

# HIGHLAND HIGHLIGHTS

Monthly Newsletter for The Highlands 460 • A Covenant Controlled Community

[www.highlands460.org](http://www.highlands460.org)

January 2019

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## Highlands 460 2019 Upcoming Event Dates

### 2018 Annual

#### Homeowners Meeting:

Wed., February 6th, 2019

Garage Sale: TBD

Large Item Pickup: TBD

4th of July Annual Parade:

July 4th

Ice Cream Social

& Recycling Event: July 20th

Family Picnic: TBD

Fall Cleanup: October 5th

## New To The Neighborhood?

We would love to meet you! Head on over to [welcome.h460.org](http://welcome.h460.org) or feel free to email to the [H460Board@highlands460.org](mailto:H460Board@highlands460.org) directly or call the Highlands 460 message line 303-331-2366. If you have any questions or needs with your move, please don't hesitate to ask.



## H460 Board Meeting

Wed., January 2nd, 2019, 7 p.m.

at METRUM CREDIT UNION  
Meeting Room • 6980 S. Holly Cir.

Monthly board meetings are held on  
the first Wednesday of every month.

## President's Letter

Greetings H460! This edition of the newsletter was not scheduled to have a letter from the H460 Civic Association board President, Rob Mancey. Instead, in light of his announcement to resign after serving the board for 4 years, I thought it would be great to send him some thanks, well wishes, a heckle or two from the community! Please visit [rob.h460.org](http://rob.h460.org) to leave a message and a memorable picture if you have one.

If you do not have a Gmail / Google account feel free to email note and attachment to [jp@h460.org](mailto:jp@h460.org) Thanks!

## Did You Know? Right-of-Way Obstruction

### Centennial Code Compliance states:

*"No item, object or vegetation may be stored, placed or maintained on public sidewalks or roadways within the City including vegetation within 8 vertical feet of a sidewalk or 15 vertical feet of a roadway."*

The majority of homeowners at the H460 keep a clean trim on yards allowing our flowing landscapes to be admired by all. But did you know we are not only responsible for the care and trimming of trees and shrubs in the front of the property, but also the back along the fence line? For those who back to Monroe or Adams and have the 5' fence, noticing overgrowth is sometimes difficult yet equally important.

Please check your fence perimeters to be sure there is no unintended overgrowth coming from under, over, or behind the fence and into the sidewalks and roadways.

Trimming in the winter has its advantages! Many trees and shrubs become dormant which allows you thin and heading-back branches that will not only encourage growth, but also let you size and shape the plant for easy maintenance in the Spring. Diseases and insects that would normally inhibit healthy cuts are also at bay.

Weed root removal, landscape fabric, and mulch can be highly effective with maintaining clean fence lines. It also gives good cause to get out on a nice day and get some sun in the Winter!

## Tech Corner: The H460 on Nextdoor

If you have not already heard about Nextdoor, it is a social communication service that helps bring neighbors together. It works differently than most social platforms because it limits communication and information sharing to your community and optionally to your surrounding neighborhoods. Amenities include , marketplace, group interests, neighbor directories and events. It is also used for official city communication from Sheriff, Arapahoe County, City of Centennial. Quite honestly, we've never seen lost pets find their owners so fast!

The board uses H460 to publish timely notifications and answers to questions for neighbors. Please see for yourself at [nextdoor.h460.org](http://nextdoor.h460.org).



## H460 Neighborhood Playgroup

The playgroup is a collaborative group where all members communicate and make suggestions for events on a private facebook page. If you're interested in joining the Highlands 460 Playgroup via facebook, email your info to [h460news@highlands460.org](mailto:h460news@highlands460.org). It will be forwarded to the Playgroup "administrator" so that you get an invite (facebook request) to the private group.

## Junior Volunteers

Community is what turns a street full of houses into a neighborhood. We'd love to offer our juniors the opportunity contribute and take pride in their work. Seeking ages 7-16 to help with volunteer work, grounds keeping, event setup, etc. If you know a youth that would like to be on the H460 Junior Volunteer list send an email to [jp@h460.org](mailto:jp@h460.org).

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## Highlands 460 Civic Association

H460board@highlands460.org  
 PO Box 2691, Centennial, CO 80161  
 H460 message line: 303-331-2366

### EXECUTIVE DIRECTORS

**President:** Rob Mancey .....[h460pres@highlands460.org](mailto:h460pres@highlands460.org)  
**Vice President:** Angie Huber..[h460news@highlands460.org](mailto:h460news@highlands460.org)

### DIRECTORS

Richard Wise, Tyler Paeplow, Dan Heck,  
 Kate Wyeth, & JP Aragon

**Secretary:** .....[h460secty@highlands460.org](mailto:h460secty@highlands460.org)  
**Treasurer:**.....[h460treas@highlands460.org](mailto:h460treas@highlands460.org)  
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**Newsletter Editor:**.....[h460news@highlands460.org](mailto:h460news@highlands460.org)

**Covenant Review Committee (For Home Improvement Requests & to Report Covenant Violations):** [crc@highlands460.org](mailto:crc@highlands460.org)  
**Advertising:** ..... Colorado Lasertype, 303-979-7499  
 Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com)  
 Website: [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com)

Highlands Highlights is published monthly by the Highlands 460 Civic Association, a non-profit homeowners association. The deadline for news articles and community related announcements is the 10th of the month before the following month's issue. All articles must be approved by the editor for publication. Please contact Colorado Lasertype directly regarding advertising. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## Contact the Covenant Review Committee

Email: [crc@highlands460.org](mailto:crc@highlands460.org)  
 Postal address:  
 H460 Covenant Review Committee  
 P.O. Box 2691  
 Centennial, CO 80161

## Community Voice

Have you per-ordered TING? Vote: [ting.h460.org](http://ting.h460.org)  
 Also featured last newsletter was a vote link for H460 neighborhood watch that was misplaced on another page. Please let us know what you think: [watch.h460.org](http://watch.h460.org)

## Get Organized Month

It's cold outside, and more than likely you're spending more time indoors fretting that there's nothing to do. Here's an idea: Don't wait for spring to purge your work and living spaces of unnecessary clutter and unused or unwanted items. There's no better time than the present to restore a sense of order to your life.

## Email Database for Residents

If you have not been receiving correspondence from the Board, then the Board doesn't have your email address in the neighborhood database. If this is the case, would you please submit your email address to [h460Board@highlands460.org](mailto:h460Board@highlands460.org)? Your email address and your privacy will be respected; this is only for neighborhood correspondence, there will be no selling of email addresses or advertising to them.

## The H460 Needs You!

Are you interested in becoming involved in your neighborhood? The H460 Civic Association would love to have some additional volunteers. There are many tasks ranging from small to large that we need help with, including volunteers for the Board and the CRC (Covenant Review Committee). Please email us at [h460board@highlands460.org](mailto:h460board@highlands460.org) if you are interested in helping our community.

## Calling for Articles

### New Columns for Newsletter

We welcome articles and ideas for the Highland Highlights newsletter anytime. Send to the newsletter editor at: [h460news@highlands460.org](mailto:h460news@highlands460.org).

## A New Year's Resolution For Fiscal Fitness

Most New Year's resolutions revolve around getting fit. Although that frequently means losing weight, one area you want to fatten up is your money supply. Here are some simple resolutions for adding some healthy heft to your overall financial profile:

- **Pay down your mortgage.** You can save more than \$63,000 on a 30-year, \$200,000 mortgage by paying just \$100 more a month.
- **Save 10 percent.** Put aside 10 percent of your income for long-term investments and retirement savings before paying any bills.
- **Track your expenses.** Record every dollar you spend, for at least one week. You'll get a clearer idea of where the money goes and what you can cut back on.
- **Energize your house.** Look for ways to make your house more energy efficient. You'll save on heating and cooling costs and help the environment.
- **Stay home.** Resist the temptation to eat out. Cook more meals at home. Instead of going to the movies, stream a video, read a book, or play a game with your whole family.
- **Don't rely on credit cards.** Credit card debt can eat up your savings and your future. Start reducing your debt, and don't buy anything on credit if you don't have the money to pay the bill off promptly.

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## Highlands 460



\*Use district map. All data from PublicSource. All data is a 90-day rolling average of PublicSource. ©2019 PublicSource. All rights reserved. All figures are as of 12/31/2018.

**Rob Mancey**  
 \* Realtor  
 \* Living in H460 for 22 Years  
 \* Volunteer H460 HOA President  
[Rob@RobManceyRealty.com](mailto:Rob@RobManceyRealty.com)  
[www.RobManceyRealty.com](http://www.RobManceyRealty.com)





**303-902-7525**

## Fall and Winter Watering: CSU Extension

Limited summer rainfall and water restrictions can deplete subsurface soil moisture. Upon digging, people may find little moisture at 8 to 12 inch depths where most tree roots are located. Paying special attention to fall watering is important for trees to mature buds and enter dormancy in a healthy condition. Consider tree watering in addition to whatever general landscape sprinkling local water restrictions allow in fall months.

Colorado horticulture experts recommend watering underneath the branches within the circle bounded by the drip line. Water to a depth of 12 inches. Trees should receive ten gallons per inch of trunk diameter measured at knee height. This amount can be reduced by that supplied by general lawn watering or if rain or snow is received. Water trees three times per month in September. Cut back to one or two times per month from October through March, two times monthly for young trees and for evergreens.

Mulch within a circle bounded by the drip line to a depth of 4 inches allowing 6 inches of space between the mulch and tree trunk. A mulch circle of any area will be beneficial whether it extends to the dripline or stops short of that.

Many water application methods can be used. Consider soaker hoses, soil needles, or soft spray nozzles. On hard or compacted soils, soak, wait and soak again to avoid water runoff. Be especially careful with soil needles, also known as deep root feeders. Some people insert these well below a 12 inch depth, placing water out of reach of tree roots. Soil needles should be inserted at an angle to a depth of 6 to 8 inches. Leave the needle in place for 3 to 5 minutes with water turned on low to moderate pressure. Water the area under the branches in at least twelve sites for a medium sized or larger tree. Disperse water sites evenly within the circle bounded by the dripline. For new trees, water all four sites at least 3 feet from the trunk (stem).

In dry years, established shrubs will need additional amounts of winter watering. Apply 5 gallons for a small shrub (less than 3 feet), and 18 gallons for a large shrub (more than 6 feet) on a monthly basis from October through March. Newly planted shrubs will require more winter water, twice monthly using these same amounts at each watering. Be sure to mulch shrubs to retain moisture.

— <http://planttalk.colostate.edu/topics/trees-shrubs-vines/1751-fall-winter-watering-drought/>

## Our Worries About Technology

Science fiction films promote worries about Terminator-like robots waging war on humankind or artificial intelligence imprisoning us all in the Matrix, but in the real world, people have deep concerns about the role technology plays in our lives. The team at SafeHome.org conducted a Privacy and Technology Survey of 1,019 people age 18 and older to determine where public opinion lies. Here are people's top worries:

- Smart devices being viewed through cameras: 66%
- Anti-viral software compromising personal data: 57%
- Companies using purchasing habits: 49%
- Personal data monitored on social media: 47%
- Location tracking: 41%
- Smart car security system hacking: 41%
- Outsiders accessing home security cameras: 38%
- Public surveillance cameras: 36%



**Carol Conley**  
Broker Associate

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## Snow Removal Standard Procedures

Weather conditions are monitored, and snow plowing operations are initiated once accumulation on the pavement surface begins and snow can be effectively plowed. The City deploys up to 20 snowplows, depending on the storm intensity. Snow removal from streets with four travel lanes includes plowing travel lanes during the storm and turn lanes and paved medians after the snowfall ends, which may require pushing snow onto sidewalks in cases where the sidewalk is attached to the curb. Streets with two travel lanes are plowed as wide as possible without pushing snow onto the sidewalk.

### MATERIALS

Prior to snow plowing operations, anti-icing liquids such as magnesium chloride and/or salt brine may be applied to street and bridge pavement to reduce bonding of packed snow and ice to the pavement surface. During normal operations, a deicer material, such as Ice Slicer, a dark-colored salt, is spread on paved surfaces to assist with reducing snow pack and ice. Deicing materials allow the City to eliminate the use of sand except when pavement temperatures are below 5 degrees Fahrenheit and sand may be needed as a traction material. For environmental and cost reasons, the City uses best practices to minimize the quantity of deicing and anti-icing materials used.

### PLOW TRUCKS AND GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT

Plowing operations are performed by trained operators using tandem-axle or single-axle dump trucks equipped with a plow and liquid or granular deicing material spreader. The spreaders are equipped with computerized controllers. All of

the trucks are equipped with an Automatic Vehicle Location/Global Positioning System (AVL/GPS) to track the location of every snowplow.

### SIDEWALKS

The City's snowplow operators attempt to keep snow from being plowed onto sidewalks of Priority 2 and Priority 3 streets. Unfortunately, due to poor visibility at night or during a storm, the snowplow operators are not always able to judge the distance to the curb and snow sometimes ends up on a sidewalk. If this occurs, the City will not remove the snow; however, the street maintenance crew supervisors should be informed of any incidents to determine if snow plowing practices can be adjusted to reduce the chance of this happening. Please call the Citizen Response Center at 303-325-8000 to report an incident to the Street Maintenance Field Services Manager.

### COMMERCIAL SIDEWALK SNOW REMOVAL

In an effort to promote public health, safety, convenience and general welfare for the Centennial community, business owners are required to clear snow from a sidewalk adjacent to their business. Beginning January 1, 2018, businesses adjacent to a major arterial roadway must clear snow from adjacent sidewalks when snow accumulation is four or more inches. Sidewalks must be clear 24 hours from the end of the snow event. Enforcement is complaint based with fines starting at \$50. View the affected commercial properties.

### DRIVEWAYS

The City's snowplows will create a build up "windrow" of *continued on page 6*

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## Listen to City Council Meetings

We would like to encourage you to attend some upcoming City Council meetings. If you don't feel like coming to the City Offices you can listen to the meetings in real time through the City website. Here's what you need to know.

City Council study sessions begin at 6 p.m. and the regular meetings start at 7 pm in the Council Chambers of the Centennial Civic Center located at 13133 East Arapahoe Rd.

If you would like to listen to the live audio of the meeting visit [www.centennialco.gov](http://www.centennialco.gov) go to Online Services, Listen to Meetings under the Stay in Touch column. The live audio button appears next to the word 'agenda' when the meeting begins. You may need to refresh your screen if you do not immediately see the link.

## Perimeter Landscaping & Entry Islands

Southern Metropolitan District (SMD) is a special taxing district that is responsible for the maintenance of the perimeter landscaping and the five entry islands for the original Highlands 460 subdivisions. For information about their public meetings, their plans for repairing the H460 entrance island signs or information about their web site [www.SouthernMetroDistrict.com](http://www.SouthernMetroDistrict.com) contact SMD board chairman Ed Quinn, [Ed@EdQuinnSite.com](mailto:Ed@EdQuinnSite.com), 303-807-7688.

## Snow Removal, *continued from page 5*

snow across driveways in the normal course of street plowing operations. The resident, business owner or property owner is responsible for opening driveways that are plowed closed by City snowplows. Since a plow truck may have to make several passes on the street during and after a storm, residents and businesses may have to remove the windrow more than once. The City understands the frustration this may cause residents and others clearing their driveways, but this is an unavoidable consequence of plowing snow.

### STREET CLOSURES

In the event of a severe winter storm, snow plowing operations may be limited to the major arterial streets (Priority 1 snow routes) and it may become necessary to close streets or portions of streets to traffic. The Arapahoe County Sheriff may restrict the type of vehicles that may be operated on City streets during severe weather conditions and may order certain streets to be closed. Every effort will be made to alert the public of any restrictions and/or closures through the news media, community contacts and the City's website.

### PRIORITY 3 SNOW ROUTES (RESIDENTIAL STREETS) PLOWING

When directed by the City Manager, snow plowing will be expanded to include Priority 3 residential streets after the Priority 1 and 2 streets are completed. One pass in each direction on each street by a pickup-truck snowplow and the use of no deicer material is the extent of service for the Priority 3 residential snow plowing.

—[centennialco.gov/Public-Works/snow-ice-control.aspx](http://centennialco.gov/Public-Works/snow-ice-control.aspx)



**Pro Disposal and Recycling was selected to be the preferred provider for the Highlands 460 community.**

## We want you to "talk trash" about Pro Disposal and Recycling

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- 30% to 39%: \$20.25 Trash, \$23.00 Trash and Recycling
- 40% to 49%: \$19.25 Trash, \$22.00 Trash and Recycling
- 50% to 59%: \$18.25 Trash, \$21.00 Trash and Recycling
- 60% and up: \$17.25 Trash, \$20.00 Trash and Recycling



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### Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet & House Sitting, Lawn Care and Snow Removal.

**Parent Contact:**

Ben A.	L/S/P	adkinsbookkeeping@gmail.com
Leah A.	B/P	adkinsbookkeeping@gmail.com
Katie B.	14 B*	juliebutscher@gmail.com
Chase C.	13 P/S	stacyshairdesign@gmail.com
Marisa C.	14 B*/P	stacyshairdesign@gmail.com
Aspen F.	14 B/P	janaefredericks@gmail.com
Kyler F.	16 L/S/P	janaefredericks@gmail.com
Ryden F.	13 B/P	janaefredericks@gmail.com
Audrey G.	12 B*	dncglaz@hotmail.com
Christopher K.	15 P/S	dikahler@gmail.com
Ben L.	13 L/P	waynenkristy@earthlink.net
August M.	16 B*/P/L/S	hartzman@hotmail.com
Evan M.	11 P	jamesmdermot5@hotmail.com
Natalie M.	12 L/P/S	rebaroyer@yahoo.com
Alyssa R.	12 B/P	amyjroe@yahoo.com
Margot R.	13 B*/P/S	dsmiddle@msn.com
Michah R.	13 L/S	loriannerowley@msn.com
Alex S.	13 B*/S/P	christinesprague@usa.net
Dylan S.	14 B/L/S/P	heathschafer@gmail.com
Lillian S.	13 B*/P	jbh.starbuck@gmail.com
Mckenna S.	16 B/P	cjstults@msn.com
Ryan S.	14 B/P/L/S	cjstults@msn.com
Wyatt S.	12 L/S/P	jbh.starbuck@gmail.com
Tessa U.	13 B/S/P	jenny@jennywearjewelry.com

To add your teen's name, please email **Colorado Lasertype** at [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com) and include the following information: the neighborhood you live in, your age, parent email and the categories you would like included. Categories: **(B)** Babysitting; **(\*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Colorado Lasertype.

## Upcoming Active Senior Events

**TIDYING YOUR HOME WITH THE KONMARI METHOD**  
**Tuesday, January 8 6:30pm – 8:00pm**

Join us at the Smoky Hill Library to learn how tidiness of one's home is crucial to our level of joy and overall physical energy. Feeling stuck? Not happy with your job? Want more meaningful social and personal relationships? The KonMari Method is specifically designed to help the individual to find joy in everything and it all starts with your living space. Reserve your spot at [arapahoelibraries.org/events](http://arapahoelibraries.org/events) or call 303-LIBRARY.

**AN AFTERNOON WITH ABRAHAM LINCOLN**  
**Thursday, February 7 from 1 – 2pm**

Join us at South Suburban Family Sports Center for a living history experience as Lincoln talks through the fifteen presidents that preceded him, describing their importance and his own connections with them. He also shares highlights from his own presidency, including the Civil War, emancipation and the Gettysburg Address. Reserve your spot at [Eventbrite](http://Eventbrite.com).

—[www.centennialco.gov](http://www.centennialco.gov)

## Spin Failure Into Success

Failure can be one more step on your road to success – you just have to turn it around in a positive direction. Here are some creative ways to view failure:

- Failure can push you harder to succeed.
- Failure can strengthen your determination to overcome obstacles.
- Failure can make you braver in the face of opposition.
- Failure can help you learn what you need to do in order to succeed.
- Failure can teach you what your limitations are—and your strengths.
- Failure can encourage you to change your strategy.

## THE DENVER BUSINESS JOURNAL'S TOP 5 MILE HIGH LEADERS 2018

### Meet The Team: Conrad Steller



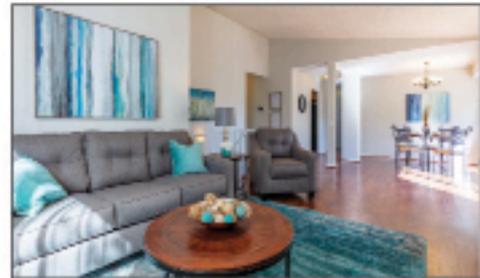
Conrad lives in Cherry Knolls with his wife, Jennifer, and their five children. He is the founder of The Steller Group, an independent real estate brokerage that has consistently ranked as the #1 real estate team in South Metro Denver, and was named as one of the Top Five brokers in the Denver metro area by *The Denver Business Journal* in 2018. Conrad's background includes construction consulting, environmental consulting, home improvement and real estate investing. Conrad takes pride in the fact that his team helps homeowners in all phases of real estate, from first-time homebuyers to empty-nesters considering downsizing. Conrad and all Steller Group listing agents are certified Seniors Real Estate Specialists. The Steller Group has helped **nearly 450 buyers and sellers** in Centennial since 2005.

“Growing up in Centennial was an incredible experience for me: from my neighborhood elementary school to swim team to countless Fourth of July celebrations and more. With such warm memories, I brought my family back when we had our first child. It's been the perfect choice to raise my children and be a part of this special community with rich traditions. I am proud to call Centennial home.”



- Home Rehab Strategy & Execution
- Trusted Contractor Referrals
- Free Professional Home Staging

### Free Senior Seminar “ESTATE SALES & DOWNSIZING SERVICES” AND “SENIOR BUYING OPTIONS”



**Tuesday, November 13 • 9:30 to 11:00 AM**  
**Southglenn Library • 6972 S. Vine Street**

Explore home downsizing strategies with a Senior Move Management Consultant and discover the key factors to successfully selling your home with the power of staging with a Certified Home Staging Expert.

**Please RSVP to:**  
**[Info@StellerRealEstate.com](mailto:Info@StellerRealEstate.com) or 720.593.9355.**



- Cutting-Edge Marketing System
- Certified to Represent Seniors
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