



The Bluffs Newsletter



WWW.thebluffshoa.com

September 2007

The Bluffs at Seven Hills HOA Calendar 2007

OCTOBER 6TH
SPARKLE DAY
- FALL
CLEANUP
10:00 AM —
GEORGE TA-
KACS

OCTOBER
10TH - HOA
MEETING -
7:30 AT
BARBARA
SCHWARTZ
HOME

THERE ARE
NO SOCIALS
SCHEDULED
FOR THE END
OF SUMMER
OR FALL.

IF YOU HAVE
AN IDEA OR
SOCIAL THAT
YOU WOULD
LIKE TO OR-
GANIZE
PLEASE
CONTACT
BARBARA
SCHWARTZ @
303-766-1999

Safely dispose of chemicals at the Household Chemical Roundup



The Household Chemical Roundup provides an important community service each year by providing Aurora residents with a way to easily dispose of common household chemicals such as paint, automotive fluids, and lawn and garden chemicals that could pollute our waterways.

This year's event takes place from 9 a.m. to 4 p.m. Sept. 15.

The roundup is located at Aurora Central Facilities, 13645 E. Ellsworth Ave. — one block north of Alameda Avenue and Potomac Drive. This event is open only to Aurora residents: participants must show proof of residency with a driver's license, utility bill or other identification with your address.

The event is free, although donations are appreciated. There is a tire disposal fee of \$3 per tire. Business, medical/biological waste, ammunition, propane tanks and explosives are not allowed.

Volunteers are needed for morning or afternoon shifts. For more information or to volunteer, please contact Lisa Klotz at 303-739-7372 or go to www.aurorawater.org and click on the Events or Clean Water link.

***** COMPLIMENTS OF KWAL PAINT INC *****



ALL BLUFF'S HOA MEMBERS

KWAL PAINT has a program that provides a discount card with an exclusive account number for all our HOA members and their families.

The account number is established with preset coding that will provide a 30% Discount on interior and exterior paint products manufactured by Kwal Paint as well as the Kwal Paint private label sundries.

Each cardholder may visit any Kwal Paint Co location and by presenting their discount card will automatically have their invoice priced at the preferred discount.

Each cardholder will also be provided with FREE painting advice from a Kwal Paint specialist and if they wish they will also provide a list of pre-qualified Painting contractors to do the job at a competitive rate.

If you would like to have one of the discount cards, Please call Virginia, Ed or Emily at 303-400-5286 to pick one up.

OCTOBER HOMEOWNERS MEETING!
THE MEETING WILL BE HELD AT THE HOME OF BARBARA SCHWARTZ ON OCTOBER 10TH @ 7:30PM.

THIS MEETING IS FOR ALL HOMEOWNERS WITH CONCERNS FOR AND ABOUT OUR NEIGHBORHOOD.

PLEASE CALL 5 DAYS IN ADVANCE OF MEETING WITH ADDITION TO THE AGENDA @ 303-766-1999.



SPARKLE DAY
FALL CLEAN-
UP OCTOBER
6TH @ 10:00AM
PLEASE CONTACT
GEORGE TAKACS

SAFETY CONCERNS FOR CHILDREN PLAYING IN THE STREET!



UNFORTUNATELY THERE ARE SPEEDING CARS TRAVELING IN OUR NEIGHBORHOOD EVERYDAY. THIS SEEMS TO BE OCCURRING PRIMARILY AT THE TOP OF THE STREET NEAR FLOYD. PLEASE DISCUSS WITH YOUR CHILD THE IMPORTANCE OF THEIR SAFETY BY NOT ALLOWING THEM TO RIDE THEIR BIKES OR PLAY ANY TYPE OF SPORT IN THE STREETS. PEACE WITH CHRIST CHURCH (AT FLOYD AND TOWER) HAS GIVEN OUR CHILDREN PERMISSION TO USE THEIR PLAYGROUND. THANKS FOR WATCHING OUT FOR YOUR NEIGHBORS AND THEIR CHILDREN.



President's Update

Dear Homeowners and Residents of the Bluffs,

We started off 2007 by scheduling six monthly meeting opportunities for our homeowners to problem solve and socialize.

Some of the meetings were well attended and we began to develop a sense of community.

At the June meeting we had a lively discussion about the HOA's handling of the "perimeter fencing". The essential discussion centered on whether the fence between PWC and the Bluffs was a "perimeter fence".

This spring, at a meeting with Peace With Christ Lutheran Church's (PWC) Board we were told that they have no ownership in the fence and have contributed for the past 12 years because they wanted to be "good neighbors". The bottom line is they say that the Church can no longer continue to the maintenance or replacement of the fence.

These two issues have sparked the need for investigation and clarity. After consideration of several ways to get this accomplished, I contacted one of our homeowners who was a member of the original development company - Centros.

He researched the official PDP files with the City of Aurora and discovered that the way we have been handling the perimeter fence is exactly as specified in the filing. He informs me that there is no way changes can be made to that filing. One issue settled.

The question of the PWC fence ownership is still not defined, because that requires a trip to the County, which he will do this week. I'm convinced that whatever we discover, we can turn it into a positive result.

The South Community property on Floyd has been a constant eye sore. This Spring we began landscape discussions. We considered several options : mulching, resodding, concrete, Xeriscape, etc.

Aurora has a rebate program we can participate in for Xeriscape, so under the leadership of George Takacs we will be 1) killing the meager grass we presently have 2) evaluating and modifying the present irrigation system 3) planting a dozen or so drought resistant shrubs which should spread and discourage weed growth with minimum care but improved looks.

Each of you is invited to consider helping with this project as we need to use volunteers to qualify for the rebate program. Please contact George Takacs or Barbara Schwartz if you can help. The actual planting should start in mid to late August. The preparation will be starting as soon as possible.

We had a zone valve erosion at the North Community common area this summer which resulted in some water leakage. We replaced all 5 valves for an expenditure of \$500.00. Parts were no longer available for the Toro equipment. Balco rebuilt a different zone last year but we needed to update all of them. As a result, our two summer water bills for that area have been higher than usual. Visit our web site for the exact amounts. I hope this gives you some idea of what your dues are paying for and the kind of problem solving we have been engaged in.

We are in need of a Secretary for the Board. Rita Gill has served in this capacity for the past year but is no longer able to continue. I'm very grateful to her for her excellent efforts for our Community. Thank you, Rita.

If you can help us out , we need you to volunteer. The Board can't operate without a Secretary. I look forward to seeing you at our next social. Warmly, Barbara Schwartz, President of The Bluffs at Seven Hills HOA

EDITORIAL

Look around as you drive through Aurora and you will see that it is a community of communities. Most of those communities were formed around things like groups of houses constructed at the same time, or in a particular price range, or in locations that are favorable to transportation or shopping. Usually they have common fences, common styles of architecture. If you are like most people, now's the time to say, "So what?"

The answer is precisely "nothing," until you start looking at communities surrounding Aurora. Before we lived in Aurora we lived in Denver. The community idea applied far less in our south east Denver neighborhood. Homes and neighborhoods were far more individualistic than they are here. In the course of walking a block in south east Denver you can go from modest homes to those costing more than a million dollars.

Whether we like it or not, whether we know it or not, we sink or swim together. You don't have to drive or walk very far to see examples of communities that have failed to realize they are communities. It shows in the lawns, the trees, the papers left on the driveways and the rows of for sale signs on front lawns. Every day in every way we are making decisions about our community that are economic and political and because we are a small community little decisions can have big consequences. Some days when I'm picking up my newspaper in the driveway a neighbor will drive past and wave. Some days there is a knock at the door and a neighbor extends a kindness. Do things like this add to the quality of our lives and communities? You bet they do. Be aware we are building something better here one smile at a time. Thanks for being good community neighbors in your own special ways. They say you get more of what you pay attention to. Let's continue to pay attention to being good neighbors. Let's remember that individual freedom ends when it infringes on my neighbor's quality of life. The Bluffs at Seven Hills is a great place to live because we all pay attention to making it that way.



- Welcome to New Neighbors
- 3084 Greg Horton & Mariom Mohamed & Family
- 3283 Van & Kimberly Wilson & Family
- 3013 Bridgette Brooks
- 3003 Charles & Tzhelle (Shell) Rayl

THE BLUFFS HOA BOARD MEMBERS

BARBARA SCHWARTZ,
 PRESIDENT 303-766-1999

TIM JOHNSON, 303-617-1229

BOARD MEMBER 303-617-1229

ELTON JONES, BOARD MEMBER 303-699-7161

RITA HARRIS, SECRETARY 303-617-0486

JOMARIE VANN, BOARD MEMBER 303-693-8937

GEORGE TAKACS, ADC 303-693-6607

SEAN GILLETTE, ADC 303-954-49432

Homeowners, when we chose to join the bluffs HOA we agreed to abide by the HOA covenants. Enforcement of these covenants ensure that our neighborhood remains a safe, attractive place to live, and it also helps protect your primary investment, our home values. If you have not read the covenants or are not familiar with what is required, please go to the following link and view it for free at our HOA website: <http://www.thebluffshoa.com/covenants/Convenants.pdf>

It is important to know what each homeowner is responsible for. Most importantly, it addresses common issues such as lawn maintenance, recreational vehicles, allowable activities just to name a few. Please take a moment to check them out as notices are being delivered for covenant violations. Also please feel free to contact the Bluffs HOA board member with any questions at the same website, we look forward to your participation in making our community a better place to live.

Bluffs Architectural Design Committee

ADVERTISEMENTS: SERVICES PROVIDED BY YOUR NEIGHBORS



DAN SULLIVAN (3228) IS DOING AERATION & FERTERLIZATION FOR \$25.00. PLEASE CALL 303-317-8935 OR SIGN UP @

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NEWSLETTER ADVERTISEMENTS

DO YOU HAVE A SERVICE THAT YOU WOULD LIKE TO ADVERTISE? Such as babysitting, lawn care etc. DO YOU HAVE A PRODUCT TO SELL? NEW OR USED? PUT IT IN THE NEWSLETTER!!

CONTACT EMILY OR VIRGINIA FOSTER AT 303-400-5286 OR EMAIL TO edfoster1@comcast.net.



SPECIAL THANKS TO:

JOHN LIPPERT

FOR ALL THE THINGS THAT YOU DO!

NEWSLETTER PUBLICATION

IF YOU HAVE SOMETHING THAT YOU WOULD LIKE TO HAVE PUT IN THE NEWSLETTER, PLEASE SEND THE INFORMATION TO edfoster1@comcast.net. OR CALL EMILY OR VIRGINIA FOSTER @ 303-400-5286. WE WILL BE SENDING EMAILS WHEN IT IS TIME FOR NEWSLETTER.