

From: **Cherry hills North** <[cherryhillsnorthhoa@gmail.com](mailto:cherryhillsnorthhoa@gmail.com)>

Date: Thu, May 28, 2015 at 4:00 PM

Subject: CHN Annual Meeting

To:

Dear CHN neighbors –

Please save the date for the Annual HOA meeting:

June 30, 2015 at 6:30 PM

Location: City of Cherry Hills Village Center located at 2450 East Quincy Avenue CHV, CO 80113

For those of you following our monument light repairs:

The HOA continues to work with eXcel to re-install electrical meters that were removed at certain monuments. They can be replaced but eXcel could upcharge us to put on an upgraded meter if we request to replace them outright. We are trying to fight the fact our old meters were removed and tread lightly to prevent an exorbitant cost from eXcel. If we push too hard they may charge us for upgraded meters. We are working with a contact to marry the monument addresses provided by the Metro District that pays the electrical bills for the monuments to the eXcel billing accounts we have –to prove to eXcel they were removed - but the addresses do not match a few of the monument locations. eXcel will not fully cooperate until we have the right addresses to match the monuments. This is a work in process.

We are holding off on installing lighting at the monument on the north side of our South Holly Street entrance as we are working with the Metro District to transfer upkeep and repair of the monuments to them. See prior email for more information.

We look forward to seeing you at our annual meeting where we can address any questions you may have.

Please keep in mind we have a neighborhood website at <http://www.cherryhillsnorth.org>

Thank you,  
Cherry Hills North HOA

**From:** Cherry hills North [<mailto:cherryhillsnorthhoa@gmail.com>]

**Sent:** Saturday, May 2, 2015 10:05 AM

**Subject:** CHN IMPORTANT Monument sign update

Dear CHN neighbors -

Hopefully you have been keeping up to speed with recent HOA emails regarding the status of our neighborhood identification/monument signs. The purpose of this email is to let you know that the HOA and the Cherry Hills North Metro District have formed an informal neighborhood committee composed of two members of the Metro District Board, members of the HOA Board, and other neighborhood residents to analyze the benefits of transferring ownership and the long-term maintenance responsibilities for the monument signs to the Metro District.

Some of the benefits of transferring the ownership of the monument signs to the Metro District that have been identified by the committee at this preliminary stage include the following:

- The District may obtain insurance for the monument signs at a lower annual premium;
- The District is in a better financial position than the HOA to successfully manage the maintenance of the monument signs;
- A substantial percentage of the current HOA dues goes toward paying insurance on the monument signs. If ownership is transferred to the District, the HOA Board will analyze whether a reduction in the HOA dues is possible at a future date;
- Future repairs/upgrades to the monument signs may be needed, such as converting all the lighting to LED from the commercial grade lighting. This would significantly cut down on annual electrical expenses. The Metro District is better positioned to contract for these upgrades; and
- Funding maintenance activities through the Metro District tax levy (paid by all homeowners) is arguably more equitable than funding these activities through a voluntary HOA assessment, which has historically been paid by approximately 70-75% of the homes in the neighborhood.

Since the original installation, the monument signs have been maintained by the HOA and the Metro District has been paying for the electricity to light the signs. Currently, the HOA is responsible for insuring the signs and for sign maintenance and repair. From what the current HOA Board has been able to piece together, the "original" neighborhood identification signs were installed by the developer of Cherry Hills North and "gifted" to the neighborhood. However, this was done without the developer having properly created easements/license agreements or otherwise documenting the HOA's (or the Metro District's) ownership or maintenance responsibilities for the monument signs.

The committee wants to fix these oversights, in order to ensure that the HOA and/or the District has the legal right to limited access to all of the existing monument signs located

on private property for purposes of routine maintenance, replacing lighting fixtures, necessary repairs, future updates to the signs, etc. When the monument sign at the intersection of S. Hudson Way and Sanford Circle West was destroyed by a hit and run driver last year, the HOA was unable to quickly move to rebuild the monument sign due to the fact that it was located on private property, and there were no such agreements in place.

Of the existing neighborhood monument signs, some are located entirely in City right-of-way, some are located exclusively on private property, and some are a combination of the two. The City of Cherry Hills Village has, through approving a license agreement with the HOA, consented to the existing monument signs being located in City right-of-way. This executed license agreement may be viewed on the HOA website at: <http://www.cherryhillsnorth.org/hoa-documents2.html>

In addition to the license agreement, the HOA also needs the cooperation of the homeowners that have one of the existing monument signs on their property. The committee is preparing an initial draft of an easement agreement that would provide the Metro District with limited rights of access to the monument signs for the purposes described above, including performing routine maintenance and to ensure that the monument signs continue to fulfill their main purpose of community identification and way finding.

For those of you that have neighborhood monument signs on your property, you will be hearing from a member of the monument committee once we have an initial draft of this easement agreement to share. We truly hope all our neighbors agree with this direction and we are happy to answer any questions you may have.

Thank you for your attention.

Feel free to contact any of the CHN Monument Committee members:

Marcus McAskin: 303-517-5293

Geoff Landry: 303-902-5315

Brian Harris: 303-870-2489

Tal Diamant: 303-223-1235

Toni Roybal: 720-838-4612

Larry Weide:

Alan Levin:

**From:** Cherry hills North [mailto:cherryhillsnorthhoa@gmail.com]  
**Sent:** Thursday, April 23, 2015 1:41 PM  
**Subject:** CHN HOA update

Dear neighbors,  
Please read this entire email for an update on our monument lighting and other news.

Monuments: Colorado Lighting was out last week and made repairs to all the monuments that they were able to. All monuments are working except for the following:

- 1) Corner S Holly Way and Happy Canyon – North Side – needs light installation at new monument. We have one proposal to install lighting and are working on an additional proposal.
- 2) Corner S Holly Way and Happy Canyon – South Side – light out on side facing Happy Canyon. The side facing Holly now works. These lights are being monitored as they appear to be intermittent. It is possible the lamps may need a new ballast.
- 3) Corner of Sanford Circle East and Nassau Circle East – needs meter. Xcel removed the electrical meter to this monument and two others for unknown reasons.

Xcel did install a “jumper” to the two other monuments without a meter. Per prior email, this is not a preferred method and we are still working with Xcel to come back out and re-install the meters. We have not been given a timetable for this at this time. We continue to reach out to Xcel but their scheduling is out of our control.

Please keep in mind the City of Cherry Hills has numerous recycling events coming up in May. That information is posted on our HOA site at:  
<http://www.cherryhillsnorth.org/neighborhood-news.html>

Please see the attached PDF from the Cherry Hills Village Police Department regarding burglaries and safety.

Speeding and running stop signs in our neighborhood continues to be a concern among residents.

The HOA has received at least a dozen requests to consider speed bumps in our neighborhood. This will be considered by the HOA and can be a topic at our annual meeting coming up in late May (date TBD). In the meantime, the City of Cherry Hills Police Department has been notified of this concern and they have put our neighborhood on higher patrol status for the next 45 days to keep an eye out for speeders and those running stop signs. Please be vigilant when driving through the neighborhood. According to the Police Department, the speed limit should be 25 MPH in our neighborhood.

Lastly, you will be receiving notification for the yearly, voluntary HOA dues of \$50.00 per household over the next few days. We hope you will see the value in making this contribution and helping our neighborhood be a great place to live.

If you want more details, you are welcome to reach out to us via the website [www.cherryhillsnorth.org](http://www.cherryhillsnorth.org) or call Jennifer Niederhauser at 720-261-5665 or Brian Harris at 303-870-2489.

We will update you again when we have more information to share.  
Thank you!  
Cherry Hills North HOA

From: **Cherry hills North** <[cherryhillsnorthhoa@gmail.com](mailto:cherryhillsnorthhoa@gmail.com)>

Date: Tue, Apr 7, 2015 at 8:40 PM

Subject: CHN Monument Lighting Update from your HOA

To:

Dear neighbors,

Please read this entire email for an update on our monument lighting.

Your HOA has been working tirelessly to get all our monuments up and running. This process has and is taking much longer than any of us would like. We realize you may be frustrated with what may seem like lack of progress.

We have been dealing with Xcel since the gas boring project to restore lighting to monuments that had lines cut during that process.

Xcel was in our neighborhood on March 23<sup>rd</sup> (delayed from January) and helped us pinpoint the source of power for the monuments which were affected. These monuments include the corner of Nassau Circle East and S Hudson Way and the south corner of S Hudson Way and Dahlia.

After Xcel was out. We worked with Colorado Lighting to pinpoint and repair the breaks in these lines. Lighting has been restored to these two monuments.

That said, it was discovered that Xcel removed the electrical meters to not only these two monuments, but also the one at the corner of Nassau Circle East and Sanford Circle East. We were not given a reason. The monument at Nassau Circle East and Sanford Circle East remains dark, but the two that have been repaired are working because a “jumper” is installed. This jumper boosts power to work the signs without a meter. It is quite possible Xcel will require us to remove these jumpers until they re-install the meters or we will have to remove them if too much time goes by. Why? Because Xcel wants to be sure they are paid for the electricity we use and if the jumpers remain on without a meter, Xcel can back-charge us for what they estimate to be electricity we have used. Pending how long it takes Xcel to come back out, we do not want to risk excessive back-charges. As of 4/6, they remain lit.

The monument at S Holly Way and Happy Canyon that was replaced still requires lighting. We are awaiting proposals to install the lights. These proposals could not be completed until Xcel was out to confirm the power source, which was also completed on March 23<sup>rd</sup>.

There appear to be additional lights out at the following locations:

Corner S Holly Way and Happy Canyon – South Side – light out on side facing S Holly.

Corner of S Hudson Way and Dahlia – north side – side facing Dahlia is out. Side facing S Hudson Way is working.

Corner South Hudson Way and Mansfield.

We believe these just require new bulbs. The board member that is in charge of replacing these bulbs has been notified and we hope he can replace these bulbs this week. If this is more than just a bulb issue, we will notify you at the next milestone.

Please know this: Your HOA is aware that the monuments are not all working and this situation is not right. We are frustrated with how long this is taking and want to make sure the monuments are repaired properly. We are doing our best to get Xcel back out to install the meters, but their scheduling is out of our control. There are additional matters that complicate this process based on ownership of the monuments and Xcel tracking the account numbers for the electrical bills to each monument. Looking ahead, the wiring to many of the monuments are showing signs of wear. Some of the wiring was stretched and pulled during the gas boring process which could affect the resistance/conductivity of the wires. Future repairs may be required. We have started the initial process of working with the Metro District to form a committee to transfer the repair and upkeep of the monuments to the Metro District as they are better equipped to handle the upkeep of our monuments. For now, it is the goal of your HOA to get all the monuments working. If you want more details, you are welcome to reach out to us via the website [www.cherryhillsnorth.org](http://www.cherryhillsnorth.org) or call Jennifer Niederhauser at [720-261-5665](tel:720-261-5665) or Brian Harris at [303-870-2489](tel:303-870-2489).

We will update you again when we have more information to share.

Thank you for your patience!

Cherry Hills North HOA

From: **Brian Harris** <[harris@kentwoodcity.com](mailto:harris@kentwoodcity.com)>  
Date: Sat, Mar 21, 2015 at 7:47 PM  
Subject: CHN email blast March 21  
To: "[cherryhillsnorthhoa@gmail.com](mailto:cherryhillsnorthhoa@gmail.com)" <[cherryhillsnorthhoa@gmail.com](mailto:cherryhillsnorthhoa@gmail.com)>

Dear neighbors-

Please read the entire message below for an important neighborhood update from your HOA.

Monday, 3/23/2015, a fellow neighbor with Colorado Lighting will be working with Xcel to pinpoint where the power feeds for our lighted street monuments are located. Xcel cut power to 2 of our neighborhood monuments during the gas boring project last year. It has been a struggle with Xcel to restore power to those monuments. This meeting was originally scheduled for 1/21/2015 but was cancelled due to the snow storm we received that day. It has taken us almost 2 months to Xcel to come back out. We also need to pinpoint power feeds to the other monuments. To accomplish this task, Xcel may need access to some backyards to locate pedestals to help restore power. We do not know which yards will need access, but wanted you to be aware of this need should Xcel be at your property Monday.

Please keep in mind we have a neighborhood website at: <http://www.cherryhillsnorth.org/>

We hope you find it informative.

If you still see the old site, you may need to refresh your browser.

Below is information on the 2015 CHV Spring Clean Up and recycling programs. This information is also posted on our website.

Thank you for your cooperation regarding these matters!

Regards, Your HOA

**Subject: Save the Date - Spring Clean Up and Shred Day**

2015 SPRING CLEANUP SCHEDULE

<b>MAY 9-17, 2015:</b>	Trash and rubbish
<b>MAY 9, 2015:</b>	One Day Only (Saturday) Electronics and Paint Recycling
<b>MAY 9, 2015:</b>	One Day Only (Saturday) Community Shred Day



## Spring Cleanup May 9- May 17, 2015

The City will again host a Spring Cleanup for Cherry Hills Village residents this year. Dumpsters will be provided for citizens to dispose of their unwanted trash and rubbish. **Electronics and paint recycling will be available only one day this year (SATURDAY MAY 9<sup>th</sup>). Please do not bring these items except during the designated drop off time.** All other hazardous materials will need to be disposed of through the door to door program (see Other Hazardous Household Chemicals below).

Dumpsters for household rubbish and trash will be available from May 9 - May 17, 2015. The City is unable to accept large appliances, so please do not bring these items to the site. You may be asked to provide proof of residency as you drop off items, so please be prepared to show a drivers license with a Cherry Hills Village address on it if asked.

The trash dumpsters will be located east of the maintenance shop just past the main entrance to the Village Center. Residents are encouraged to take advantage of this opportunity to dispose of rubbish not included with normal curbside service. Please note: the City will be **UNABLE** to accept the following items for disposal in the dumpsters: paint, electronics, tires, appliances, oil, antifreeze, fuels and any hazardous materials. Depositing these items in the dumpsters may jeopardize the future of this program.

- There will be a designated area near the dumpsters for all tree branches and shrubbery. Please do not put these items in the dumpsters. City Staff will be chipping and recycling these materials.
- There will also be a designated area for recyclable metal items.

## Community Shred Day – May 9<sup>th</sup> - Two trucks will be available for faster service

Identity theft is a problem so have your sensitive documents shredded. This is your opportunity to empty all those old personal files in your house. The free community shred day will be from **9 a.m. to 2 p.m. on Saturday, May 9<sup>th</sup>** at the Cherry Hills Village City Center, 2450 E Quincy Avenue. Residents can protect themselves against identity theft by shredding any personal documents confidentially and securely, at no charge.

## Electronics and Paint Recycling – May 9<sup>th</sup>

The City will once again accept electronics and paint for recycling, but on a limited basis due to escalating regulations and cost. These items will be accepted between the hours of **9:00 am and 2:00 pm on Saturday, May 9<sup>th</sup> only!** Staff will be on hand to help unload your acceptable items. Only paint, small appliances, and electronics including

TV's 19 inches and smaller will be accepted. The cost is too substantial for the City to accept larger items and all hazardous chemicals and products. Please be respectful of these restrictions.

### **Other Hazardous Household Chemicals**

The City has contracted with Waste Management/Curbside Recycling, Inc. to do a door-to-door recycling program for hazardous waste again this year. Residents will be required to pay a \$20.00 co-pay and may use the service only once per year. Funds are limited and the program will be suspended once all the funds have been used, so please use the service wisely. We encourage you to work with your neighbors and pool hazardous waste to maximize the available funds. For a full description of the program please visit the city website at <http://cherryhillsvillage.com/trashandrecycling.aspx>. Waste Management/Curbside can be contacted directly at [1-800-449-7587](tel:1-800-449-7587).