or owner to cut and remove all branches lower than 8' over sidewalks and 13'6" over the street. Please note that the trees that are blocking stop signs at corners should be pruned immediately.

BARKING DOGS

It's that time of year when we all enjoy opening our windows for fresh air, working in our gardens, or just relaxing on our patios. Sometimes, the barking of our neighbors' pooches interrupts the joy of these activities.

Dog owners please be aware that your dog's barking is an annoyance to your neighbors. No one minds a few barks, but please take action if your four-legged family member is barking continuously, or barking at every car and person in the neighborhood.

The Board recommend that "barking dog" issues be resolved between or among involved neighbors. Approaching your neighbor may be difficult as no one wishes to create ill will within the neighborhood.

The alternative is anonymously reporting the barking to Aurora **Animal Care Division at 303-326-8280**. They will notify the dog's owner that their pet's barking is creating a nuisance. It is against the law to allow a dog to bark, yelp or howl to such an extent that it disturbs neighbors or passersby.

If there is only one complainant, or if the parties are not willing to sign a formal complaint and testify in court, it is standard procedure to **issue a warning** notifying the pet owner there is a complaint about the dog. **Only one warning per residence per year** is given.

If the offending party does not correct the situation and there are two complaining parties, a summons will be served on the offending party and the case is handled as a **misdemeanor** by the City Attorney's office. When there is a conviction the judge can assess up to \$1,000 in fines for the dog owner including removal of the dog from the owner.

So... please be considerate of your neighbors. If you have a noisy dog, quiet it. We all need to live together and be mindful of those around us.

CURB APPEAL

As our community ages and the economy continues to challenge home values, it becomes even more important for each of us to take pride in retaining our attractive community. We must work together to do all that we can to shore up the value of our homes and maintain a healthy curb appeal.

Healthy lawns are green and weed free. For great tips for mowing, watering, fertilizing, and reseeding; also weed, disease and insect control contact Colorado State University's turf program at www.csuturf.colostate.edu.

MODIFICATION REQUEST – REMINDER

Remember to complete a Modification Request form and receive approval before you make exterior changes to your property. Forms are available from the property manager.

GROCERY STORE?

Keep your fingers crossed that our community will once again have a grocery store nearby. According to a recent article in *The Denver Post*, the empty Albertson's grocery store space at 15220 E. Sixth Avenue has been purchased by the company that operates Save-A-Lot, a value grocery chain.