



## VOICE From the Neighborhood

*Cameron McDonnell, LHA President*

### IT'S SPRING TIME IN LIBERTY HILL!

Just as many of you are working on your homes, we as the LHA Board are working hard to change some of the ways we operate. In the past, the newsletter has been not as informative as it could be, and that is changing. In each newsletter, we will be talking about what is discussed in the monthly meetings, as well as upcoming events. We cover a lot of issues that deal with the neighborhood, and I believe you have a right to know what is going on. Also, a new column will be created relating to home improvements. We know many homeowners want to do projects on their homes but do not know where to get supplies or how to do the work. We have many ideas, and we would like your input, as well, if you have had good experiences with suppliers or are very handy yourself.

At last month's HOA meeting, we covered a variety of topics:

- ◆ We are currently in the process of working on the covenants. We have discussed what is to be added and deleted, and we are typing a finalized version for review at the June HOA meeting. These will be available to the homeowners before they are put into act. We are still working on the updates, so any suggestions are appreciated and can be emailed to us for consideration.
- ◆ We discussed dates for the pool party and our budget that we give to the Babysitting Co-op to help with parties and events.
- ◆ Lastly, we talked about any issues people have had in the neighborhood. At any time, residents can file complaints, comments, or questions to the HOA Board, and I suggest you do this. When we receive an email from a resident, we review the issue and investigate the problem. Then we send a letter to the home with the issue and ask for corrective action or additional information within a certain time period, usually a month. During the entire process, we will keep the person who sent the issue updated. All of our communications with homeowners are confidential, so if you file a complaint, it will be anonymous to the homeowner possibly at fault. When we receive a complaint, the turnaround time for us to look into it is less than a week. We want this neighborhood to be as great as possible, and we need your input, so please do not hesitate to send us issues. Some possible issues are landscape appearance, overall condition of a property, barking dogs, cars parked for many days, and more. They can be sent to [libertyhillhoa@comcast.net](mailto:libertyhillhoa@comcast.net).

As a note, we have had a few complaints about boats and cars on the street and in front of homes. According to the original covenants from 30 years ago, boats, RVs, campers, trailers, inoperable cars, mechanical equipment (such as engine lifts), and lawn mowers are only allowed in front of a house or on the driveway for three days. If on the property longer, they must be concealed on the side of the house behind a 6-foot fence. As for cars, please park them in your driveways, as our streets are narrow and do not look as nice with cars scattered all over them. Such great examples are Costilla and Eudora. This also becomes a hazard, since people cannot see around the cars, and there have been many near misses of children being hit due to a driver's blocked vision.

Some of you may not know that the fence and outside perimeter is not taken care of by the HOA, but rather by a separate board called the Liberty Hill Metropolitan District. They are the people who need to be contacted about the issues that affect the overall appearance of the subdivision. Most of the complaints to the HOA come from people upset about the fence and overall appearance of the perimeter, and we, unfortunately, are not the ones to

*Continued on Page 4*

## Upcoming LHHA Meetings

Mark your calendars for these upcoming HOA meetings:

- ◆ **June HOA Meeting**—Monday, 6/14; The Liberty Hill Metropolitan District meeting will follow immediately afterwards.
- ◆ **July HOA Meeting**—Monday, 7/12
- ◆ **August HOA Meeting**—Monday, 8/9

HOA meetings are held at South Holly Baptist Church at 6:30 P.M. and last 30–45 minutes, with discussion of affairs and issues that affect homeowners. All LHHA residents are welcome! ★

## Community Events

Get ready for these upcoming events in the neighborhood:

- ◆ **Perimeter Walk With the Metro District (June 5)**—The Liberty Hill Metropolitan District invites LHHA residents to walk the perimeter on Saturday, June 5, as we review the landscape material that has been identified for removal by our landscape architect. We will meet at the corner of Holly & Easter at 2:00 P.M. The architectural drawings of the neighborhood will be available for review during this walk-around and at the June 14 meeting.
- ◆ **Dumpster Day (June 12)**—Here is your chance to clean house! Dumpster Day is always a popular event, and this year, it will be Saturday, June 12, at South Holly Baptist Church, from 8:00 A.M. to 12:00 NOON. As in years past, the LHHA Board will rent several full-size garbage trucks to allow residents to throw away undesired junk. Residents who have paid their annual dues of \$15 may throw away their first load for free. Those who haven't paid yet will be requested to do so first. Subsequent loads will be \$10 each. Please keep the following guidelines in mind:
  - ◆ No rental trucks—Loads must be in personal vehicles/trailers.
  - ◆ No sod/dirt—This takes too long to unload.
  - ◆ No cement
  - ◆ No paint (unless dried)
  - ◆ No hazardous materials
- ◆ **July 4 Bike Parade/Picnic (July 4)**—Join us for a fun bicycle parade and picnic on Sunday, July 4 (start time TBA). Children (and the young at heart) are encouraged to decorate their bicycles for the parade!
- ◆ **Pool Party (August 7)**—Come for fun in the sun at the Holly Park pool (Arapahoe & S. Krameria Way) on Saturday, August 7, from noon to 2:00 P.M. The HOA will pay the admission fee, and you can stay until they close at 5:00!

Get involved with all of these LHHA events! ★

### LHHA Board

LHHA Board meetings are held on the second Monday of each month at 6:30 P.M. at the South Holly Baptist Church.

**Everyone is welcome!**

Cameron McDonnell, President	303-917-0758
Bonnie Banks, Vice President	303-908-9793
Kenton Guilbert, Treasurer	720-482-1915
Judy Hadfield, Secretary	303-770-4324
Scott Sarra	303-434-4866

### Other LHHA Representatives:

#### Newsletter Distribution

Jane Atwell 303-694-0286

#### Newsletter Editor/Ad Sales

Joel & Launa George 720-962-4855

#### Web Master

David Evansin 303-771-6160

### Liberty Hill Metropolitan District

(Perimeter Maintenance)

Charlie Krumenacker, Chair	303-796-7517
David Lee, Asst. Chair	303-779-5135
Randy Berens, Treasurer	303-694-0453
Sandra Zarlengo, Asst. Treas.	720-373-8563
Joel George, HOA Liaison	720-962-4855

Meetings are at 7:00 P.M. on the third Wednesday of each month. Contact one of the directors for the meeting location.

Questions/comments regarding the perimeter may be sent to: [LHMetroDistrict@gmail.com](mailto:LHMetroDistrict@gmail.com).

The *Liberty Hill News* is published monthly to inform residents of news concerning homeownership in the Liberty Hill Area and to provide a forum for opinions and ideas.

Deadline for submission of articles, letters, and advertisements is the 20<sup>th</sup> of the month.


Please direct all correspondence to:

### Liberty Hill Homeowners Association

8174 S. Holly Street #232  
Centennial, CO 80122-4004

For ad sales, contact  
[news@libertyhillhoa.org](mailto:news@libertyhillhoa.org)

Visit our website:  
[www.libertyhillhoa.org](http://www.libertyhillhoa.org)



*Robert Berry*  
REALTOR®

Mobile: 303-921-4741  
Office: 888-313-5928 x113  
Fax: 303-779-9897  
bob.berry@equity-usa.com  
www.equitydenversoutheast.com

**Equity**  
COLORADO

**Pet Sitting**

Feed • Water • Meds • Mail • Newspaper • Water Plants • More

Daily Visits: Starting at \$15/visit

Overnight Stays: Starting at \$50/night

**Don and Dixie**

Liberty Hill • Centennial, CO 80122  
(303) 770-7566 [home] or (303) 903-2103 [cell]  
[dvasicek@earthlink.net](mailto:dvasicek@earthlink.net)

Interior & Exterior



**Mike's  
Painting**

**1980'S PRICING!!**

\*Acoustical Ceilings \* Specializing in painting stained wood \* 35 Yrs Exp \* A rating \* References \*

**Mike 303.797.6031**

**Enjoy clean windows? Call Today!**

Your Windows Cleaned (inside & out)

Screens, too!

Lights, Fans & Mirrors



**CRYSTAL**  
Window & Blind Cleaning

Bill Coleman  
Jerry Williams

Insured  
★  
References Available

Enjoy Your View – **303-922-4655** – Call Us Today!

★ ★ ★ 25 Years Experience ★ ★ ★

**Need a Raise?**

Saving on your insurance is easier than asking your boss for a raise!

And you don't have to pay taxes on it.

Let's customize YOUR insurance today

Your Liberty Hills Neighbor:  
**Bob Mobeck**

**ICON- Insurance Connections**


6970 S Holly Circle #104E  
Centennial, CO 80112  
303-798-5232  
[bmobeck.icon@gmail.com](mailto:bmobeck.icon@gmail.com)

**IS YOUR BROKER GIVING YOU THE COLD SHOULDER?**

At Edward Jones, the level of service you receive depends on your personal needs and preferences, not on the size of your investment portfolio.

If you'd like to experience exceptional personal service, consider Edward Jones. We offer solutions for all your financial needs. Get to know us.

Call today to schedule a free portfolio review.



**Matthew D Guccini**  
Financial Advisor  
6909 S Holly Circle Suite 130  
Centennial, CO 80112  
720-488-2252

[www.edwardjones.com](http://www.edwardjones.com) Member SIPC

**Edward Jones**  
MAKING SENSE OF INVESTING

*VOICE From the Neighborhood (cont.)*

talk to. The Metro District has a meeting every month that anyone is welcome to attend, and I suggest you do so, to make sure improvements and your opinions are being carried out, rather than dragged out over years. The Metro District holds their meetings at a member's house, and the way to find out about it is to call a member (see page 2 for phone numbers) or look at the meeting schedule posted on the community bulletin board behind King Soopers on Glencoe and at the corners of Arapahoe & Dahlia and Easter & Holly. In the past, this Board has been a little difficult to find out information about or even contact, and most people don't even know they exist. I have suggested to them that they hold their meetings at the church where the HOA has its monthly meetings, and that suggestion is under advisement pending the residents' input.

In the past, both the HOA and the Metro District have not been as accountable and transparent as we should be, and I have asked the Metro District, like the HOA, to start disclosing all information to homeowners. The HOA will post minutes of meetings in detail, our budget, and any upcoming events on the community board. You are always welcome to email or call us anytime with questions or comments, and we will respond promptly. Our phone numbers are listed in the newsletter each month. We are hoping the Metro District will do the same and be as transparent. Until this month, the Metro District did not have an email to send complaints to, but after hearing of all the complaints the HOA has been receiving, they now have one: [LHMetroDistrict@gmail.com](mailto:LHMetroDistrict@gmail.com). I suggest you email them and let them know your views and questions about the exterior, since what I hear mostly from the neighborhood is the opinion that they have been slightly neglecting the issues. If you prefer to email anonymously, please email the HOA Board, and we will forward your comments without your name.

The Metro District members have term limits of two consecutive 4-year terms (8 years total), which they are in the middle of, so you have the right to be heard, since your tax dollars support their activities. The current terms will be over in 2012, when any resident can run to be a part of this group and make an impact for the community. As for the LHHA, we serve one-year terms as volunteers, so if you would like to become an officer on the HOA Board, we have elections every April for the following year, and anyone is invited and encouraged to run.

I do want to point out that the Metro District IS working on a plan for a new fence, but is in extremely early phases. This project could be in the near future or years away, depending on the residents' views and input. As of their last meeting, which I attended, they have architectural drawings of the Liberty Hill neighborhood and an inventory of the landscape material currently in place. The landscape architect also recommended the material that should be removed. but no plan of what to do for a fence or landscape to replace the plants that will be removed. The Metro District is looking for your input on what you would like to see.

The Metro District Board will hold their June meeting at the South Holly Baptist Church on Monday, June 14 (right after the HOA meeting). Part of their agenda will be to discuss their plan and to get input on what the residents want. I believe every resident should attend this meeting. They say they want to do this in phases and possibly start with part of the fence as early as next year, but with the current budget and the way they want to fund it, this could take many years to complete. Possible loans from the city that would not increase taxes would be a way to get this done sooner, but the residents need to tell them to do it, because they are not necessarily in favor of this option. They have expressed that they would prefer to have all the money in the account ahead of time, but this could mean multiple years for the project to start or get completed. I strongly encourage you to come to the next meeting and to get involved; your property values depend on it. I believe the members of the Metro District have good intentions, and a little help and input from residents will make a big difference. Please come to the next meeting with your voice and form your own opinion of the process. This neighborhood needs to have more participation in both Boards, and we welcome the help, so come join us.

Thank you to all the people who participated in this year's neighborhood garage sale. I think many people had a great time talking with neighbors and enjoying the nice day. I know I enjoyed meeting many people and finding out about your concerns and comments. Our next event is Dumpster Day on June 12, so everybody start cleaning out your basements! See page 2 for more details on Dumpster Day.

We are doing everything we can to make this neighborhood great, and I will do my best to listen to everything you have to say and to look for an answer. We still need your help—come join us at a meeting, or you can always email us at [libertyhillhoa@comcast.net](mailto:libertyhillhoa@comcast.net). This is a great neighborhood to live in, and we are very lucky! ★