



# The Smoke Signal

## Newsletter of the Smoky Ridge Homeowners Association

June 2021

**The Smoky Ridge Homeowners Association exists to preserve and enhance the property values of our friends and neighbors in the Smoky Ridge community.**

Centennial residents may use and possess certain "permissible fireworks," limited only to those that do not explode, leave the ground or fly through the air. Sparklers, cones, snakes and fountains are allowed. The decision to allow the use of certain types of fireworks is consistent with the State of Colorado and Arapahoe County. The sale of all forms of fireworks in Centennial continues to be prohibited.

### **Smoky Ridge Homeowners Association Board of Directors**

The following homeowners are volunteering to serve on the Smoky Ridge HOA board of directors:

Ken Cruise, President  
Dave Quackenbush, Vice President  
Mike Carnevale, Secretary/Treasurer  
Natasha Selwyn, Director  
Steven Hart, Director  
Mike Shaw, Director

**Your HOA retains the services of a management company. Any questions, billing issues, covenant violation notices, nuisance complaints and other concerns should be conveyed to the management services company.**

Cherry Creek HOA Professionals  
14901 E Hampden Ave #320  
Aurora, CO 80014  
[SMR@cchoapros.com](mailto:SMR@cchoapros.com)  
(303) 693-2118

**Our Community Property Manager is**  
Angela Watts  
[awatts@cchoapros.com](mailto:awatts@cchoapros.com)

## **A message from the HOA Board President**

HOA CCR's and Bylaws often boil down to common courtesy and respect for others. Your HOA helps keep your neighborhood beautiful and protects your investment. Homeowners should be aware that when you signed the documents to purchase your home within the Smoky Ridge Community, you contractually agreed to pay all dues and assessments when they were due. Failure to do so will result in monetary fines, additional interest, and possible legal fees and court costs. Do not put yourself in this situation.

**The Smoky Ridge HOA Board understands that some property owners may experience financial hardship from time to time. If you are having trouble paying your HOA fees, it is in your best interest to be proactive and contact our management service company for assistance. Their contact information is listed at the top of this newsletter.**

Failure to communicate with the management services company on a timely basis will result in additional costs of late fees, interest, legal and court costs, liens placed against your property and eventual foreclosure action. Once your account has been turned over to our attorneys for collection, you will have lost your opportunity to seek a resolution within the Association.

All homeowners contractually agreed to submit an ACC request whenever you wish to make any structural, landscaping, additions (including sheds/fences) or repairs to your property. Community visits by our management company have revealed projects that have not had ACC requests submitted for approval prior to the start of the project. Be aware that these unapproved projects can be ordered to be removed by the HOA Board if this condition exists. Any expense connected with the removal or revision of your project is the responsibility of the homeowner. Before starting any outside project, make sure you have a written approval from the ACC Committee. If in doubt as to whether an ACC approval is required for your project, contact our management company, Cherry Creek Professions for assistance.

## **Open Board Position**

### **HOA Board Seeking Volunteer - Five Reasons Why You Should Volunteer**

There is a lot to be gained from volunteering time within your homeowner's association – new friends, new skills, recognition by your neighbors – and perhaps best of all, an improved community. Whether volunteering for the board or for a committee, no good deed will go unnoticed. To express your interest in volunteering and getting involved in association activities and projects, contact your association manager or a member of the HOA board today. And don't forget, welcome to the party!

You should make volunteering a part of your everyday life.

The Bureau of Labor Statistics just released the 2013 volunteering rates for the United States, showing a decline to 25.4 percent, the lowest rate since the survey was first administered in 2002. These rates reflect adults in the U.S. who spent as little as one hour volunteering for an organization in the last 12 months. Adults who regularly volunteer make up only a small fraction of this group. Some suggest that the decline in volunteering is due in part to the struggling economy; people are focusing on getting and maintaining adequate paid work and don't feel they have time to think about unpaid

work. However, volunteering isn't something to put off until you have extra time and money. There are numerous reasons why the returns far outweigh the time you invest, especially during lean times. I'll point out just five reasons you should consider making volunteering a part of your everyday life.

1. Volunteers live longer and are healthier. Volunteers are happier and healthier than non-volunteers. In fact, later in life, volunteering is even more beneficial for one's health than exercising and eating well. Older people who volunteer remain physically functional longer, have more robust psychological well-being, and live longer. However, older people who volunteer are almost always people who volunteered earlier in life. Health and longevity gains from volunteering come from establishing meaningful volunteer roles before you retire and continuing to volunteer once you arrive in your post-retirement years.

2. Volunteering establishes strong relationships. Despite all the online connections that are available at our fingertips, people are lonelier now than ever before. Indeed, a 2010 AARP study reported that prevalence of loneliness is at an all-time high, with about one in three adults 45 or older categorized as lonely. Online connections, while useful for maintaining existing relationships, are not very helpful in establishing lasting, new ones. Working alongside people who feel as strongly as you do about a particular cause creates a path to developing strong relationships with others. It isn't just beneficial for making new friendships, either: Volunteering alongside other members of your family strengthens family bonds based in "doing" your values. And these benefits have a ripple effect. Children who volunteer with their parents are more likely to become adults who volunteer.

3. Volunteering is good for your career. People who volunteer make more money, partially because the relationships people create while volunteering can be leveraged for financial benefit. In 1973, Johns Hopkins sociologist Mark Granovetter described the important role of "weak ties." Weak ties are those relationships that are outside of one's close-knit social network. These relationships are important because they provide access to new information and opportunities. People in your close network provide redundant information: They are already participating in the same kinds of activities and know the same people. Volunteering has long been viewed as a way to create new "weak tie" connections that lead to career opportunities. Volunteering in your current career industry—or an area you'd like to transition into—is an especially effective way to leverage social connections for career gain.

4. Volunteering is good for society. Many businesses, and almost all mission-driven organizations, are successful only if they maintain a strong volunteer workforce. In fact, places like museums, social service organizations, and faith-based organizations often rely on more volunteers than paid workers to meet their goals and fulfill their mission. These businesses are committed to doing good things for society. They pick up the pieces where government programs leave off, and by volunteering for these organizations, you participate in helping society meet the needs of people from all walks of life.

5. Volunteering gives you a sense of purpose. Although it is not well understood why volunteering provides such a profound health benefit, a key factor is assumed to be that volunteering serves to express and facilitate opportunities to carry out one's sense of purpose. The very nature of volunteering means choosing to work without being paid for it. As a result, people choose to spend their time on issues they feel strongly about. If

you are greatly concerned about the treatment and well-being of animals, for example, volunteering at an animal shelter will help you address a social problem that is meaningful to you.

**The Smoky Ridge Board of Directors is seeking interested residents to fill an open Director position on the HOA Board. If interested, please complete the Board Member Interest Form that can be found on the Smoky Ridge website:**

[https://www.smokyridge.org/forms/board\\_member\\_interest\\_form\\_2021.pdf](https://www.smokyridge.org/forms/board_member_interest_form_2021.pdf)

Complete and return the form by one of the following options:

1. Mail or hand deliver to: SMOKY RIDGE MAINTENANCE ASSOCIATION, INC. c/o Cherry Creek HOA Professionals, 14901 E. Hampden Avenue, Suite 320, Aurora, CO 80014
2. Fax to 303-693-8803
3. Scan and email to: [SMR@cchoapro.com](mailto:SMR@cchoapro.com)

Please include a brief description of your interest in the position, as well as any qualifications that you feel may be relevant to this volunteer position.

#### CRITERIA FOR BOARD MEMBERS:

- The desire to be involved in community policies.
- The ability to provide fair and honest treatment for each member of the Association.
- The willingness to enforce the covenants.
- This is a volunteer position, requiring attendance at approximately 12 meetings per year.

#### TIME COMMITMENTS AND DUTIES:

- Board meetings are held monthly, running approximately 2 hours per meeting.
- The property management company provides routine support for the Board on such items as correspondence, bank deposits, community inspections, contractor bids, and preparation of the Board meeting agenda, financial reports, and other back-up documentation.
- Board members are responsible for policy decisions, covenant enforcement actions, and the financial position of the Association.
- Attendance at Board meetings is required.

#### NOMINATIONS:

You may nominate yourself or someone else by completing the Board Member Interest Form and submitting it to the management company. If you are nominating someone else, he/she must acknowledge his/her willingness to volunteer for this position.

## Gardening and Lawn Tips

**Our weather has been hot and dry for the past two weeks. Please water your lawn adequately to avoid dead grass. We know water is expensive but so is replacing your lawn after it dies. Consult ECCV for watering tips.**

Last year, the HOA sent notices to landowners whose yards were infested with weeds, had dead trees and shrubs and dead lawns. More notices for landscape maintenance and dead tree removal will be forthcoming this year so please save the Board and yourself some grief and fix problems in your yards before they become an eyesore. Remember: The condition of your property not only affects your individual property values but the property values of your nearby neighbors and the entire Smoky Ridge community.

## **Fence Replacement and Himalaya Fence Painting Update**

**The board has obtained 5 bids for fence replacement and will be awarding a contract to complete more of our community fence this year as our current funding allows. The Board is looking into options to complete the entire project in 2021 and 2022.**

NOTE: Any landowners whose property backs to the Himalaya fence and has concerns, are welcome to contact our Community Service Manager regarding their concerns.

## **Other Landscaping and Irrigation System Issues**

**The board is soliciting bids for removal of dead trees and trimming of dead limbs on others.**

The Board will be working on a master landscaping plan for the entire community property. In addition, sprinkler improvements along Himalaya will be in the works. The Board is evaluating how much money we will have available after the July dues payment period before the Board decides when and how to fund the completion of the community fence replacement project.

## **Architecture Control Compliance**

**Our Community has covenants and bylaws to protect your property values and maintain the residential character of our neighborhood. Homeowners are obligated to keep their yards tidy, free of weeds, trash, and other unsightly nuisances. Our covenants have not changed in decades and were presented to new owners prior to or during the closing process on your home.**

Our HOA has an Architectural Control Committee (ACC) that approves almost everything that a homeowner could do outside of their home or outdoors that could be seen from the street or their neighbors' property. ACC requirements are presented in the Smoky Ridge HOA covenants and amended and can be found on the Smoky Ridge HOA website. To be safe, please contact our management company if you do not know if an ACC request is needed prior to you starting your project.

Some examples of improvements that require ACC approval are window replacement, front door replacement, garage door replacement, and roof replacement; exterior painting; new and replacement fence; installation and replacement of sheds and pergolas; patio covers; home additions; concrete replacement; and changes to your landscaping.

**If your neighbors can see any planned improvements in your yard (front or back), ACC review and approval is required.**

## **Revision of Smoky Ridge Covenants, Conditions and Restrictions (CC&Rs)**

The board is in the process of revising our CC&Rs that were last updated in 1985. Our current CC&Rs are more than 35 years old and are not compliant with existing Colorado State Law. The Board will be soliciting qualified law firms to bid on review and preparation of this important document that will require homeowner approval. Stay tuned - We will keep you posted of progress on this important issue.

## A Yard's Curb Appeal Counts



Summer is here and the fall season will be here before we know it! This is a great time to do a little cleaning and dust off the cobwebs to give your home a fresh, new feel.

Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do it yourself, here are some tips from the HOA board to improve your lawn and landscape in the Smoky Ridge Community.

### **Weeding, edging, planting beds and mulching go a long way toward improving a yard's look.**

When kids play on a lawn that gets impacted from summer heat and drought, it can get damaged. Spruce it up by reseeding with a fertilizer on the day you seed the lawn. After that, just keep the seed and young grass watered, and hold off on any weed controls until the new grass has been mowed 4 times.

### **Planting colorful fall flowers**

Planting flowers - such as mums, asters, or pansies - in beds or pots around the house and patio, in hanging plant holders or in flower boxes makes a house look cozy and cared for.

Heading into the fall, you may want to plan ahead for your perennials and vegetable garden. When your perennials are past their bloom and your vegetable garden is done for the year, don't forget to cut them back. You will help keep bugs and disease away. While you're at it, use what you cut to start a compost pile.

To solve problems or add interest, plant new trees and shrubs to create focus areas. This can also be used to camouflage foundations and old fencing or block unsightly views. Early fall is a great time to plant a tree or shrub because the weather is mild. Getting the roots planted in the fall will allow them to start growing early in spring.

### **Keep up on general yard maintenance!**

Have your trees and shrubs professionally pruned, fix brown spots in the lawn, and remove and replace diseased plants. If you do not have one already, set up a bird feeder to attract colorful birds to your yard. This could be a fun project for you and your family!

Homeowners who want help with their yard should seek an evaluation by a professional lawn or landscape firm. A professional can assess the health

of the lawn, plants, trees, and shrubs and offer recommendations for improvements. As a starting point, ask your HOA board who the Association uses for landscaping.

Do not forget that landscaping projects require an ACC request and approval before you start the project.

## **Final Thoughts**

**Your Board is here to serve you! If you have any suggestions, complaints, or would like to volunteer to serve your community, please feel free to contact our community services manager, Angela Watts at (303) 693-2118 or [awatts@cchoapro.com](mailto:awatts@cchoapro.com). Your input is welcome!**

**Keep your property well-groomed and neat – even the back yard. Remember your neighbors may be able to see weeds, trash and materials strewn about that cannot be seen from the street but may be offensive to your neighbors. Let's all respect each other and keep our properties looking good.**