

CENTER **GREEN** HEIGHTS PARK HOA FALL NEWSLETTER

Board members:

Audrey Nelson, President CGHP HOA: 303-448-1802 Audrey@Audreynelson.com

Carmela Gabriele, Representative Apple Green HOA: 303-956-86
carmelag1@yahoo.com

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

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

Board meeting:

October 19, 2021, Tuesday 3 pm CGHP HOA park picnic table (if weather is inclement, the meeting will be held at Audrey's house 4810 Kings Ridge Blvd). HOA members are invited to attend. **Please RSVP** to Audrey@audreynelson.com if you plan to attend. Bring a chair to the park.

2021 Projects:

- Audrey solicited six landscape/irrigation companies for a proposal for a revamp of our almost 30-year-old irrigation system. 2 wanted a design fee upfront (\$800 and \$1,500) and were not considered. The final proposals accepted (two of the companies that had worked with the City of Boulder and other HOAs) submitted proposals of \$55,000 to \$65,000. I proposed spreading the project over three years, and with further consideration, Jeff and Evie did not support the project. Our irrigation will always need repair due to the impact of trees.
- Minor tree work was conducted on hazardous trees located in the park and the natural section. CGHP HOA trees are in good shape and pruned.
- Audrey solicited Green Spaces (AG landscapers) for a landscape proposal for 2022. Ward's will also be submitting their two-year contract. The board has to decide if CGHP HOA will renew with Ward's or change to Green Spaces.

- Three new trees were planted in the park. Evie Verderber donated a Sunset Maple, and Geoffrey Simpson/Audrey Nelson donated a Sunset Maple tree and a flowering pear tree.
- Audrey solicited a proposal from Organo-Lawn for “natural” fertilization and weed control.

Behind the Scenes:

- Landscapers charge \$65 an hour, so any volunteer work saves the HOA money. Geoffrey Simpson and Jeff Skala trimmed growth along the sidewalk and then used Jeff’s truck to haul the clippings to Western.
- Every weekend, Geoffrey and Audrey water nine trees in the park and three saplings. They fill buckets with water, load them in the back of their wagon and drive onto the park.
- Jim Dimmick donated and applied beetle block to the pine trees on Median 4 (across from his house).
- Audrey and Geoffrey donated two birdhouses which are on two park trees. See if you can locate them!
- Audrey wrapped the new trees for extra protection.
- Throughout the year, Audrey, Geoffrey, and Jeff collect fallen branches and dispose of them. Geoffrey has used his pole chain saw for hard-to-reach branches.
- Dog waste station is supplied with bags weekly.
- Thanks to Geoffrey Simpson, who called the City with questions about boundary lines for the “natural” part of the park. He was able to determine with his City contact that CGHP HOA is NOT responsible for the natural part of the Northside of the White Rock ditch. This is the responsibility of Kings Ridge Condos. This discovery impacts our financial responsibility for managing hazardous trees, etc. Good news!

What Things Cost:

- One of our most expensive costs in maintaining CGHP HOA is water. I run the water 3 to 4 times a week (depending on drought conditions) with 15 minutes a zone. That is the bare minimum to

keep trees and turf vital. I also monitor the water with any rainfall, and I turn the irrigation off.

Our water is always significantly **BELOW** the City allocated water budget. July: Park \$188.42 Medians:\$174.40 August: Park \$267.22 Medians \$249.32. Our water averages \$2,500 a season.

Election of President/Manager of CGHP HOA

Any HOA member interested in serving as President/Manager of CGHP HOA 2022, please submit your nomination or self-nomination to Audrey Nelson, 4810 Kings Ridge Blvd 80301, or Audrey@audreynelson.com. You can also leave a note in the black metal box next to Audrey's front door.

I will run again for CGHP HOA President/Manager for 2022. The board welcomes anyone else to run for office.

How we handle CGHP HOA finances

We have both NP2 and AG board members review the finances. Audrey submits monthly invoices to be paid to Jeff NP2. Jeff writes the checks, Audrey reviews, and signs the checks. Evie AG representative reviews quarterly financials.

It takes a village

CGHP HOA has a terrific board that donates its time and energy to create a successful and beautiful park and medians. The board members have met with and interviewed various landscapers, irrigation companies, made calls, and so much more. Remember, this is volunteer work.

Questions, comments?

Please feel free to contact Audrey or any board member with your questions. If you see something that doesn't look right, get in touch.