

INDIAN CREEK NEWSLETTER
DECEMBER 2010
Management & Maintenance, Inc.
7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732
Please Continue To Check Our Website for Updates www.indiancreekhoa.net

Lunch Bunch

We shall have our December Lunch Bunch meeting at Bistro Vendome on Larimer Square Tuesday December 7 at 1200. Bistro Vendome is between 14th and 15th on Larimer Street. Please call Penny Hollon--303-671-6459--if you plan to attend. Convenient parking at Writer Square is accessed from Lawrence Street between 15th and 16th streets. Larimer Square will be all decked out in its Christmas finery. We hope many neighbors plan to join us for this fun.

Holiday Party

We want to remind everyone the date is Saturday December 4 from 7:00 to 9:00 p.m. at Concha House 7882 E Iowa Ave. This is the same location as last year--across Iowa from our pool and tennis courts--the corner of Iowa Ave and Trenton Street. Please plan to bring a favorite appetizer or dessert and your beverage of choice. We shall provide Holiday punch. This is a good opportunity to gather with old and new neighbors and to ring in the Holiday Season together. Hope to see many of our neighbors.

Autumn Leaves

If you haven't already raked your leaves, (or if the wind hasn't already blown them away), please do so. And we should add, don't just rake them into the gutter in front of your home. They will not be picked up by the city, and the accumulation impedes the flow of water and causes it to back up.

Help Committee/Lunch Bunch

The Board has received some responses to our suggestion of a Help Committee. We'd like to share one:
"Please pass along a heartfelt appreciation to whoever suggested a Volunteer Help Committee. It is a great idea that was brought home a couple of years ago when a Trenton Court handicapped neighbor, who lived alone, fell and laid on the cold floor all day because no one was checking on her. When she died much later on and I mentioned her death to some immediate neighbors, no one not only didn't know that she had died they didn't even know who I was talking about! Being a good neighbor is the basis for a great community. While I work long hours and am not always available I would help if needed. I hope others feel the same.

Also, congratulations to those who have kept the Lunch Bunch going. It sounds like a fun way to regularly stay engaged in the neighborhood. Love their restaurant choices. Hope to be able to join the group once I retire or win the lottery."

If you NEED help, please let Danielle know. I think a lot of us would be pleased to help if we knew who needed it. As in the above example, these neighbors would have provided assistance if they had only known.

A Time to Share

A generous homeowner has offered to assist with donating to a food bank. We think it's a wonderful idea. Here's their email:

"Two years ago while living in Jacksonville, my wife and I held a neighborhood food drive for the Second Harvest Food Bank in Jacksonville. Thanks to our neighbors' efforts, we were able to provide 800 pounds of food to the bank. I would encourage Indian Creek residents to consider donating non-perishable foodstuffs for the food bank. We would be pleased to pick up items from any neighbors willing to contribute, or they could drop them off at our home and we will deliver them to the Food Bank of the Rockies.

Let me know if you think the community would support this."

Thanks!

Rick and Judy Saylor
1578 S. Roslyn St.
(904) 208-0301



We have two new homeowners in our Indian Creek community who were recently welcomed by our Welcome Committee:

Welcome Team member Carol Garske welcomed new neighbor **Gary Peters** to South Spruce St.

Kristin Herrmann is our new neighbor on Gunnison Place, welcomed by Jan Kitta.

Timing of the Mailing for Monthly Billing

We experimented with mailing the billing and newsletter after the end of the month. However, so many of the announcements (like the Lunch Bunch) need to be published earlier. So we are back to sending the invoice at the end of the month, with the maintenance fee being due by the end of the following month. Sorry for the confusion.

Consumer Advisory!

Furnace Inspection Imposters Blow Hot Air

As the nights get cooler and thoughts turn to winterizing the home, con artists who pose as furnace inspectors start making an appearance. Dressed as utility company or city employees, they will often use scare tactics such as concerns about gas buildup, or fears about high carbon monoxide levels as a ploy to get inside your house.

There are a variety of frauds and thefts associated with these scams. Thieves may be trying to get in to steal valuables such as jewelry or cash. Others conduct bogus tests, and then charge a fee for their service. The most costly scam involves those who fabricate a furnace problem, and then offer to fix or replace it, leaving you out money and a damaged furnace that will require further repair.

Sometimes energy companies must enter homes to read old meters and to inspect newly installed furnaces and water heaters. Legitimate companies or city employees will have well marked vehicles and clothing, as well as identification. In the City of Denver, furnace contractors must be licensed in order to get a permit. To verify if a contractor is licensed, contact the Denver Building Department at 720-865-2770.

Having your furnace periodically inspected is a good idea, but should be an action that you initiate. Reputable energy companies will usually conduct these inspections for residents. Before letting them in, always verify that inspectors are who they say they are. Call the company using a telephone number off of a recent invoice, and never let anyone in until you've checked their credentials. Call the Better Business Bureau at 303-758-2100. They can verify if the person is licensed and has a good business rating. Finally, get a second opinion from a licensed contractor.

For more information on winter appliance safety tips, click on:

www.xcelenergy.com/Colorado/Company/Safety/Pages/Winter-Safety-Tips.aspx

Denver DA's Fraud Line: 720-913-9179



Happy Holidays

The Board of Directors and Management & Maintenance, Inc. would like to wish you and your families a very happy and safe Holiday Season!

INDIAN CREEK NEWSLETTER

NOVEMBER 2010

Management & Maintenance, Inc.

7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732

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Timing of Billing and Newsletter

In the past our goal was to get the billing and newsletter out in time for it to arrive on the 1st of the month. Since homeowners' dues are billed on the 1st but not late until the end of the month, this meant some homeowners had two months of dues reflected in the billing, even if the first month's fees weren't really late. Therefore, at the request of a homeowner, we are now waiting until the month is over before sending the mailing.

Volunteer Help Committee

We had an issue this summer of a homeowner being physically unable to maintain her landscaping and incurring fines as a result. Another homeowner is now helping her with maintenance and it is a positive for both of them. While this example is not a volunteer situation, the Board thought there might be other homeowners who need assistance, but don't know who to ask. We thought a Volunteer "Help" Committee might be appropriate. The type of help could be picking up mail, taking trash/recycle bins in and out of the garage, or help with dog-walking. There are probably many other examples of how neighbors could help neighbors. If you're interested in volunteering or if you need assistance, contact Danielle by phone or email and we'll see if we can get something going.

Wild Animals

We've talked about coyotes and raccoons, and here's a warning about skunks. A homeowner shared with us that her vet told her skunks can carry rabies and spread them to other animals. Not that you'd ever encourage a pet to make friends with a skunk, but this is one more reason to avoid them.

Recycling Reminder

We encourage you to recycle plastic, but please be aware that Denver accepts **plastic bottles with a neck smaller than the base only**. No caps, plastic food containers, cups, lids, trays or clamshell containers. Yes, these other plastics are recyclable, but it is done differently than bottles. So Denver must ship other plastics to out-of-town recyclers where the market is unreliable and often expensive. That's why the decision was made not to accept them. But feel free to recycle aluminum, glass (food and beverage only), steel, corrugated cardboard, newspapers, junk mail, magazines and phone books.

Note: Paper egg cartons are accepted by the Dumb Friends League for small animals like ferrets, rats, mice, etc. The Dumb Friends League *always* needs bath towels, hand towels, and wash cloths--in just about any condition, from almost-rags to good ones...even if they're somewhat stained it is OK, as long as they're not stained with toxic stuff like oil, etc. We know this isn't part of regular recycling, but if you have extras please bring them to the Dumb Friends League. For more information on what the Dumb Friend League need you can go to: <http://www.ddfl.org/wishlist.htm>

Don't Forget to Rake Your Leaves

And speaking of recycling – you can bag them up and bring them to a Denver Leaf Drop site where they'll be composted. We have a Leaf Drop site right down the street at Quebec and Cherry Creek Drive South. They're open from 10 to 3 on Sunday November 7th and Sunday November 14th and Monday to Friday 7 to 2:30 p.m.

WELCOME



To Indian Creek

Welcome Team member Dottie Liston welcomed new neighbors **Jim and Julie Copenhaver**, who have moved in on South Trenton Court. If you don't catch them to welcome them in person, Julie provided Indian Creek neighbors her e-mail address, jcope1@earthlink.net and Jim's e-mail address, jcope5@earthlink.net.

Overflow Trash

Overflow trash pickup is October 28 and November 18. This is for any trash which cannot be placed into the black trash barrel: bags of leaves, cuttings, etc.

September Lunch Bunch

We had such a pleasant lunch at Highland Gardens Cafe. The patio was in bloom and the trees were filled with fruits the kitchen uses in food preparation. The food and service were both memorable.

Snow Removal

It's that time again. Here are the guidelines for snow removal this winter. Singing Hills, our landscape company, will shovel snow off perimeter sidewalks upon an accumulation of 2 inches. The exception is the south side of Gunnison, where we have perpetual ice problems. The sidewalk **and the gutter** on the south side of Gunnison will be shoveled after an accumulation of 2 inches. The snow will be removed from the curb to about 8 inches into the street. Therefore, ***please don't park your car on the south side of Gunnison when it snows***. The goal is to keep melted snow in the gutter from coming up onto the sidewalk and freezing.

The Board is also considering another exception on the perimeter sidewalk along Florida and Quebec Way. Since that sidewalk never gets sunlight the snow melts and turns to ice which becomes a liability for the Association.

Our streets will be plowed upon an accumulation of 12 inches of snow. So as to keep driveways clear, Singing Hills has been instructed to push the snow toward the middle of the street. This will preclude turning left into your driveway (since there will be a big pile of snow down the middle of the street), but you also won't have a snow bank at the bottom of your driveway. Spruce Street will have special accommodations since there is only one entrance. Let's hope that 12 inch accumulations will be very rare. To enable water to flow to drains, in addition to shoveling your sidewalk please do not shovel the snow into the gutter. If at all possible shovel the snow about a foot out into the street, thus leaving the gutter area for water drainage.

Architectural Control Committee Reminder

Many homeowners are trying to tie up all their loose ends before the winter is upon us. To complete any exterior changes at your home you must submit a request to the Board of Directors in writing on the designated form. Unless it is an emergency, all requests must be approved in writing prior to you beginning the project. Please do not begin projects until you have approval. The official form must be submitted to have your application approved. It can be obtained by contacting Management & Maintenance, Inc. at 303-755-2732 ext. 214 or Danielle_mm214@hotmail.com. Thank you!

Daylight Savings Reminder

The days are getting shorter, and the nights longer. Daylight savings officially ends on November 7, 2010 at 2:00 am. Mark your calendars so you don't forget to set your clocks back!

**INDIAN CREEK NEWSLETTER
OCTOBER 2010**

Management & Maintenance, Inc.

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Annual Meeting

A successful Indian Creek Annual Meeting was held on September 1st. The term of one board position (Diane Levene's) was up and she was re-elected. We want to thank Ethel Varadi for volunteering for the position as well. Unapproved minutes will be mailed out with the November billing statement. There were some items brought up by some homeowners that will be discussed by the board at the next board meeting and the results of the discussion will be published in next month's newsletter.

Neighborhood Crime

The following is a Crime Stoppers alert from the Denver Police Department:

CRIME ALERT!
You can remain anonymous and earn up to
TWO THOUSAND DOLLARS (\$2,000)

CAN YOU HELP SOLVE THIS CRIME?

On September 8, 2010 at about 6:30am, a woman was walking westbound on Florida Avenue. As she passed Syracuse Street she was grabbed from behind by her ponytail. She said that the suspect was a White or Hispanic male with blue eyes. The suspect had a full beard that was dark in color with some gray in it. The suspect is described as being in his 30's, about 5'8" tall; thin build wearing a red sweater and jeans. The suspect shocked the woman with a handheld stun gun of some sort. The woman screamed for help and when a vehicle slowed down the suspect ran to a smaller red four-door car and was last seen southbound from Florida on Syracuse.

The attached drawing is a sketch of the suspect based on the description given by the woman.



**CALL CRIME STOPPERS
720-913-STOP (7867)**

Crime Stoppers collects information on unsolved crimes or individuals wanted by the police. Callers can remain anonymous. ***The tip line is answered 24 hours a day - 7 days a week***

Unfortunately – more potential crime:

A homeowner has reported that during the night of Sunday September 5th, a black male was seen on S. Trenton Court (at the corner of the cul-de-sac) looking into cars parked on the west side of the street. He then crossed the street and went between houses on east side of S. Trenton Court, then crossed back over to the west side of the street. He was wearing a headlamp. As he was crossing back over to the west side of the street the homeowner who had been watching yelled at him, saying "Hey, what are you doing?" The guy ran off. The homeowner did not chase him. Please be reminded that if you leave your car on the street you should not keep valuables in it. Also, please keep your houselights on at night and be vigilant and look out for crime in our neighborhood.

Fall Clean-Up

Now that fall is here (although you'd never know it from the weather we've been having), leaves will be falling. Please don't forget that you can't rake your leaves into the gutter since the city of Denver does NOT pick them up. Please rake or mow or recycle your leaves.

Contractor Start Times

A homeowner informed Danielle at Management & Maintenance that she was getting nasty notes and calls saying her contractor was starting work (and making noise) too early. However, the city of Denver allows contractors to begin work at 7:00 a.m. seven days a week. Just a reminder.

Colder Weather

We wanted to take a few minutes to remind you about some concerns with the colder weather. Please make sure that you detach your hose from your spigot. Failure to do so may cause a pipe to freeze and break. We also want to remind you to keep the heat inside of your home to at least 60 degrees. In years past, homeowners have had pipes inside the home freeze and break, which also causes extensive flooding and damage. If a pipe does break please turn off the water to the appliance immediately. Familiarize yourself with the shut off now to avoid problems if a situation arises. If you have a neighbor that may need assistance in the cold weather please offer to help them. Make sure you are also replacing your furnace filter at least once a month to prevent build up and to keep your furnace working properly.



We're happy to welcome new neighbors **Lyn and Joy Barnes** to **Syracuse Street**.

Welcome Team member Jan Kitta welcomed the Barnes.

**INDIAN CREEK NEWSLETTER
SEPTEMBER 2010**

Management & Maintenance

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Painting and Carpenters

We would like to apologize for the late delivery of carpentry bids for siding repairs. We know it's created a problem for some homeowners having to do the repairs so quickly. Here's what happened. Due to budgetary constraints caused by the expense of sewer repairs, we didn't sign the painting contract until just recently. Until we sign the contract Homestead Painting does not go out to inspect the siding on the homes that will be painted this year. Painting this year will be on Roslyn and the west portion of Gunnison Place.

Pool Vandalism

We experienced vandalism on a Saturday night at the pool last month. The front gate lock had to be repaired, which is expensive because of the type of lock. The same people tried to remove the inside gate but were unsuccessful. However, they still damaged it. According to Dave, who is our pool contractor, there is a group of people who use our pool late on Saturday nights. He knows they're the same group because the debris from the same brand of beer and the same brand of cigarettes are found on Sunday morning. It's just about too late to do anything about this for this pool season, but please keep a look out anyway.

Raccoons

We have new neighbors and they're raccoons. They've moved in and started families. They breed in the spring which means the offspring are born in June or July. So we have whole families living with us. Raccoons can cause substantial damage. They damage buildings (particularly attics and roofs), gardens, fruit trees, lawns, garbage cans and trash containers. They are also attracted to pet food left outdoors and will attack pets. Occasionally, one or more raccoons will establish a communal toilet area resulting in time to an unwelcome collection of scat. Raccoons look cute but can carry diseases and could be infested with fleas, ticks, lice and mites.

What can we do? Tight fitting lids should be kept on garbage cans; pets should be fed during daylight hours and any leftovers removed immediately; water bowls should be emptied or taken inside at night; gardens should be frequently harvested and windfall fruit picked up. Food should never be intentionally left out for wild mammals. Raccoons can be excluded from buildings by using 1/4 inch grid screening to cover attic vents and chimneys. They have been known to enter homes through pet doors; be sure these are locked at night. Raccoons sometimes take up residence under a low deck. They can be excluded by using 1/4 inch grid screening or solid metal flashing. Raccoons can be kept away from roof areas by trimming tree branches 10 feet from roof and by keeping climbing plants trimmed away from root and eave areas.

Some people attempt to solve raccoon problems with various repellents and deterrents. Approved chemical repellents have not been found to be effective. From mothball flakes to

coyote urine to ultrasonic sound machines – these things do absolutely nothing to keep away raccoons. Even large dogs don't do the trick. Physical barriers will often work, but they have to be good. Basically, you can either trap and remove the animals, or you can exclude them and keep them out. Raccoon control and removal, especially from inside homes, is best left to a professional.

Two neighbors have also encountered skunks in their backyard. Be sure to look out the window before you or your pets go outside.

Cats

Tragically, pieces of a homeowner's cat were found on a lawn on Spruce Street last week. Coyotes? Raccoons? Cat owners may want to be sure that their cats are indoors, especially at night.

Pool Party

I can't believe how fast the summer flies by. The pool closing party is scheduled for Sunday, September 12th (the last day the pool is open). Please bring something to share like hors d'oeuvres or dessert. Soft drinks and water will be provided. See you there!

Annual Meeting Reminder

Don't forget the Annual Meeting on Wednesday, September 1, 2010 at 7:00 p.m. at the Eloise May Library. We look forward to seeing everyone there. The library is located on the north side of Florida at the corner of Florida and Parker. If you are unable to attend the meeting you can give your proxy to someone that will be attending the meeting, or mail it to Management & Maintenance, Inc. at the above address.

Architectural Reminder

Please remember that any and all changes made to your exterior home and property must be approved in writing by the Board of Directors prior to making the change. You must also obtain approval for anything over the height of the fence in your backyard. Applications are available on the website at www.indiancreekhoa.net or by calling Management & Maintenance, Inc. at the number above.

Backyards

During walkthroughs the Board does not enter into backyards. If you have a concern about an item in a neighboring backyard, and talking to the neighbor doesn't work, please submit your concern in writing to Management & Maintenance, Inc. at the above address. We can then issue a letter to the Owner asking them to address the concern.

Trash Overflow

Just a reminder: the next trash overflow pickup date is September 16, 2010.

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JULY 2010
Management & Maintenance
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Annual Meeting

The Indian Creek Annual Homeowners Meeting is held every September. This year, as last year, the meeting will be held at the Eloise May library up at Florida and Parker. The date is Wednesday, September 1, 2010. We had to change the regular Tuesday meeting date due to scheduling conflicts with the library. Please mark your calendars.

There will be one term expiring in September, Diane Levene's. We haven't heard from any interested parties to replace the current Board member, but you still have a chance to get your biography in the newsletter if you're interested in running. Diane is willing to re-run for another term. Please provide information to Danielle by August 20th and it will be in the last newsletter before the Annual Meeting. Declaring your intent ahead of time is not a requirement to run for a Board position - you may make that decision at the meeting.

Tennis Courts

The Board has contracted to have the tennis courts repaired and repainted by LERenner. We'll also be getting new nets. The work should be completed by the end of August. Thank you for your patience.

Swimming Pool

There are some serious issues at the pool:

- One of the umbrellas was damaged by the wind. Please make sure that the umbrellas are closed when you leave the pool.
- Parties at the pool. Our rules state that pool party hours end at 12:00 noon or the party can start after 4:30. Party guests are limited to 20. These rules have been flagrantly abused. You cannot have parties that last all day at our pool. That is so unfair to other homeowners, which is the reason for the rule. Also, we required that a notice be posted at the pool the day before a party so that residents can plan their pool use accordingly. This rule has also been ignored. We ask that in addition to

following the rules you use common sense. This is a **community** pool. The rules apply to everyone. Please Be Considerate.

Landscaping

After a wet spring, it's been awfully hot and dry. Don't forget to water your lawns and plants (abiding by Denver Water suggestions of no more than three days a week).

Lunch Bunch

We shall rejoin the lunch bunch group after Labor Day. We are looking forward to trying new restaurants, meeting old friends and new ones, too. For the new friends, our group meets the first Tuesday of the month at 12:00 noon. The newsletter will identify the restaurant choice each month.

Overflow Pickup and Trash Reminder

The next scheduled pick-up is August 5. This is the only day the trash company will pick-up any items not within the black trash bin. August will have a second overflow pick-up day scheduled August 26.

Just a reminder for your trash and recycle bins: According to the Covenants, "No garbage, refuse, rubbish or cuttings shall be deposited on any street, and not on any Lot unless placed in a suitable container suitably located, solely for the purpose of garbage pickup." You are permitted to put your trash out on Wednesday evening after 6:00 p.m., and your trashcan must be placed out of public view by Thursday night. Please help keep the community clean.

Pool Closing Party

The pool closing party will be held on September 12 at 5 p.m. Bring an hors d'oeuvres or desert to share. Soft drinks and water will be provided. Hope to see you there.

Another Walkthrough

The Board will complete another walkthrough in the early part of August. We will be following up on letters that have been sent out and looking for anything we may have missed.

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Neighborhood Walk-Through

The Board and Danielle will have conducted another walk-through by the time you receive this newsletter. Most lawns, trees, rock areas and driveways look great.

Tennis courts

Danielle is finalizing bids for resurfacing, crack repair, and painting of the tennis courts. The Board will select a contractor in early July.

Lunch Bunch

There was no Lunch Bunch in June due to Memorial Day. The July 6 meeting will be at Highland's Garden Cafe--303-458-5920--3927 W. 32nd Avenue. Drive North on Speer to 32nd Ave. Turn left. Drive 6 or 7 blocks. The Cafe is on the right side. Please call Penny Hollon-303--671-6459--if you plan to join us.

Pool Party

We enjoyed a very successful opening pool party this year. 67 guests brought a delicious assortment of foods to share. Several guests took advantage of favorable weather conditions and enjoyed a swim. We look forward to seeing many of you for the pool closing party following Labor Day.

Warmer Weather

Now that the weather is warmer people have their windows open and can hear more noise from neighboring units. Please be considerate to your neighbors and keep your noise level down when outside in the backyard or in the common areas. Please also try to keep dogs from barking and causing a disturbance to your neighbors.

Fireworks Safety and Awareness

All fireworks are illegal in the City and County of Denver. This includes fireworks as small as sparklers and snakes. It may be deceiving as we realize there are stands selling fireworks not far from Indian Creek, but the stands are in Arapahoe County. Denver Fire along with the Police Department will be out patrolling for violations. If caught, you are subject to fines and possible jail time. Denver Fire reports many fires are due to the use of fireworks, so please do not use any fireworks this season. There are many towns holding fireworks displays. If you see anyone using fireworks, please contact the Denver Police Department at 911 or 720-913-2000.

Indian Creek Annual Garage Sale

Another weekend of great weather, thirty-four Indian Creek participants (many new this year), and lots of buyers on both days! The Committee as well as the sellers seemed equally pleased with the turnout, organization, and sales. The Hunt Club and Windsong joined with us having their garage sales on the same weekend. All three communities benefited and we anticipate that this new tradition will continue.

A very special thank you goes to our hard working committee: Frankie Lah, Sharon Peterson, Linda Pohle, and Shirley Vaughn. Although several members of the Committee did not participate as sellers, each person was committed to making the sale successful for our residents. They are truly a great group of people to work with and their fine efforts are so appreciated. The Committee joins with me in thanking those of you who sent their money in advance. It made our task just a bit easier!

It's not too early to mark your calendars for next year. We're following our successful formula of doing the first weekend after Memorial Day. Be sure to mark your calendar for **Friday and Saturday, June 3 and 4, 2011.**

If you have any suggestions, please feel free to e-mail them to Danielle and she'll forward them on to me, Judi Marcus.

Rabies

According to different sources there has been a recent outbreak of rabies in the Front Range area. Rabies is passed through saliva and can be spread from animals to people. Wild animals are throughout the area including on the canal and in parks. Please make sure your dogs and cats are vaccinated and supervised. Do not allow pets to drink from outdoor food or water bowls as wild animals can eat or drink out of the bowls and contaminate them.

Pool Party Mix Up – From a Homeowner

After the Pool Party BBQ on June 6, 2010, I ended up with someone's lucite handled salad fork. Mine was part of a set so I would greatly appreciate its return. Please call Danielle and she will make the exchange or call me at the number listed below. Thanks much. Val Ottenbreit, 7581 E Iowa Ave. (303) 751-4424.

Referrals from homeowner: Sue Hurwitz:

Windows – Randy Kunkel with All American Window and Siding. He and his son Kyle run the company and do the work themselves. His number is 303-921-6431. His e-mail address is: charleskunkel@msn.com.

Decks – Jon Wright with Mountain Construction Services. His phone is: 720-560-1791 and his email is: jonmcs1@msn.com.

They both volunteered for manual labor job work this summer in Ethiopia. I think highly of their integrity, promptness and workmanship. They are really good people.

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JUNE 2010

Management & Maintenance

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The Board and Danielle did a walkthrough of the property a couple of weeks ago. It's that time of year (finally). Given the rainy and sometimes cold weather that preceded the walkthrough, we were very lenient in sending letters to homeowners this year. However, now's the time to start pulling or spraying the weeds as well as keeping the grass mowed. The following are some other issues we noticed:

- Roofs - Although roofs aren't an association responsibility, we want to remind you that the original roofs are now about 27 years old. You might want to either check your roof or have your insurance company or a roofing firm evaluate your roof; to see if it may need replacing.
- We also noticed that some roofs have raised flashing (the metal trim around edges and roof perforations). This can cause a roof to be damaged and they should be nailed down.
- We saw several homes with metal "fences" around flower gardens or grass. We understand that you may want to keep dogs out of the garden and that isn't a problem. However, we do require that said fences should be no more than 15" in height. Most of the ones we noticed just need to be pushed deeper into the ground. Also, please try to keep the fence consistent (not more than one style) and in a straight line. It just makes it look so much nicer.
- Please don't neglect edging your lawn and trimming bushes. Neither grass nor tree limbs nor hedges and bushes should be on or over the sidewalk, and a pedestrian should not have to duck under your low hanging tree limbs.
- Dead tree limbs must be cut off. We have many beautiful trees in the neighborhood, but some need to be thinned of dead wood. Now that everything has leafed out you can easily see what needs to be done.
- Backyard trees. Just because trees are in your backyard doesn't mean you don't have to trim them. If limbs or branches of your tree(s) have grown over the fence and are maybe even hitting your neighbor's house, you need to trim them. Should you have branches coming from your neighbor's yard that you'd liked trimmed, please talk to your neighbor. If they decline to trim, we suggest you ask if they'd mind if you trimmed them. Also, if your trees can be seen from the street the HOA does have the responsibility to make sure there are no dead branches visible.

Friday, June 4 - Saturday, June 5 Annual Indian Creek Garage Sale

8:30 a.m. - 2:00 p.m.

Just a few weeks remain to gather up those items "you can live without." This year's garage sale is being held after Memorial weekend since it's right after pay day and at the beginning of the summer when buyers are more enthusiastic.

Professionally made banners will be placed on Iowa, Florida, and Quebec Way well in advance announcing the dates of the sale. Windsong, directly north of us, and The Hunt Club, directly northeast of us, are planning their sales the same weekend. With each complex advertising in the local newspapers, displaying banners, and putting up additional signs the days of the sale, we expect large crowds and many potential buyers.

The committee has been hard at work to guarantee the success of this event. The \$3 entrance fee to help cover advertising costs will remain the same for those who pay no later than Wednesday, June 2. After Wednesday, the cost is \$4. If you plan to participate please mail/give your money to Judi Marcus at 7835 E. Gunnison Place or to Frankie Lah at 7707 E. Gunnison Place.

The committee would also like to caution sellers to carefully watch their items and to safely secure their money.

Pool Opening And Party

The pool will be open as of Saturday, May 29th.

The pool opening party is Sunday, June 6th from 5 to 8 p.m. Please come and bring some side dish or dessert to share.

Attention all plant lovers.

Are you looking to add to your garden? In conjunction with the pool opening party on Sunday, June 6th there will also be a plant give away. All of you that are separating your plants bring your extras to share with other plant lovers. We will be at the pool party from 5 to 8 p.m. This is a free exchange, open to all, you do not have to bring plants to get plants. For those bringing plants please label what they are and if they are best in sun or shade.

Monthly maintenance fee recap:

We'd like to give you some details on fee collections and foreclosures. As of the end of April seven homeowners were more than one month delinquent. Since a fee isn't considered late until the end of the month in which it's due, and if you pay later in the month, you may receive an invoice that shows the current month plus the next month's fee due. This doesn't mean you are delinquent. However, in April we did have eleven homeowners who were one month delinquent. The total dollar amount of delinquencies was \$5,396.07. About \$1,500 of that figure is from the two foreclosure properties in the neighborhood. One of those properties is now under contract, and we will hopefully begin collecting monthly fees very soon.

Our procedure is to send a delinquency letter with an intent to lien once an account is more than two months delinquent. If we receive no response the account is turned over to our attorney.

Management & Maintenance

It's come to our attention that some homeowners have questions about our management company, Management & Maintenance (M&M). M&M charges the association a very competitive monthly fee (we've compared). For that fee all of our accounting and billing is taken care of, this newsletter gets sent out, a record of all the letters we've sent to homeowners over the years is organized for the board's inspection, and, of course the main thing we get is Danielle Loquercio, our property manager. Danielle attends all our monthly meetings and walkthroughs as well as being frequently on-site to inspect contractors. While M&M writes checks to pay our bills, two members of the board must sign each check for it to be valid. Danielle knows our covenants better than anyone on the board, she gets us bids on all projects, and her experience and knowledge have proved invaluable. Danielle also is available for your calls and emails. Having investigated other management companies, we are very pleased with M&M and feel lucky to have Danielle as our property manager.

Overflow Trash

The next overflow trash day is Friday, June 4th.

June Lunch Bunch

With Memorial Day on the preceding Monday we have decided not to schedule our lunch for Tuesday June 1st. We shall plan the July Lunch Bunch for July 6. Hope to see many you then. Have a fun Holiday weekend.

With Sympathy

We extend our condolences to our friend and neighbor Carol Garske (Spruce Street) on the loss of her husband Jay on Monday, May 24th. Please keep Carol in your thoughts.

Cats

We're beginning to get some complaints about cats roaming the neighborhood. Some of them have dug up plants as well as the usual complaint about using other's gardens as a litter box. Cats are subject to the same rules that dogs are; they should be on a leash when they're in public areas. Finally, please be aware that there are fox and coyotes in our neighborhood, and cats make a nice snack. Watch out for your animals, particularly at dawn and dusk.

Dogs

We have had some recent complaints regarding barking dogs. If we get a complaint Danielle will send a letter out, but it is sometimes hard to determine where the barking dog resides. When dogs who are home alone bark continually, it can quickly become very grating. If you leave your dog home alone either in the house or in your back yard during the day or at night, you might ask your neighbors if they hear your dog barking so you can take steps to correct the situation.

INDIAN CREEK NEWSLETTER

MAY 2010

Management & Maintenance

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Trash Pickup

Just a reminder - OVERFLOW TRASH is only collected every third week. The next pickup will be May 13. Also, don't forget the pickup will be delayed by one day the week of Memorial Day. So instead of Thursday June 3rd it will be Friday June 4th.

Indian Creek Annual Garage Sale

Just a reminder that the date for the annual garage sale is quickly approaching and plans are already underway. When you begin your spring cleaning, be sure to set aside those items you wish to sell. As in past years, we will be coordinating the dates with Windsong, the complex directly north of us. Three huge banners will be displayed on Quebec Way, Iowa, and Florida announcing the dates well in advance. We anticipate the banners, signs on the days of the sale, newspaper ads, and web site postings will attract many potential buyers. Garage sale participation will remain at \$3 for those who pay in advance. As the date approaches, look for detailed information in the next newsletter.

All residents are encouraged to participate. Mark your calendar for Friday and Saturday, June 4 and 5, from 8:30 a.m. - 2:00 p.m.

May Lunch Bunch

We enjoyed a delicious authentic French lunch in April at JaJa Fench Bistro in Old Downtown Littleton.

Please join us Tuesday May 4th at Washington Park Grill. We meet at 12:00 noon. The address is 1096 South Gaylord Street at Mississippi St. 303-777-0707. Parking is on the street. Please call Penny Hollon-303-671-6459- to join us.

Pool News

The pool will open the Saturday before Memorial Day (May 29th). We'll have our annual Pool Opening Party on Sunday, June 6th. Please join us and bring a side dish or dessert. Burgers and hotdogs will be provided. Are there any volunteers to help cook said burgers and hot dogs? Please let Danielle know if you'd like to help (303-755-2732 x 214).

Spring Housecleaning - from Penny Hollon

I volunteer with the Association For Senior Citizens (ASC). This is an organization which helps very low income seniors. As you are cleaning your closets and homes; and find usable clothing, shoes, sweaters, hats and jackets, blankets and linens, and kitchen items, will you please remember these folks? You may place these items in a bag and bring the bag to me at 7705 E. Gunnison Place. I shall be certain these seniors receive your donations.

Lint Filters- from Diane Levene

Do you have pets? Do your clothes accumulate fur? I have two long-hair cats. So when my floor drain in the basement backed up (for about the third time), Roto Rooter said it was because of all the pet hair from the washing machine. He suggested I put a lint filter on my washer hose. Even though the washer has a lint filter, I started using a separate one (it's a wire mesh tube that you attach to the hose with a twist tie - I get them at WalMart), and I haven't had a problem in the past two years. And the amount of fur not caught by the washing machine filter is incredible.

Chemical Pickup

Do you have hazardous chemicals you would like to stop storing in your home or garage? You can contact Curbside, Inc. at Call us at 800-HHW-PKUP (800-449-7587, E-mail: hotline@curbsideinc.com, or fill out the form online at www.curbsideinc.com.

Once a resident has called the hot line to schedule a pick up, they will be given a plastic bag, about the size of a large trash bag, with instructions on how to seal materials, along with a list of materials accepted. The chemicals will then either be recycled or disposed of properly. To schedule a pickup, please call 1-800-449-7587.

Warmer Weather

Now that the weather is warmer people have their windows open and can hear more noise from neighboring units. Please be considerate to your neighbors and keep your noise level down when outside in the backyard or in the common areas. Also make sure that barking dogs are not left in the backyard unattended.

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BUDGET NEWS

The Indian Creek fiscal year runs from May 1 to April 30. Our projected budget for the coming fiscal year is on the back of this newsletter. For those of you who attended the Annual Homeowners Meeting last fall and those who have been reading the newsletter, you know that sewer expenses were a great concern the past twelve months. About half of the homeowners at Indian Creek have had scopes performed on their sewers. Fortunately, most were in good shape, but we spent so much in excess of what we had budgeted on sewer repairs for those that weren't, we feared a special assessment might be necessary. Thanks to other expenses coming in under budget and a projected postponement of painting, we have been able to scrape by. We can't go into another fiscal year in the shape we're in though, and for that reason we are forced to raise our monthly management fee again. ***Effective May 1, 2010 the monthly fee will be adjusted from \$60 to \$69.*** We expect that this additional revenue, combined with a continued abatement in sewer costs, will mean that we can maintain this fee for some time to come.

LUNCH BUNCH

Our April gathering will be at JAJA Bistro in Old Downtown Littleton on Tuesday the 6th. This is an authentic French Restaurant. We shall gather at 1200 for lunch, and some of us will visit the shops after lunch.

Directions: Hampden Avenue West to Broadway, South on Broadway to Littleton Boulevard. West on Littleton Boulevard to Nevada Street (in the center of town). North one block--on the left side of the street--and park in the lot. 303-798-5389

Please call Penny Hollon--303-671-6459-- if you plan to join us.

Recommendations:

We're happy to be able to share good experiences you may have with service people. Here are a couple from Terry Wallace.

#1 Moore Heating and A/C, INC. - 303-680-5300

I had Moore Heating put in a new furnace and AC. They installed a Rheem which was the second to the lowest bid I received (I did 6). They were prompt, efficient, careful and very knowledgeable. They spent about the first 40 minutes checking my place to be sure that what and where they were installing was up to code. They brought in 8 - 10 ft. pvc pipes without ever touching a wall. They even came back out to double check the install. My place feels about five degrees warmer and my bill is about \$35 less per month.

#2 Beyers Windows and Door, INC. - 303-220-5990

Beyers installed a new sliding glass patio door. After coming out to measure, they came back a second time to check the molding before the install to be sure they would have what they needed to do the job correctly. Again, on the job they were prompt, efficient, and careful. Three to four days later they called to see if everything was okay.

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Storm Drainage Project

Thanks to your calls and emails to the city, our storm drainage project has been moved up to no later than mid-spring. You have been the squeaky wheel and it's worked! Within 30 days of the start of construction you will begin to see paint markings in the street. These will identify where the utilities are.

Painting Cycle

Even if this is not your year to be painted, please continue to check your siding and caulking. We've come to rely on Homestead to tell us what repairs are needed, but that's just incidental to their real job. Since siding and caulking are the homeowner's responsibility, we'd hate for you to neglect a problem because you were waiting for Homestead to point it out.

Lunch Bunch

The Lunch Bunch is the 1st Tuesday of every month. In February it was at Elways. On March 2nd it will be at Stella in the Highlands. Please advise Penny if you are planning to attend.

A Less Appetizing Issue

A homeowner recently went to play tennis and found dog poop in the leftover snow in the courts. Dogs are not permitted in the tennis courts; the tennis courts are for tennis playing only.

Speaking of recycling.....

I received Denver's Waste Management Newsletter last month. Instead of immediately recycling it like I normally do, I actually read it. For those who didn't, here are our trash highlights:

- Large Item Pickup (LIP) - Collection will now be every 9 weeks. The next LIP is April 22nd. A maximum of 5 large items will be collected per household.
- Appliance Collection - Appliances are collected weekly by appointment. To schedule a collection appointment for Freon-containing appliances (refrigerators, freezers and air conditioners) and other large metal appliances (stoves, dryers and washers) call the City's contractor, **Unwanted Appliances at 303-430-7142**. They will recycle the metal and dispose of the Freon in an environmentally safe manner.
- Overflow Trash - The new schedule for overflow trash pickup is every 3 weeks. Our next overflow pickup will be March 11th. A maximum of 10 overflow bags or containers of trash will be collected per household. Overflow bags or containers must be 32 gallons or less in size, and weight no more than 50 pounds each. If you do a spring cleanup of your yard, branches must be less than 4 inches in diameter, less than 4 feet in length and bundled and tied. A maximum of ten branch bundles will be collected per household. Do **not** place tree limbs, branches or wood boards in your black trash barrel. They cause damage to the collection vehicles.
- What to put in the recycling bin -
 - Paper products - Cardboard, newspaper, paperboard boxes, magazines, junk mail, phone books.
 - Metals - steel cans and empty aerosol cans, aluminum cans, aluminum foil and pie tins.
 - Bottles - glass bottles and jars and plastic bottles.

- What **not** to put in the recycling bin -
 - Paper products - Coffee cups, paper milk or juice cartons, books (other than phone books).
 - Plastic - bags, tubs or trays, plastic wrap.
 - Potato chip bags or candy wrappers
 - Scrap metal
 - Styrofoam

I thought most plastic could be recycled, but boy was I wrong. Non-accepted plastics make up the majority of contaminants (non-acceptable items) in recycling. **ONLY RECYCLE PLASTIC BOTTLES**. A bottle is a container that has a base that is bigger than its neck and generally has a screw top. Don't go by the recycling number on the bottom of a plastic item. Items may have the same number but one is okay to recycle and the other isn't. The shape of the item is what determines what Denver can recycle. Different shapes have different chemical compositions and require different processes for recycling.

- Electronics Recycling - This was news to me. We may request an Electronics Recycling Coupon (E-Cycle coupons) that will allow us to drop off televisions, computers, monitors and other electronic devices for recycling at a significantly discounted rate. Request the coupon online at DenverGov.org/DenverRecycles or by calling 3-1-1. Only one coupon per household. The items must be brought to the metech recycling facility during normal working hours. This program is being funded in partnership with Best Buy and metech recycling.
- Household Hazardous Waste Collection Program - To schedule a collection appointment, call 1-800-HHW-PKUP (800-449-7587). They will accept:
 - Automotive fluids, batteries, caulk and grout (I didn't know these were hazardous), fluorescent lights, insecticides and poison, paint, solvents and thinners, and stains and varnishes.

One last request from our trash professionals - please double bag pet droppings.

**The Seventh Annual "St. Patrick's Parade Down Spruce Street" will be held on:
Sunday, March 14th at 1:00 PM**

Starting at the corner of Gunnison Place and Spruce, we will march down Spruce Street led by local bagpiper Lise Nelson of 1551 S. Spruce Street. As Spruce Street isn't very long, the parade will only last 10 to 20 minutes, so please be prompt.

Following the parade we will gather at Spruce and Gunnison for refreshments. Depending on the weather it will either be on the street or in the garage. Please bring your own beverage and a food item to share. All residents are welcome to attend.

Misdelivered Mail

A homeowner let us know that he keeps getting misdelivered mail. The homeowner went to the post office and they said that all misdelivered mail should be directed to Sullivan Station 303-853-6818, homeowners should not be delivering the mail on their own. The post office can then keep track of the mistakes and pick up the mail for re-delivery.

Here's hoping we have spring come early this year.

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City Drains

Although we were hoping to have new storm drains by last fall, their completion has been held back. There are some utility complications that might make it difficult for the city's in-house construction crews to complete this construction. The design has been forwarded to construction crews who have determined the work will be completed in approximately one year. Re-grading of the walkway around the telephone boxes will likely be designed, in conjunction with Qwest, by a consultant and included in the city's 2010 General Storm program. Construction for the program will likely start late summer of 2010. We wish we could give you harder dates, but these smaller projects that are not programmed as part of the Capital Improvement Budgets tend to get bumped for more critical projects.

This is the situation at Indian Creek.

The storm sewer that is being designed for E. Gunnison east of Syracuse is being designed based on the summer runoff flow rates in accordance with our design standards. That is what the resident's annual Wastewater bill pays for. As he designs the storm sewer, our designer is being cognizant to try to place inlets in sunny areas to the extent practicable so that they will collect some snowmelt in winter as well as the summer storm runoff for which they are intended and designed. However, when you are dealing with trees, fences, homes and trying to dodge underground utilities all at the same time, I can't guarantee that every inlet will collect the snowmelt as well as they collect storm runoff. The low angle of the winter sun casts longer shadows from homes, trees, fences, walls, etc. which then keeps the pavement colder and allows the ice to begin to form and accumulate. http://www.denvergov.org/Capital_Projects_Center/IcingintheCurbandGutter/tabid/425218/Default.aspx

The ice skating rink on Gunnison

Danielle tried hard to get the city to do something about the ice on Gunnison, but basically was told to call 311. So she did. If those of you affected by the ice do the same we'll have better luck getting the city to come out to break up the ice.

Shovel your sidewalk

Speaking of ice, a homeowner had a really bad fall on the ice last month in front of a home on Iowa. The snow on the driveway and sidewalk had not been removed which resulted in dangerous ice. DO NOT assume that the sun will melt the snow. If you plan to be out of town, make arrangements for someone to shovel your walks. As we've repeatedly said, the City of Denver requires snow removal from sidewalks within 24 hours after a snowstorm. Lots of our homeowners walk in our neighborhood and at times it can be absolutely treacherous. The city ordinance isn't enforced by the police driving around to see if walks are shoveled. It's enforced when neighbors call to complain. Call 311.

Parking Reminder

When guests or repairmen come to your house, please make sure their vehicles are not restricting access to the mailbox kiosk.

Lunch Bunch

The January lunch was re-scheduled. The next one will be on February 2nd at Elways. Please RSVP to Penny by noon on January 29th at 303-671-6459--by 5:00 p.m.

Annual Indian Creek Garage Sale

It's not too early for you to begin to think about our annual garage sale that will be held throughout the complex. As the holidays come to an end, you may want to store those "white elephants" in a safe place as they wait for another home to welcome them. Continuing our tradition, the sale will be held the first weekend after Memorial Day and payday. Be sure to set aside **Friday and Saturday, June 4 and 5**. As the date approaches, look for further details in the monthly newsletter.

Vandalism & Auto Theft

A homeowner on Syracuse said their vehicle was broken into and stolen out of their driveway on January 18, 2010. If you have to leave an auto outside of your garage, be sure nothing of value can be seen by looking in the windows.

A homeowner on Gunnison called to say that someone messed around with the lights in her front yard. She thought it was kids, and wanted others to know about it.

WELCOME

To Indian Creek

We're happy to welcome new neighbors **Richard and Judy Saylor** to **Roslyn Street**.

Welcome Team member Jan Kitta welcomed the Saylor's, who relocated from Northern Florida, on a sunny Denver January day when the temperature here may just have been higher than at their former home.

We look forward to seeing Richard and Judy at Indian Creek events. Please join us in welcoming them.

With Sympathy

We extend our condolences to our friend and neighbor Nancy Pottratz (Syracuse Street) on the loss of her mother Saturday night. Please keep Nancy in your thoughts.

Denver Dog Park Master Plan Recommendations

I know we have a lot of dog lovers at Indian Creek. The city has been holding meetings and taking surveys about adding dog parks. Their draft recommendations include a dog park at Cook Park. You can find the link to their website by visiting Indian Creek's website at the address above. The link is on the homepage.

Draft Recommendations

1.) Upgrades to existing facilities in 2010 to include:

- Shade structures, trees, water sources where feasible, new base material, seating, and educational signage.
- Priorities of upgrades are based on need - Fuller and Berkeley with highest need; followed with minor improvements needed at Stapleton, Barnum, and Kennedy.

2.) Improve Field Staffing Levels / Enforcement

- Fees: Self-supporting funding mechanism for enforcement, maintenance, and improvements.
- Colored Dog Park Tag - Purchase in field, on-line, or in-person for use of facilities.

3.) Add Facilities and Services

- 1-2 Fenced Locations
- Cook Park - East Denver
- Vanderbilt Park / Gates Development - West Denver
- Off-Leash Hours Program
- Set hours to meet multiple users needs: Monday - Friday: Early Morning / Early Evening
- Pilot location within City Park - 12-Month test beginning

4.) Establish Strong Partnership Organization

- Support Education, Fund Raising, Clean-Up Days
- Revitalize "DenFIDO" group or create new Partnership group
 - Meeting set for kick-off: February 8, 2010: 5:30pm-7:00pm @ Webb Building Rm. 4.F.6

INDIAN CREEK NEWSLETTER

January 2010

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First the fun news from Penny Sue Hollon:

Holiday Party

We had wonderful attendance for the first annual Holiday Party. The selection of food was delicious, the decorations were very festive, and the guests were pleased with the event. Many praises were delivered.

I wish to thank VERY much the helpers:

Carol Johnson for the set-up, Frankie Lah, Nancy Calkins, Carol Garske, Marie Baum, and Karen Johnson for the clean-up task!

January Lunch Bunch

We will gather January 5th at Strings Restaurant--17th Avenue at Humboldt--at 12:00 noon. Complimentary valet parking is offered on the Humboldt Street side of Strings. Please remember to call Penny Hollon--303-671-6459--by 5:00 p.m. January 1st if you plan to attend. Hope to have many neighbors join us.

The February Lunch Bunch will be at Elway's in Cherry Creek on February 2, 2010!!!

Now to the regular business of the association.

Tennis Courts

Like the swimming pool, the tennis courts are only for the use of homeowners and their guests. And like the swimming pool, the homeowner must be with their guests - we don't allow friends or family to use our facilities when there is no homeowner present. We've had some issues over the years with non-homeowners using our tennis courts, but these are usually resolved by simply asking these people to not use them. However, we've had cases in which the non-homeowner insists on using our courts despite requests not to. Therefore, we

will be posting 'No Trespassing' signs at the tennis courts. This will allow us to call the police if someone is trespassing on our property.

Pets

We wish it wasn't necessary to remind you of this, but please keep your pets off of lawns and xeriscaping in the neighborhood. Most people, fortunately, pick up after their dogs, but they can still cause a mess if they roam in the yard, especially when there is mulch as part of the landscaping.

Annual Indian Creek Garage Sale

It's not too early for you to begin to think about our annual garage sale that will be held throughout the complex. As the holidays come to an end, you may want to store those "white elephants" in a safe place as they wait for another home to welcome them.

Continuing our tradition, the sale will be held the first weekend after Memorial Day and payday. Be sure to set aside **Friday and Saturday, June 4th and 5th**. As the date approaches, look for further details in the monthly newsletter.

Furnace Filters

Now that we're finally getting cold weather for real, don't forget to change the filter in your furnace. The reason that you hear this advice so often is that it's true; you really should change that filter once a month. Dirty filters reduce airflow, which makes your furnace run less efficiently, and that costs more money. Frequent filter replacement also helps improve the life of your furnace.

Lights and Locks

We are still getting occasional reports of break-ins and thefts. A bike was stolen from a garage on Iowa. Although we are in a very low crime area, crimes of opportunity can still happen. Keep your garage doors closed if you're not around.

Please be vigilant and report any suspicious activity to the proper authorities. Please also remember to keep your outside lights on at night, garage door closed, and house and vehicles locked.

Wishing you Merry Christmas, Chanukah, Kwanza, (or Festivus), and a Happy New Year!

