

# HIGHLAND

# HIGHLIGHTS

Monthly Newsletter for The Highlands 460 • A Covenant Controlled Community

Vol. 16 Number 10

October 2005

Circulation 950

## Urgent Notice

To the right ("Resolution Presented to the H-460 Board") is the full text of a proposal which was brought to the monthly meeting of the Highlands 460 Board of Directors. I wish to point out that the magnitude of this proposal would likely require an expenditure greater than our total current budget — even if we dropped every other activity currently undertaken.

For this reason, I am devoting the entire regularly scheduled October board meeting to community discussion of this matter in lieu of our regular business meeting. We may find we need to have even more discussions in subsequent months as there is no simple fix here.

Original request was for immediate action by the next (September) meeting. However, since earnest consideration of such a radical departure from our current affairs would require a raising of dues, perhaps doubling them, we need input from more than a handful of eager residents before the board takes any action. Hence this giving of notice to the entire community and opportunity to attend that 26 October meeting.

So, please consider attending and make your input known to your board, but please note that we have a meeting time limited by the facility from 7-9 p.m. We must be out of the library by 9 p.m.

Sincerely,

David Lamoreaux, BoD President

HAPPY HALLOWEEN!



### Calendar of Coming Events:

December 10 .....Christmas lighting contest judging

## Get Your Roof Approved!!!!

Please, please, have your new roof approved — in writing — prior to beginning the installation. If you do not, it can get messy especially if you do not use a previously approved roofing product. To date two neighbors who reroofed without using an approved roofing product have been forced to install an approved roofing product. This is a lose-lose situation for everyone. The roofing cost for the resident is more than doubled. The roofer is very unhappy about installing a second roof. A lot of good roofing materials are wasted. The neighbor is extremely unhappy if not very angry at the Architectural Control Committee. All of this misery can be avoided with one phone call to the ACC.

## Rabbit Infestation

You have probably noticed the continued population growth of rabbits in our neighborhood. We have not been too concerned but do not appreciate the damage to our lawn and garden. We recently discovered though that rabbits present other problems. Rabbits and other small mammals can be host for the larva called Cuterebra from the bot fly. It lays eggs on the host in its nest or on the pellets. If your dog or cat has been acting rather tired and not eating well, these might be symptoms of them having the larva. Veterinarians advise that an infestation could cause shock and death to your pet if the larva ruptures while inside and often needs to be surgically removed. Please check with your veterinarian if you have concerns

—Myron & Carmen Smith  
Highlands 460 Residents

## Resolution Presented to the H-460 Board

August 31, 2005

It is imperative that the Board take action tonight to stop the deterioration of the H-460, clean up all violations and maintain a high standard of maintenance and appearance.

Therefore I propose the following:

1. **Frank Parrish** continues to follow the re-roofing project. The president will appoint a new chairman of the Architectural Control Committee who will inte-

*continued on page 3*

## HIGHLANDS 460 CALL LINE • 303-331-2366

If you have a question or concern or would like to express an opinion about a neighborhood issue, please call the Call Line and leave your name and number.

For the latest information on neighborhood events, please consult your latest *Highlands Highlights* and also visit the web for any Hot News since the last publication.

## HIGHLANDS 460

Web site:

[www.Highlands460.org](http://www.Highlands460.org)

## HOA Meetings

Wed. • Oct. 26

Wed. • Nov. 23

7 p.m.

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- Frank Parrish . . . . . 303-773-8344  
e-mail . . . . . h460acc@highlands460.org

### South Suburban Parks Representative

- Pat Jenkins . . . . . 303-779-1077

### Newsletter

- Editor:** Linda Carroll . . . . . 303-773-6665  
e-mail . . . . . h460news@highlands460.org

- Advertising:** Colorado Lasertype . . . . . 303-979-7499

Highland Highlights is published monthly by The Highlands 460 Civic Association, a non-profit homeowners association.

The deadline for news articles is the 10th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits. Advertising deadline is the 15th of the month for the next month's issue. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

*Please e-mail articles and "Letters to the Editor" to:*

[h460news@highlands460.org](mailto:h460news@highlands460.org) or send to:  
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Contact the Highlands 460 HOA:  
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303-331-2366 (info line)

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### Get the Latest News

Please note that the Highlands Highlights newsletter is posted on the neighborhood Web site, [www.highlands460.org](http://www.highlands460.org). It is posted shortly after it is written and submitted to the printer, so you can get the news weeks before it is delivered to your door.

Also on the Web site are minutes from recent homeowner association meetings and covenant information. It also contains links to other useful sites.

### Neighborhood playgroup

The Highlands 460 playgroup gathers at 10 a.m. on various Fridays of the month. In addition, we plan Mom's night out. Please come join us.

For information, call **Andrea Strouse**, 720-493-9988.

**Resolution, continued from front page**

grate with a covenant/code enforcer to be named.

2. Reprioritize your activities and reallocate your budget funds to the line item "Covenant, Code, and Ordinance Enforcement."

3. **Susy Ellis**, of Neighborhood Solutions, who attended your April 29 meeting, be hired on a one year trial basis to enforce the covenants, codes and ordinances. If Ms. Ellis is not available the Board will expedite action to select and hire an alternative company.

4. Invite **Betty Ann Habig**, councilwoman, to your next board meeting. Inform her that you expect her support in this effort with the city of Centennial zoning.

5. If, after one month, the Board is not successful in getting her support, then invite our representing commissioner — **Bernie Zimmer** — to the Board meeting, and explain to him what the taxpaying 460 residents expect in support.

6. Begin immediately a front-page article for three months in the *Highlights* explaining this newly adopted policy. Feature progress reports in subsequent monthly Highlights.

**Why should the board do this?**

1. Under no circumstances should any neighbor live under the threat of his or her safety 24 hours, seven days a week. For example, we have one or more neighbors on S. Jackson living with the threat because of a threatening neighbor who consistently violates the covenants and ordinances.

2. It is a known fact that when covenants in a covenant controlled area are not enforced, deterioration will rapidly set in and that's what is happening here.

3. To be effective, enforcement of covenants, codes and ordinances must be put in the hands of a person/organization that is experienced and **not a resident of the H-460**.

4. Susy Ellis is very familiar with the working of neighborhood covenants, Centennial zoning and Arapahoe county zoning.

5. It is obvious there are serious problems within Centennial. Betty Ann Habig admitted to me that she has received similar complaints as mine. Arapahoe county zoning has been extremely supportive to me as they were back in the days before Centennial. We can't wait on Centennial any longer. As taxpaying citizens we must demand results now!!

With this resolution, I am submitting to you a partial list of current violations as of 8/29/05.

I would appreciate a weekly update from the president on the progress in implementing this resolution.

I respectfully ask you to adopt this proposed resolution!!

—**Bob Buck**, 303-796-8428, 3726 E. Nichols Ave.

**Arapahoe High School Silent Auction**

A silent auction will be held on October 29, from 6 to 8 p.m., at Arapahoe High School. The auction proceeds will benefit many student activities, including athletics, band, and cheers. Students and parent supporters are working hard to obtain an impressive variety of auction items. Following the silent auction will be a live auction of selected valuable items. Dessert and entertainment provided. Please join us to support Arapahoe's great programs.

*Knowledge comes but wisdom lingers.*

— Alfred Lord Tennyson

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## Highland Elementary Events for October

- October 12: Highland Hustle  
Hustle Schedule:

Teacher	Grade	Start	Distance
Scherer, Myers	KDG	10 a.m.	2/3 mile
Datino, Peterson, Packer	1st	10 a.m.	2/3 mile
Macklem, Newell	2nd	10:45 a.m.	1 mile
Brown, Yabrove, Hicks	3rd	10:45 a.m.	1 mile
Banks, KT, Guthrie	4th	11:35 a.m.	1-3/4 mile
Franks, Grabow, Williams	5th	11:35 a.m.	1-3/4 mile

- October 14: Casino Night — 5:30 p.m.–9:30 p.m.
- October 18-20: Book Fair  
Book Fair Times:  
Oct. 18: 9–4, Oct. 19–20: 9 a.m.–8:30 p.m.
- October 19–21: Conferences
- October 20-21: No School
- October 27: Picture Retakes
- October 28: Spirit Day
- October 24–28: Red Ribbon Week

### Highland Elementary News

October is a fun-filled month at Highland Elementary! Friday, October 14 is *High Rollers for Highland* casino night at Red & Jerry's, 1840 W. Oxford (Oxford & Santa Fe) from 5:30-9:30 p.m. The cost is \$35 per person to pre-register (\$40 per person at the door), and includes a Mexican buffet dinner. Come and hone your gaming skills as you compete for prestige and prizes. The event is open to all friends of Highland Elementary. Please direct questions to **Bob Belin** at 303-741-2996.

October 17–19 is the Highland Elementary Book Fair, the 24–28 is Red Ribbon Week, the 26th is the Highland Accountability Committee meeting, and the 27th is the PTO meeting at

9:15 a.m. and picture re-take day. October 28th is Spirit Day and the 31st is time for the fun Halloween classroom parties from 9:15–10:30.

We thank you for your continued support of Highland Elementary!  
—**Jo Bailey**, PTO Secretary

### Highland Elementary Moms In Touch

We welcome you to join us as we pray for our children and their school. We are a group of mothers who hold in common a love and care for the children and staff of Highland Elementary School, a belief that God hears and responds to prayer, and a commitment to the basic tenants of the Christian faith. People from all denominations are welcome! No experience required! We are not a Bible study or discussion group: we meet for one hour every week solely to pray for our children and their school. Interested? Please contact **Sandy McNeil** 720-488-5235 or **Jessica Booker** 303-283-8010.

### Neighborhood Bible study

Fridays September 30 through November 18, 9:30 a.m.–11 a.m. We'll be working through a study called "Conversation Peace, the Power of Transformed Speech." Words can nourish, warm and build up or demean, devastate and destroy. How do you manage the potential of your tongue? This is a study to help improve speech habits by allowing God's word to transform your heart. A place where you can be yourself, wherever you are spiritually, but where you can grow, connect with other women, and pray for each other. For info. call **Sandy McNeil** 720-488-5235.

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**Letter to the Editor**

Homeowners board,  
 My parents live in Highlands 460. Actually, they have lived there for 16 years now. I am almost 21 and currently living away from home. I've know some of my neighbors since I was five years old. I know how good some of the people that live around me are. In fact, I believe that as a neighborhood, we can raise money to help those in need in the region destroyed by Hurricane Katrina. I have attached a copy of the flier to this email. It is the text only part of the flier. I hope I am not disappointed in our neighbors. This is a very worthy cause. I have "recruited" my siblings and their neighborhood friends to go door to door collecting donations and handing out fliers. I understand how busy people are, so I figured coming to them would allow for more of them to donate. If you are interested in donating, or wish to help collect donations, please contact me at 720-341-8815 or monica\_zaltsberg@yahoo.com. I just spoke with the president of your board and as per his advice, I will be making sure this is okay with the city of Centennial first.

Thanks,  
**Monica Zaltsberg**

**Election 2005: Referenda C&D**

To help you explore the issues surrounding Referenda C&D, the Koelbel Library and the League of Women Voters of Arapahoe county will host a public discussion with local officials. Hear the pros and cons from **Toni Larson**, Steering Committee Co-Chair, Coalition for Yes on C&D, and State Representative **Joe Stengel**, District 38, at the Koelbel Library, room B, 7 p.m., Monday, October 3, 2005. No reservations needed.

**Halloween Happenings**

South Suburban will celebrate with the ghouls and goblins, 11 and under, on Friday, October 28, at Goodson Recreation Center, 6315 S. University Blvd. Attendees will delight in costume contests, carnival games, a haunted house, temporary tattoos, crafts and lots of treats. Prepay at [www.sspr.org](http://www.sspr.org) by 7 p.m. on Wednesday, October 26 and receive the discounted rate of \$4, fee is \$6 day of the event. For more information call 303-798-2476.

Additionally, Family Sports Center, 6901 South Peoria, will host a haunted treasure hunt on both Thursday, October 27, 4-8 p.m. and Saturday, October 29, 1-4 p.m. A Trick-or-Treat Treasure map will take children on an adventure around Family Sports Center. There will be special discounts for anyone wearing a costume including 10 tokens for only \$2, unlimited rides wristband for \$5 and FREE Skate Rental with purchase of Ice Arena Admission.

**An Evening with T.R. Reid**

*Washington Post* Rocky Mountain Bureau Chief and National Public Radio Commentator **T.R. Reid** will discuss his recent book, *United States of Europe: The New Superpower and the End to American Supremacy* on Tuesday, October 4 at 7 p.m. at the Arapahoe Library District's Smoky Hill Library, 5430 S. Biscay Circle (Smoky Hill Rd. & Biscay in Centennial). **This is a date change from September 20.** Reid will address whether Europe is a threat to U.S. hegemony or not. This evening is sure to be filled with lively discussion. The program is free and open to the public, however reservations are required. To reserve your spot, call 303-693-7449.



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To learn more, come to one of our monthly meetings. We meet the second Wednesday of each month at 1 p.m. Attend a 12-hour training workshop. Hurry! The next four-day workshop begins October 11, 2005. The cost is \$50. Please contact **Marlin** at 303-741-1727.

**Health Chatter for Children**

*Enjoying a safe Halloween from the Centennial Medical Plaza*


Halloween is a fun-filled time for parents and kids. Taking the time to plan for a safe Halloween beforehand can help keep both the kids and their activities safe. Here are some tips to help keep your Halloween safe and enjoyable:

**Deciding on a costume**

- Add glow-in-the-dark tape to the front and back of your children's costumes so they can be easily seen.
- Don't buy a costume unless it's labeled "flame-retardant." This means the material won't burn.
- Make sure wigs and beards don't cover your child's eyes, nose or mouth.
- Don't let your child wear a mask. Masks can make it difficult for kids to see and breathe. Instead, use nontoxic face paint or makeup.
- Put a nametag with your phone number on your child's costume.
- Avoid long or baggy skirts, pants, or shirt sleeves that could catch on something and cause falls.
- Make sure that any props your child carries, such as wands or swords, are flexible.

**Trouble-free trick or treating**

- Limit trick or treating to your neighborhood and the homes of people you and your child know.
- When everyone gets home, check all the treats to make sure they're safely sealed and there are no signs of tampering, such as small pinholes or packages with loose or torn edges that appear to have been taped or glued back together. Throw out loose candy and any homemade treats that haven't been made by someone you know.
- Make sure trick-or-treaters will be safe when visiting your home, too. Remove lawn decorations, sprinklers, toys, bicycles, or anything that might obstruct your walkway. Keep family pets away from trick-or-treaters, even if they seem harmless to you.
- Avoid giving out or letting your child have hard candy, especially jawbreakers and suckers — they dissolve slowly, coat teeth with sugar, can chip teeth and cause choking.

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**Needed - Reliable Person** - Able to work 5-6 hours per week. No experience, will train. Call 1-888-778-5677 x4 [10]

**Trick-or-Treat at Centennial Medical Plaza on Saturday, October 29, 11 a.m. -2 p.m.!**  
We're located at 14200 E. Arapahoe Road (Arapahoe & Jordan Rd)

- Costumed greeters and giveaways
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- Airlife helicopter and ambulance safety display
- Car seat safety check for all families
- Trick-or-treating to doctor's offices for treats and goodies
- Cookie decorating
- Free popcorn and Coke
- Halloween tattoos
- Haunted physicians' offices

Did you know Centennial Medical Plaza will come to your picnics and do blood pressure screenings and health education? Call us at 303-699-3138 to get more information or to schedule your screenings. Visit our Web site at [www.centennialmedicalplaza.com](http://www.centennialmedicalplaza.com).

**Centennial News**

Dear Centennial residents: I hope you and your family enjoyed a restful Labor Day weekend and took time to enjoy our beautiful weather! What a wonderful state (and city!) we live in.

I wanted to take a moment and remind you that this year is a **MAIL-IN BALLOT** election **ONLY**. What this means is, if you are currently registered to vote and voted in the last election, you can expect to receive an absentee ballot in the mail beginning October 8, 2005. The mail-out period for absentee ballots is from October 8 through October 17. For your vote to count, it must be received in the office of the Clerk and Recorder on November 1st. Ballots received after November 1 will not be counted in this election so be sure to mail in your ballot quickly or drop it off at

*continued on page 8*

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the city offices so your voice is heard.

Any questions you may have regarding the upcoming election (which include Referenda C&D as well as our own municipal elections) can be answered by just dropping by.

As you may know, this is a BIG election for Centennial. Not only are four council seats open, but the mayor, treasurer and city clerk seats are also open!

Please be a part of continuing to support our city by electing leaders who understand our needs, challenges and vision and who would best lead in a way that best reflects the positive approach our community has and continues to take when tackling our community concerns.

As always, it is a privilege to serve each and every one of you.  
Sincerely,

**Betty Ann Habig**, Council Member — Ward 1, City of Centennial

**Council Votes to Limit Zoning for Adult Businesses**

Centennial city council voted 7-1 to approve an amended zoning ordinance that will limit where adult businesses may locate in the city. The zoning ordinance would limit any such businesses to a small area along Emporia Street, south of Arapahoe Road. The action was the culmination of a nearly year-long discussion over the contentious issue of how the city should regulate sexually oriented businesses. Courts have ruled that municipalities may not simply prohibit adult businesses.

The newly-approved zoning ordinance is a companion measure to the sexually oriented business regulation ordinance, which licenses and regulates the operation of any adult business that might seek to locate in the city. That measure was approved on August 15, and took effect immediately. There are currently no adult businesses in Centennial and no pending applications for such businesses.

The zoning ordinance contains provisions prohibiting adult businesses from locating within 1,000 feet of schools, parks, day care facilities, residential properties, large churches and other sexually oriented businesses. It also contains limitations on building exteriors and outdoor signage. Because all designated sites in the zoning ordinance are within 1,000 feet of each other, no adult business district could result. Under the city's prior zoning, adult businesses could locate on any industrially zoned property in the city, subject to spacing limitations. There are upwards of 300 industrially zoned parcels in Centennial.

The zoning and operational ordinances fill a key gap in Centennial's code, and brings the city into conformance with many other Front Range communities. Both ordinances were drafted after extensive research into similar regulations in surrounding communities and in other major cities around the country. The Centennial ordinances are very similar to regulations commonly



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found in other Front Range communities. Many of these have already survived court challenges.

In the past few weeks council received significant public input on the adult business issue by telephone, mail and in a public hearing August 15 which drew an overflow crowd. Following the public hearing, council requested that staff present additional information on all three of the areas under consideration for adult business zoning.

On August 22, council heard presentations from the city's Land Use Services Department regarding the relative impacts on nearby neighborhoods and business opportunities around the three study areas. All three areas under consideration were south of Arapahoe Road in the central, industrial portion of the city. Area One was along Emporia Street; Area Two was east of Centennial Airport, and Area Three was on either side of Jordan Road. Substantial discussion centered around the relative merits of Areas One and Two.

The licensing and regulation ordinance includes: licensing and background checks for owners, managers and entertainers; physical separation of entertainers from patrons; no direct tipping of entertainers; no private rooms; and manager's stations with direct line of sight to all areas of the facility open to the public. At the August 15 meeting, council amended the ordinance to limit the hours of operation for adult businesses to 10 a.m. to 10 p.m., with no Sunday operations. Centennial's operational ordinance is intended to mitigate the potentially significant secondary effects that adult businesses can have on the surrounding area, as well as the potential for criminal activity adult businesses can attract.

A moratorium on applications for adult businesses in Centennial, which has been in effect since October 2004, has now expired with the passage of the zoning ordinance.