

the Communicator

A newsletter for the 127 homeowners in Canterbury Park & Broadwick

www.cpnhoa.org/canterbury

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Canterbury Bells

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Rules and Regulations for Renters and Landlords

(1) If you lease your unit, you **must** provide your renter with a copy of the *Canterbury Park & Broadwick Rules and Regulations*. As the owner of the unit, you are liable for any rule infraction by your renter. You can do one of the following: download a copy of the Rules & Regulations from the Website at www.cpnhoa.org/canterbury or contact Ron Valiga and he will send you a copy at a cost of \$5.

(2) Moreover, landlords **must** provide Valiga with renter's names.

Both of these are HOA rules contained in the *Canterbury Park & Broadwick Rules and Regulations*.

Thanks! for Scooping The Poop!

We like to thank each homeowner for cleaning up after their dog. It shows



you take pride in your community, and we want you to know that it is appreciated by *all* the homeowners.

Pool Rules and Times

Rules and operating times for the HOA #2 pool can be viewed at:
<http://cpnhoa.org/hoa2/services.htm#pool>

Attend Next HOA Meeting

All homeowners in Canterbury Park & Broadwick are invited to our next Board of Directors' Meeting.



- when — Tues. July 27, 7 pm.
- where — HOA #2 Clubhouse, Oxford Dr.

Keep Dogs on Leash



On May 20, two off-leash dogs who live in Canterbury Park bit a TruGreen LandCare employee. Please report immediately any off-leash dogs to the Douglas County Animals Services at 303-660-7529. (Note corrected phone number.)

Castle Rock Bank Moving into Old Total Station



Old Total Station



New Castle Rock Bank

The Castle Rock Bank will have its first branch office in our area at 506 Castle Pines Parkway. The bank has purchased the vacant building known to Castle Pines North residents as the *old* Total Station (the building in front of the *new* Big O Tires store). The home location of the bank is located at 501 Wilcox Street in downtown Castle Rock.



Remodeling — scheduled to begin this fall — includes exterior stucco and additional stone work. An updated copper colored tin-like roof is scheduled to be built. The main building will be expanded to the west to add drive-through lanes for bank customers. Landscaping will also be upgraded. Additionally, they have plans to add a coffee shop in the project.

HOA Budget & Bills



This newsletter will not attempt to give a *complete* picture of our Canterbury Park & Broadwick Homeowners Association (HOA) budget. However, we invite all homeowners to our next Board meeting where you can receive more information.

Monthly Dues and Services

In 2004, homeowners pay \$167 every month to the Canterbury Park & Broadwick HOA. Services provided by this HOA include:

- Maintain landscaping and sprinklers in common areas.
- Provide snow removal.
- Pay water bills for both grounds and home usage.
- Pay electric bills for common areas.
- Publish the *Communicator* newsletter.

- Maintain exterior of buildings via Reserve Fund.

Reserve Fund

The Reserve Fund is used for long-term exterior maintenance and repairs. Maintenance includes: repaint exterior buildings; replace gutters, and roofs; replace outdoor lights and irrigation time clocks; repair streets. From your dues, we contribute \$5,938 each month in 2004 to the Reserve Fund.

*\$143,768. estimated in Fund by June 30
+ 5,938. from July dues
\$149,706. estimated in Fund by July 31*

Our property manager has put the reserve money in a money market account.

Bills

Bills paid for the period June 1 through 22 are summarized in the table below:

Bill	Amount
Hallmark Management: property management	\$1,376.35
Travelers Property Casual: insurance	\$6,454.25

Winzenburg, Leff, Purvis: legal services	\$71.
TruGreen LandCare	\$3,960.92
MJTeller Consulting: newsletters & crossbars	\$411.12
IREA: common area lighting	\$207.12
Bill Knapp: grounds maintenance	\$160.
Asphalt Coatings Company	\$8,625.
Don & Joan Down: fees refund	\$167.

Garden Chores

Yes, you pay dues to the Canterbury Park & Broadwick HOA so someone else can do the garden work. But we would appreciate it if homeowners would all help to keep our property looking nice by performing the following tasks:

- Dead-head (detach) spent roses, this helps them to continue to bloom.
- Pull weeds around your home.
- Call our Property Manager Ron Valiga, 303-683-6444, if you see mulch that needs to be replaced.

Castle Pines Parkway Bridge Replacement — An Update



The Colorado Department of Transportation (CDOT) project includes a wider bridge over I-25, new on- and off-ramps for northbound I-25, wider on-ramps to southbound I-25, and a new park-and-ride lot on the northeast corner of I-25 and Castle Pines Parkway. Construction is scheduled for completion by June 2005. The \$6.8 million project was awarded to Hamon Contractors, Inc. of Denver. CDOT Project Engineer Nabil Haddad provided the illustration below.



Because of this construction, there will be various lane closures so please expect some minor traffic delays, reminds CDOT.

Updated Information: The project also includes a frontage road, sidewalks, curbs, gutters, lighting, signing, and striping. According to Hamon Contractors, the work so far has included the following: (1) formed and poured new abutments, new pier columns, and cap for the south half of the new bridge; (2) earthwork and installation of drainage on the east side of I-25.

Maintaining our Community — Part One

The photos below depict what the HOA Board of Directors and Property Manager Ron Valiga have been doing for homeowners in Canterbury Park & Broadwick so far in 2004. Your monthly dues pay for improvements.



Garage doors were checked & replaced, when necessary, by Ankmart.

Ankmart will generously pay to have these doors repainted at a cost of \$65 per door.



Some garage doors were completely replaced (left); while others had just a few panels replaced (above). And some doors had struts replaced on the inside.





Streets were repaired & resealed with new asphalt by Asphalt Coatings Co. at a cost of \$8,625.

Streets are NOT maintained by the county so we pay to have the snow plowed and the streets maintained.

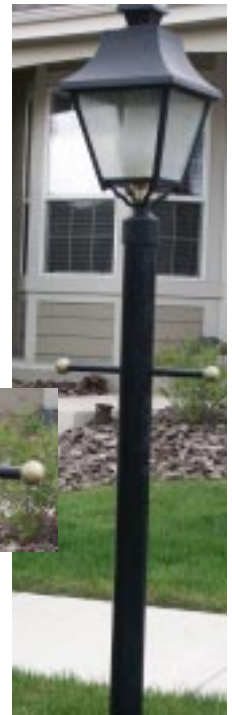


This past winter, we paid Frank's Finish Grading about \$12,000 to remove snow.



Perennial flowers have been planted at all entrances and in street dividers by Mountain High Gardner. They will also maintain, prune & replace small plants and shrubs, and do a fall clean-up at a total cost of \$3,450.

Light bulbs are constantly being replaced by George Baker. He replaces about 80 bulbs per year at an annual cost of \$500.



71 crossbars have been replaced on carriage poles at a cost of \$274.



Rain sensors were installed so sprinklers should not come on if it has rained.

The cost of the sensors were reimbursed by the CPN Metro District.

