



## Management Company

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## A MESSAGE FROM THE PRESIDENT

*Submitted by Len Abruzzo, President of the Board of Directors*

As we look forward to the year ahead of us, The Hearth Board notes our accomplishments of 2022. I'd like to thank each board member for their above and beyond efforts this past year. We had numerous board working sessions to determine the appropriate vendors, timing, requirements, and details of each project. Many hours were also put into onsite in-person inspections of each project by various board members to ensure that the quality and details were being met. Here's what we've done over the past year.....

Each of our ten monument sites were evaluated. We started off with repairing all the stonework. After that we had a thorough check done on each monument's electrical system, which has caused us problems for years. Fortunately, we found a superior electrician that was highly recommended by Douglas County. Power outlets were updated, in-ground incandescent lighting was replaced with LED bulbs. Damaged in-ground light canisters were replaced, and finally, the background lighting for each 'HEARTH' sign was upgraded from incandescent fixtures to weatherproof LED fixtures.

As a separate project, each of the eight 'HEARTH' signs, along with the 'RETREAT' sign were totally restored with fresh paint and repairs to the lettering where needed.

Our sprinkler system was evaluated and the appropriate repairs were accomplished. The backflow system was also tested to ensure proper operation.

The fencing project was completed in October. This was an extensive project where board members walked each section of the 5 ½ miles of fencing to identify those in need of board replacement and/or painting.

With our new fence painting procedure in place, we were able to paint all four phase areas in 2022 versus only one phase per year.

As a result of our persistence with the Douglas County Roads & Highways department, we finally received approval for the installation of a crosswalk on Valleybrook Drive (across from Paintbrush Park). This project was completed last August.

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## BOARD OF DIRECTORS

President  
**Len Abruzzo**

Vice President  
**Clay Karr**

Treasurer  
**Bayard Breeding**

Secretary  
**Laura Beuther**

Member at Large  
**Dave Slipcheck**

District Delegate  
**Clay Karr**

Community Website:  
[www.TheHearthHOA.com](http://www.TheHearthHOA.com)

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# Community Deterioration

*Submitted by Dave Slipcheck, Hearth Board Member*

“Deterioration” is a very strong word, but after 20 years, our Community has matured and is beginning to develop some wrinkles and gray hairs. Some homeowners, including rental properties, have not maintained the level of standard that signifies The Hearth and The Retreat areas. Multiple homeowners have voiced concerns that our Community is in decline. This is especially obvious in landscaping and home maintenance. Over the years, multiple yards have deteriorated with dead and dying trees, missing trees, unsightly lawns, drooping wing fences, damaged fences, and homes in need of paint.

To date, HRCA has been responsible for monitoring all architectural issues and property conditions. They have done a good job over the years, but because demands have multiplied in our growing community, some issues have been overlooked, and this is why the HOA Board is planning to be more involved. The Board will work in conjunction with HRCA, acting as a supplemental resource. Board members, in addition to any interested Hearth property owners, will survey the neighborhoods on a fixed schedule. This activity mimics what the HRCA presently does, thus reinforcing property reviews.

Within the Hearth Charter, we are allowed to form an Architectural Review Committee to mend many of the unacceptable conditions that reside within The Hearth. The Hearth Board has decided not to go this route, specifically because this would require volunteering homeowners to become members of this enforcing and directing committee. This would be a significant commitment requiring both time, personal interest and community knowledge. It is unfortunate to say, but recruiting volunteers is extremely difficult.

As noted, in the absence of an ARC, The Hearth Board will begin reviewing neighborhood conditions and submitting letters to homeowners through HRCA, which will define items to be corrected. Our Community deserves the added attention so as to return to the standard that signifies The Hearth.

## *The Hearth ♦ Highlands Ranch Living Since 2003*

Since its inception in 2003, The Hearth HOA has been committed to maintaining a high standard of living for our community residents and ensuring they feel happy to be part of our diverse neighborhood.

Our beautiful community boasts 1,652 homes, making it one of the largest sub-associations in Highlands Ranch. The Hearth HOA operates under the master Highlands Ranch Community Association and is managed by Associa Colorado Association Services.

### **The Hearth HOA Provides:**

- ♦ Trash and recycling services
- ♦ Common area snow removal
- ♦ Landscaping of all medians and common areas
- ♦ Maintenance of Hearth Park and Hearth monuments
- ♦ Neighborhood social events

## When are Board Meetings?

### **a. Annual Meeting**

March 28th at 6:00 p.m., Board Meeting to follow – Southridge, Arrowhead Room

### **b. Board Meeting**

July 18th at 6:00 p.m., location TBD

### **c. Budget Ratification Meeting**

October 24th at 6:00 p.m., location TBD. Board Meeting to follow.

Homeowners are always encouraged to attend.



## *Need a Chase Drain or Sidewalk Repair?*

Here is Douglas County's updated procedure for requesting the installation of a chase drain into the sidewalk in front of your house, or for a needed repair of that sidewalk:

### **Submit an online request at:**

<https://www.douglas.co.us/public-works/road-maintenance/sidewalks-curbs-and-gutters/>

Or call Douglas County Public Works (Deb) at 303-660-7480.

After submitting your request, the process of evaluation, decision, and work order could take up to one year. If approved, the work crew will simply show up when they get to your name on the list. If not approved, you will receive a rejection letter. Nevertheless, you may still apply for a permit to install a chase drain (at your expense).

# Hearth Park Upgrade

*Submitted by Laura Beuther, Secretary Board of Directors*

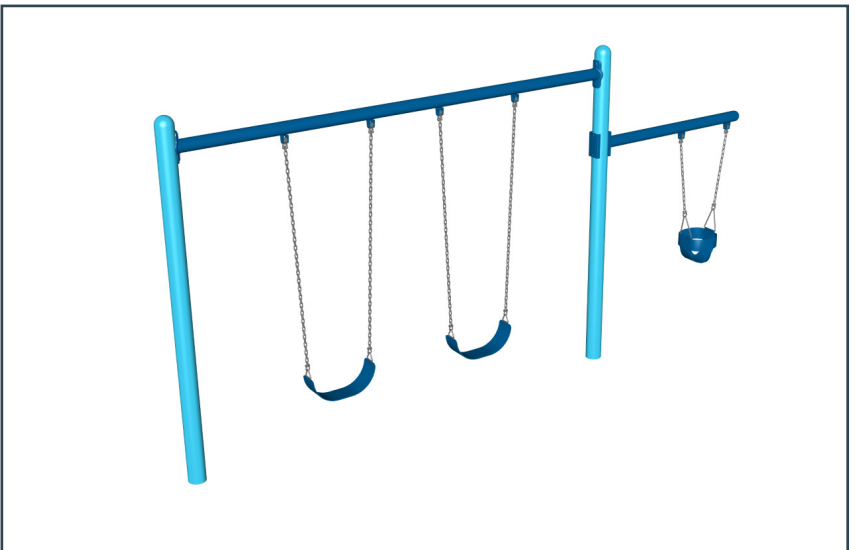
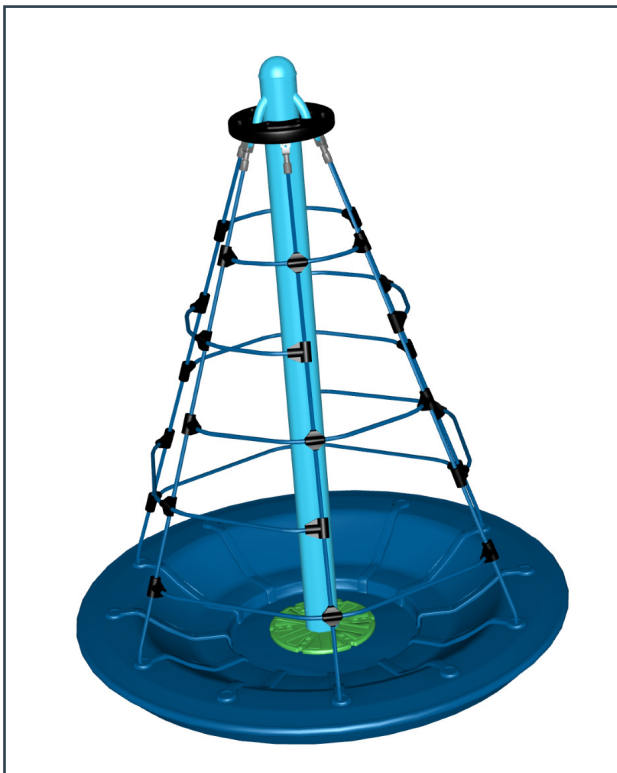
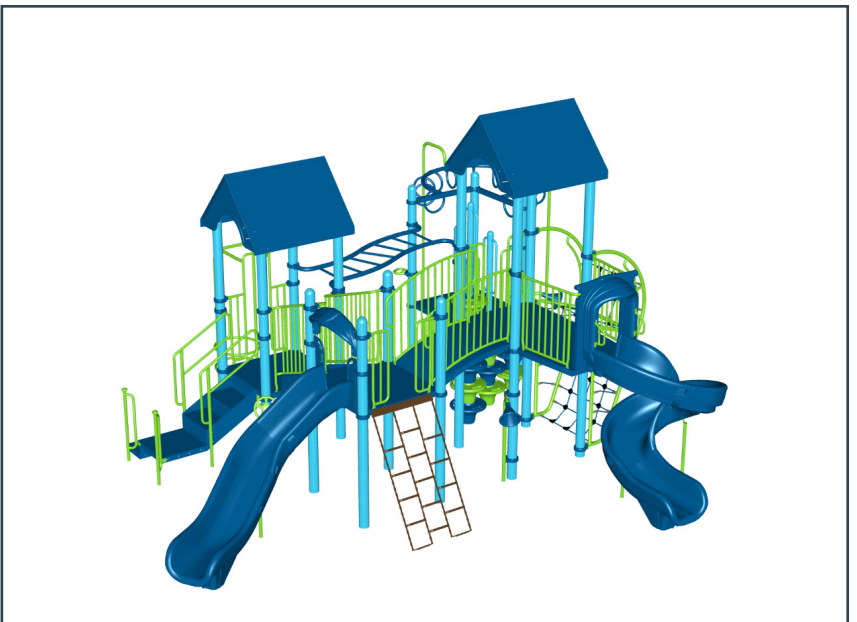
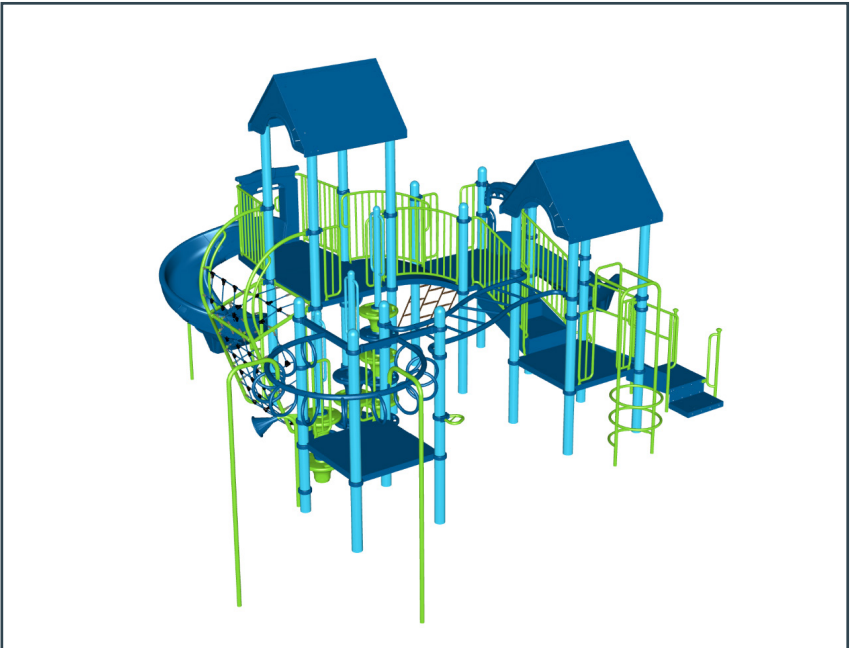
We are excited to announce that the playground equipment at Hearth Park is getting a much-needed update! After months of planning, we are thrilled to reveal that the new playground equipment has been chosen and is scheduled for installation in the spring of 2023.

As many of you know, the playground equipment at Hearth Park has been well-loved by our community for many years, but it has reached the end of its lifespan and is in need of replacement. We recognized the importance of this project and knew that we wanted to involve the community in the decision-making process. That's why we conducted a survey and held a focus group to gather feedback and input from residents on what type of equipment they would like to see in the park.

We are pleased to share that the new playground equipment will feature a variety of elements that were highly requested by the community, featuring a play structure with shade, slides, and climbing elements. In addition, there will be a separate area for swings. The new equipment will be made with durable and safe materials, ensuring that it will provide years of fun and enjoyment for children of all ages.

We want to extend a heartfelt thank you to all of the community members who participated in the survey and focus group, as well as the members of The Hearth HOA who have worked on this project. Your input and support have been invaluable in making this playground update a reality.

We are excited for the community to enjoy the new playground equipment and invite you all to come out and check it out once it is installed this spring.





# A MESSAGE FROM THE PRESIDENT

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## What's in the works for 2023?

*Submitted by Len Abruzzo, President of the Board of Directors*

- The main item is the installation of our new playground equipment. Please see Laura's article for more details.
- Hearth Park signage is another item. We've gone all these years without the proper recognition of our only park. We will be having discussions on the details for a 'Hearth Park' sign over the coming months.
- As a reminder, my article in the Summer 2022 newsletter talked about the possibility of Douglas County developing the Open Space Conservation Area that is south of Valleybrook Circle, between Grigs Road and Monarch. We continue to carefully monitor any movement on Douglas County's part.
- I will be meeting next week with the Douglas County Parks Assistant Director to get the very latest on any changes. As a community, we must make our voices be heard concerning this majestic piece of property. I will get back to the community with a status update, along with Douglas County contact information.
- The Hearth Board will also be updating the Hearth Residential Improvement Guidelines (RIGS), which was last amended in 2006. We are currently working with HRCA's Covenants department to streamline the improvements request process and to improve the covenants control process. Please see Dave's related article.

WEBSITE

[www.TheHearthHOA.com](http://www.TheHearthHOA.com)



## TRASH AND RECYCLING.

The Waste Management trash and recycling calendar is located on TownSq and The Hearth community website or call WM at 800-482-6406.