

CENTER **GREEN** HEIGHTS PARK HOA 2019 Year End Newsletter

*"Someone's sitting in the shade today
because someone planted a tree a long
time ago."*

Warren Buffett

Please find attached (for the second time) a copy of our recent CGHP HOA MINUTES AND 2020 BUDGET. I have bolded key items for your convenience and importance.

Note the CGHP HOA dues assessment for **each household is \$243.**

Remember 2 separate HOAs contribute dues to CGHP HOA: Noble Park 2 (NP2) and Apple Green (AG).

Here are the ways the HOA is cost efficient:

1. **NO FEE** for a manager (me) which has been quoted between \$2,500 to \$4,750.
2. I run the water so tight that we were not granted the usual deduction offered by the City for our sod replacement because I was below our water allocation for both the medians and park for the entire season. A little bittersweet.
3. My husband and I do the fertilization (Ward's charges \$600 an application X 2 times a year= \$1,200) with an organic product made in Platteville. Cost of fertilizer \$150 X 2= \$300. That is a savings of \$900.
4. I supervise all work. The arborists are not permitted to work unless I am home to check on their work and they are required to come to my door before they begin work. For example, we recently had to do a hazard removal of dying Ash in the natural section (\$2,350 for 3 arborists working 7 hours). I walked the park with Aaron (owner of Mountain Tree, our

arborist) when they completed the work and found 3 more removals that should have been included.

4. Water is VERY expensive. I can say with 100% confidence our irrigation never ran after a rain fall. I turn off the system myself. When I am out of town, I have a volunteer in place to do the shut off.

5. Limit operating expenses with the help of volunteers. A couple of examples. Tree Farm charges \$230 plus \$100 a tree for delivery and planting. I used a friends truck for the cost of gas and Rick Cald (Apple Green HOA) also picked up trees for us. My faithful board of both NP2 and AG volunteers volunteered with the planting.

6. Watering trees by a professional company is also costly. I was quoted between \$750 to \$1,250 to water our 5 new trees for a 2 month period. Carmela (President AG and a CGHP HOA) donated the water. I watered them weekly using my car and buckets for 2 ½ months.

7. I organized a successful system of bookkeeping employing our board members saving us the cost of a bookkeeper. It meets **total transparency** and following good HOA governance by having both NP2 and AG involved with the financials. I vet all incoming invoices for approval to be paid (for example Boulder Snow Removal sent the wrong invoice to us), Jeff Skala (President NP2 and CGHP HOA board member/treasurer) writes the checks and goes over monthly bank statements. Evie Verderber (AG representative/CGHP HOA treasurer) reviews the books quarterly. Geoffrey Simpson keeps the spread sheet.

HOA training and requirements:

According to Melissa Garcia, our attorney, the requirements of the State of Colorado for HOAs began to be updated and increased starting 5 years ago. Simply put, we are required to do more and be "regulated."

I have attend all of the newly created HOA Officer's training this year (3 sessions). I also attend the 2 regular/general HOA trainings organized by Boulder County. They are conducted by DORA (Dept. of Regulatory Agencies) representatives and lawyers.

I attended 7 ½ hour of training for the newly created "Tree Tender" program led by City of Boulder Forestry, Josh (co-owner of Taddiken Tree) and Dave (owner of Davey Tree). I learned everything from how to plant a tree, the Pine Beetle has been on the decline for about the last 2 years, top

trees to plant, tree identification and so much more. I met with the organizers to help with and offer feedback on the program. I will be attending the program again in 2020.

Hope everyone has had an opportunity to visit our new inventory of trees in the park. At the moment all our trees are pruned and with this last snow storm weathered the potential tree damage. The natural part of the park was long overdue for hazard removal. For the first time, I can report it is under control. I have no pruning on the calendar for 2020. Of course, Mother Nature can always step in and change that up.

Our only projects for 2020 is a green cage for the valve on Median 3 located across from my house at 4810 Kings Ridge Blvd. 2021 we will have the second green cage installed (the board decided it was too costly to do both) for the valve in the park (it now has a "pet rock" on it due to a mower hit 2 years ago). The second project is sod installation on Median 3. You may have noticed I have our younger trees wrapped for the winter for protection and highly recommended in my "Tree Tender" training.

Finally, CGHP HOA has a new email address:

info@centergreenheightsparkhoa.com . Visit our CGHP HOA website for updates, board meeting minutes, property descriptions and more: <https://centergreenheightshoa.com>.

Audrey Nelson, President
Center Green Heights Park HOA
303-448-1802

Center Green Heights Park HOA

June 2019 Newsletter

Submitted by Audrey "DeeDee" Nelson, President CGHP HOA

Board members:

Audrey Nelson, President CGH Park HOA 303-448-1802 Audrey@Audreynelson.com

Carmela Gabriele, President, Apple Green HOA 303-956-8639 carmelag1@yahoo.com

Jeff Skala, President Noble Park 2 HOA 720-252-4042 jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA 303-449-3017 eveincolo@gmail.com

5 NEW TREES IN THE PARK: A shout out to Rick Caldwell from our partner HOA, Apple Green and former member of CGHP HOA board (2017) who stepped up and made 2 trips to the Tree Farm to get our trees saving us **\$500.00** (Tree Farm charges \$250 a trip). Additionally, Apple Green HOA member and CGHP HOA board member, Carmela Gabriele is donating the water for the trees. Where would we be without our partner HOA Apple Green? All trees selected are of course on the City of Boulder, Forestry list of preferred trees. Please visit them in the park. All have identification tags.

NEW CITY OF BOULDER HOA OFFICERS GROUP: I attended the first meeting of the City sponsored HOA officers group with 18 HOAs represented. CGHP HOA was one of two that has a website. We will be meeting quarterly and our next meeting will be led by CGHP HOA counsel, Melissa Garcia. It was very informative to compare notes on running an HOA.

MEDIAN ONE SOD PROJECT COMPLETED: I am continuing our "clean up" of medians and improving our sight line for safety. The final group of junipers and rocks were removed, soil added and sod planted. To clean up these areas is very expensive. The sod needs to be watered 3 times a day until roots form. For 2020 I will propose we continue to improve and plant sod in the 2 areas on the medians where bushes/junipers were removed.

IN PRAISE OF DANDELIONS: Continuing to care for our turf in a scientific and nontoxic way, I applied a new product which was endorsed by Harlequin's Gardens and is a "local" product. Richlawn 5-3-2 organic is made in Platteville from poultry manure and wood wastes. It was very economical and my husband, Geoffrey Simpson and I applied it. By applying it myself, I can time the application immediately following the aeration to maximize the benefit.

Center Green Heights Park HOA
Board Meeting Minutes
January 29, 2019

Board members present:

Audrey Nelson 303-448-1802 Audrey@Audreynelson.com

Carmela Gabriele 303-956-8639 carmelag1@yahoo.com

Jeff Skala 720-252-4042 jeff.skala01@gmail.com

Evie Verderber 303-449-3017 eveincolo@gmail.com

Called to order 6:30 pm. Adjourned: 8 pm

- Introduction of new board members
- Review 2018 approved budget
- Review of 2019 projects: planting of 3 trees and removal of juniper on Median 1 and replacement sod/irrigation update
- Selection of trees will be taken from Forestry, City of Boulder list of recommended trees. Evie expressed a concern about watering the trees and suggested possibly planting them later in the summer/early Fall.
- Dues owed for 2019: NP2 and AG Invoice with a due date of April 1, 2019.
- Copy of bank statement for the last 3 months was provided and Audrey and Evie will be reviewing invoices and writing checks for 2019. Audrey will sign checks and Carmela will remain on the account with Audrey.
- Jeff asked if Jim Dimmick could continue to apply beetle block to the trees in front of his house on Median 4. Audrey said yes at his expense and requested they be removed when expired. In the past a collection of the beetle blocks remained on the tree.
- Discussion of future projects: cages for irrigation, trees, legal revision of documents, building more reserve and sod replacement on medians. Both Evie and Jeff suggested some areas on the medians that have had bush removals do not need sod but rather a refresh on the rocks already present.
- Audrey expressed a concern that CGH Park HOA reserve be increased in 2020.
- Audrey submitted CGH Park HOA documents to Altitude Community Law PC for a bid proposal to review and update.
- Audrey is also having accountant, Jane Evans Cornelius prepare CGH Park HOA 2018 taxes.