

March, 2011

www.smokyhillhoa.net

News from the Smoky Hill Trail



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Due to health issues, John Vogt has resigned as President of the Smoky Hill HOA Board of Directors. Jerry Marshall has been appointed as President.

This vacancy brings the total to three for the upcoming election. If you want your name to appear on the ballot, please submit your name and a brief "bio" to Centennial Property Services not later than 3/21/2011. See page 4 for submitting your information

President's Podium

Your HOA is always looking for committed and caring volunteers, so please contact any Board Member to find out how the Board functions, and the time requirements. It's an easy way to meet more neighbors.

The annual "Ice Cream Social" will be on Labor Day, and I hope to see you there. In addition to free ice cream, there will be a DJ playing your favorites, and it is a great time to meet and mingle with your neighbors. Our 21st annual "Board of Boards" meeting will be held in October. The "B.O.B." is a panel of all the government and community service officials from our community. Usual guests include our Mayor, City Council members, Sheriff, Fire Chief, and more. I guarantee that there is no other forum where you will have the same direct contact with your community leaders. The capacity of the clubhouse forces us to limit this event to just 20 homeowners. **RSVP'S ARE REQUIRED!**

Finally, I want you to know that the HOA Board shares many of your frustrations regarding problem properties in our neighborhood. your HOA is spending a lot of time and money to keep our neighborhood a safe, valuable, and desirable place to live. Unfortunately, when a homeowner decides they are not going to comply with our covenants and ignore your HOA, it can often take many months, and in some cases years, before we can compel them to correct covenant violations on their property. We know that some of the most troublesome properties are in the most visible locations. It is just often a long process. If you have specific concerns, please contact us and we'll be happy to provide you with the HOA's efforts on the matter.

Reward

During the last week of 2010, four of the six "A Covenant Community" signs that sit above the script "Smoky Hill" monuments signs in our neighborhood were stolen.



The cost to replace these signs is over \$5,000. That is \$5,000 that your HOA will not have available for covenant enforcement or community development in 2011. The Smoky Hill HOA is offering a reward of **\$250** for information that leads to the return of these signs or to the conviction of those responsible for the theft. Please contact a Board member if you have any information.

2011 Annual Meeting

The Association's Annual Meeting will be held on April 12, 2011 at 7:00 P.M. The Board would like to extend an invitation to all homeowners to attend this meeting (and any other regular Board meetings). All meetings are held at the pool clubhouse on the second Tuesday of every month. . All meetings are held at the pool clubhouse on the second Tuesday of every month. Regular monthly meetings begin at 6:30 P.M. with the "Homeowner Forum" (the time specifically given to allow homeowners to address the board) at 7:00 P.M. Please take a moment out of your busy schedule and catch up on what is happening in our neighborhood.

Blast E-mail

Please join our Blast Email list by going to our web site and click on "join our email list" on the home page. This Blast email provides information on current events and activities in our neighborhood. The HOA sends e-mails on a periodic basis as well as any emergency information that needs to reach many owners to those who have signed up. The list is private and will not be given or sold to any advertisers.

Board of Directors Election

The HOA Board consists of seven members, who meet monthly to conduct the normal business of the HOA. The terms of each member is two years, with staggered start dates. This year there will be three vacancies on the Board.

Any property owner in Smoky Hill is eligible for election to the Board. The only conditions for eligibility are that all dues and other fees owed to the HOA have been paid in full and only one family member per household may seek election.

Candidates for the Board should submit their name for inclusion on the "mail in ballot" no later than March 21, 2011 to Centennial Property Services, Inc. P.O. Box 461322 Centennial, CO 80046-1322. A brief summary of qualifications should also be submitted. If more than three names are received, a mail in ballot will be sent to all property owners in Smoky Hill. Any owner may declare his/her nomination to be elected to the Board during the Annual Meeting on April 12, 2011, prior to the close of nominations at 7 P.M. These candidates will be included in the voting that will take place during the meeting. The three candidates with the most votes will be selected. For more information please go to the HOA's website at www.smokyhillhoa.net and click on Annual Meeting.

New Web Site Policy

By decision of the Board of Directors on February 8, 2011, links created on the SHHOA website "smokyhillhoa.net" will only direct individuals to government or common neighborhood resources such as Fire, Police, Library, etc.

No advertising for any other purpose will be permitted on the site or included or referenced in the Associations periodic publication.

The HOA does not enforce on-street parking regulations. If there is a vehicle or trailer parked illegally on the street, please call the Arapahoe County Sheriffs office non-emergency number

303-795-4711

2011 Event Schedule

March 21st.....Last day to submit “bio” to be on Board of Directors

April 12th (7:00 P.M.) - Annual Meeting/Election (Clubhouse)

May 14th (7:00 A.M.) - Spring Dumpster Day (pool parking lot)

September 5th (1:00 P.M.) - Ice Cream Social (Pool)

October 15th (9:00 A.M.) - Fall Dumpster Day (Pool Parking Lot)

October 19th (7:00 P.M.) - Board of Boards (Clubhouse)

Attention Landscape Lovers — YOM

WELCOME SPRING! It must be spring; because we received our first garden seed catalog this week! So it's not too early to start planning your yard. The Community Events Committee looks forward each spring to recognizing Smoky Hill neighbors who demonstrate above-average efforts in maintaining their property. Curb appeal, creativity, color and design are all considered in the final selections. The Committee selects three yards each month from May to September. The winners display a Yard of the Month sign, receive a certificate, and a \$25 gift card.

How do I know if my yard eligible? It is if:

- Lawn is healthy and neatly mowed
- Lawn, flowerbeds and walks are free of leaves and debris
- Minimal, if any, weeds
- Bushes and hedges trimmed neatly
- Overall appearance of property is neat and clean
- Home does not have any outstanding covenant violations and HOA dues are current
- Home has not won another Yard of the Month during the season

Members of the Community Events Committee judge determine and select the Yard of the Month winners. Committee members and Board of Directors are not eligible. Pictures of the winning Yard of the Month will be posted on the Smoky Hill website. **Note: One yard is chosen for best Halloween decorations and one yard for Holiday lights, too.**

We'll see you and your beautiful yards in May!

Smoky Hill
Homeowners Association
P.O. Box 461542
Centennial, CO 80046



Presorted
Standard
U.S. Postage
Paid
Aurora, CO
Permit No 365

VISIT OUR WEB SITE @
WWW.SMOKYHILLHOA.NET

Centennial Property Services, Inc. address information:

Email = CENTPS@earthlink.net

FAX = 303-400-8482

Phone = 303-400-8494

If you have not yet discovered the Smoky Hill Web Site at WWW.SMOKYHILLHOA.net, please visit soon. The site allows you to view the minutes of past Board meetings and review the financial status of the Association. You may also view your covenants and other download forms that you will need if you are planning major changes to your property. The site also contains Architectural Guidelines for the neighborhood and helpful links to other agencies that you, the homeowner, may want to contact. If you have suggestions on how the website may become more of a neighborhood tool, please let one of your Board members know about your ideas.