

Late Spring 2017 Newsletter
The Charter
Aka Lone Tree Homeowners Association
Filing #1
8471 Sweet Water Road, Lone Tree, CO 80124
www.TheCharterHOA.org or com

New Executive Board Members took office at the May meeting and are as follows:

President – Sharon Van Ramshorst 303-790-2794 sharonvanram@comcast.net
Vice President – Diana Wening 303-790-2361 dwening@comcast.net
Secretary – Andrew Bonczynski 303-521-6777 ABonczynski@hotmail.com
Treasurer – Deena Brown 303-358-0351 mabdeena@comcast.com
Directors at Large – Bob Lucke 303-790-0841 Boblucke@comcast.net
Tom Monson 303-799-4034 mons8173@aol.com
Joe Evancich 303-916-2244 jevancich@comcast.net - ACC Member
Rita Seifert 303-768-8725 rsseifert1@aol.com - ACC Member

Other ACC Members are Kevin Furman –kevinf2501@aol.com and Anne Rafferty -anne.rafferty@yahoo.com

Happenings in the City – Have you noticed the light rail bridge has been placed over RidgeGate Parkway? The structure under construction south of the parkway and east of I-25 (near Sweigert Ranch) is the RTD parking garage.

The leaf bridge over Lincoln Ave has begun and sometime in the near future there will be a closure for installation of the bridge. It might be an interesting process to watch if you are up for a “late night” adventure.

Several residents were in attendance at the Grand Opening of The Hub (the former library on Lone Tree Pkwy). The Council did a great remodel job and everyone seemed pleased with the results. It is available for rent, drop-in’s on certain days and SSPRD will have scheduled classes in the facility. We look forward to having a much needed gathering place. Books can be ordered/picked up and dropped off there.

Attorney Letter – is attached for your information. This was sent to each address in The Charter a few years ago. Some residents believed if they were not members the Covenants did not apply to them. This is incorrect. Please review the letter so you will have correct information.

Membership – \$35.00/year - We will be focusing on increasing our membership this year. We are in the red every year and we cannot do this forever. We need to cover our expenses. If you have not joined we encourage you to do so.

Easter Egg Hunt – went well and those attending seemed to enjoy the morning. We are in the process of firming up plans for Christmas and the wagon (sleigh) ride. Check the website for the specific date.

Welcome **Andrew** and **Deena**! We’re happy to have you join the board. Thanks to **Dave Kirchner** for his past service.

ACC Matters – A review of the Covenants may be beneficial to you. If you don't know where your copy is you can find it on the website. Although it may not list every specific item that is not acceptable, it is the "intent" that is important. The goal is for our neighborhood to be attractive and that residents are not to do anything that will cause our neighborhood to appear "unsightly". Your Lot is NOT to be used for storage purposes. This includes, but is not limited to, boats, campers, RV's. Parking is on "paved surfaces" only.

Covenants

Sec. 9 – Nuisance– Nothing shall be done or permitted on the Properties which may be or become an annoyance or nuisance to the subdivision development. . . .No Lot shall be used in whole or in part for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye (this includes vehicles with/ or without wheels stored on your property – front & back yards and visible from the street/your neighbors home). Trash containers visible from the street are a regular problem on some properties. Please take time to store these unattractive but necessary items out of sight.

Sec. 14 – Landscaping - An attractive, healthy, live and growing condition shall be maintained and all dead or diseased grass areas, shrubs and trees shall be promptly removed and replaced with suitable replacement landscaping. . . . remove weeds promptly and water and trim lawns and shrubs as often as necessary and remove waste materials from his Lot. Although we have many residents who maintain a beautiful yard, we have a number of residents with unsightly lawns. If you are unable to maintain your landscaping there are companies/individuals that you can find to do that for you. We have received numerous complaints about specific properties that are in regular violation of these rules. This is your official notification that these issues need to be resolved promptly.

ANY exterior construction you may be planning to add to your property must be approved by the ACC before submitting to the City of Lone Tree, and prior to beginning construction.

On-street Parking – The City of Lone Tree requires that vehicles on the street are not parked for more than 72 hours. Vehicles that remain parked day after day may be towed. Some residents choose not to park in front of their home. Neighbors are not happy when your vehicle is parked in front of their home (eliminating space for their guests) on a regular basis and streets that are continuously lined with vehicles detract from our community. Please be a good neighbor and comply with the rules.

The ACC extends their appreciation to our many residents who continuously maintain their property in a quality manner and abide by the covenants. We have many who always submit for approval and we are grateful for your support. Our "Yard of the Month" committee has expressed their frustration in selecting the winner, as often the property they would like to choose is NOT a member. Again, please consider joining. The mailing address for membership dues is at the top of this newsletter. We'd love to have your support in a financial way too. Thanks for being a good neighbor!

NOTE - Check our website for posting of new City Guidelines for Signs and their location.
Yard of Month – June - 8292 Lodgepole Trail – Alan & Barbara Woods!