



Voice from the Neighborhood

Happy Holidays to everyone in Liberty Hill!!

It is that time of year again where everyone is busy putting up Christmas lights and decorating for the holidays. That also means it is also time for our annual holiday light decorating contest. We invite you to go to our website, www.Libertyhillhoa.org and enter for a chance to win a \$50 gift card. We will be reviewing all of the submissions on December 20th and we will be notifying the winning home shortly thereafter. Just like last year, you will be able to see all the submissions on the website so you can also go see all the entries. In order to qualify for the prize, you must be a resident of Liberty Hill and you need to have paid your minimal \$15 a year HOA dues. The winner will also have their homes picture in our next newsletter.

Recently, we are having more and more complaints about cars being parked on the street. It seems like we have a bunch more of vehicle complaints around the cold months. Please do whatever you can to keep your cars in your garage or at the very least, your driveway. Unfortunately our streets are narrow and getting through them is extremely dangerous and difficult and will become even more treacherous once we receive snow and ice. Also, if you have a car on the street that is inoperable, covered for the winter, or has expired tags, it will be cited by the city and possibly towed as they will be increasing enforcement in the neighborhood. Also please remember, storage of vehicles that are covered, inoperable, or RV's in front of your house or in your driveway is against our covenants and they need to be behind a 6 foot fence - no exceptions. Also, if you have a vehicle that is hanging into the sidewalk out of your driveway, the city could ticket you; so please keep the sidewalk clear. Please do your part to remedy the problems as soon as possible and continue to make this neighborhood a great place to live! On behalf of the Liberty Hill HOA, We hope you have a great holiday season and we look forward to another great year in Liberty Hill!

Dues

In this newsletter, we have provided an envelope for you to send in your 2015 HOA dues. Please send these in as soon as possible. This year the amount again will only be \$15 a year. As you have noticed, we have been making many changes throughout the neighborhood to make it better, and your dues are directly responsible for helping. The dues help fund the newsletter, events, and covenant issues. Please pay your dues as we do not ask for much and it makes a huge difference to the neighborhood!

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Liberty Hill Metro District Update

Metro District Update

We recently completed having all the trees trimmed around the perimeter. It had been many years since this has been done and will help make the perimeter look even better next year and keep the trees healthy. Our maintenance company will also finish cleaning up the leaves and flower beds in the next couple of weeks after being delayed due to snow and cold weather.

Our maintenance company did come back and say that they are finding a ton of pet waste left behind. We know that the perimeter is walked by hundreds of people every day from our neighborhood and other areas so the problem does not merely lie with Liberty Hill, but if you are walking your pet around the perimeter please make sure you are cleaning up after them. Thank you for your help and have a great holiday!

View this Newsletter in color, review Liberty Hill covenants, submit covenant complaints, and see all the events planned by the Liberty Hill Homeowners Association at:
www.libertyhillHOA.org



Voice from the Neighborhood (cont.)

Siding and roofing

With our mid-summer hail storm, we have been contacted a lot by homeowners who have questions about their siding and roofs and what is approved. As for roofing, our architectural code states that the roofing needs to look like what was originally on the home. That means either asphalt shingles or wood shake are allowed. A new product is a concrete or steel roofing tile with an appearance that mimics wood shake; this is also allowed. The only restrictions we have on roofing shingle colors is no bright colors such as, but not limited to, red or green.

As for siding, the architectural code states that the siding needs to look like the wood lap siding that was on the homes originally. For replacement, wood lap siding, Hardie Board, or vinyl can be installed. Note: Vinyl siding should look like the picture below. We know that back in the 90's, there was a flat siding that was installed on a few homes in the neighborhood and is still available today, but it does not match the original design or the code. If you have this product on your home, no worries, you are fine - we are not going to ask you to change it. If you are going to change your siding we ask that you stay away from this look and go with the pictures shown below. Also, if your homes' siding is falling apart or your paint is peeling or in poor shape, please fix the issue as soon as possible. We get many complaints each month from homeowners that have noticed other houses that are falling apart in the neighborhood and we will be sending notices to homes shortly that have siding that is falling apart. Please take care of your property so it does not negatively impact the value of everyone else's homes around you.



Also, when you are looking to hire a contractor, make sure the company is licensed for Colorado and is going to pull a permit from the City of Centennial. Unfortunately, many companies come from out of state when a hail storm like ours happens and then they disappear once the work is done. Some places to research companies for quality would be places like the Better Business Bureau, Angies List, and The City of Centennial building department.



Liberty Hill Home Sales

Liberty Hill Home Prices have increased dramatically over the last year and is now a very sought after neighborhood with many of the homes going under contract within 24 hours. Below are the recent sales and pending sales in the neighborhood from October 2014-December 2014:

Recent Sales

- 7001 S Eudora Street, Centennial CO, 80122—**Sold for \$303,000** (Ranch)
- 7027 S Fairfax Street, Centennial CO, 80122—**Sold for \$357,500** (Tri-Level)
- 6846 S Glencoe Court, Centennial CO, 80122—**Sold for \$362,000** (Tri-Level)
- 5436 E Briarwood Place, Centennial CO, 80122—**Sold for \$302,500** (Ranch)

Pending Sales

- 5319 E Davies Drive, Centennial CO, 80122 —Listed for \$305,000 (Ranch)

You Are Cordially Invited
 to attend the
**Christmas Eve
 Candlelight Service**
 at South Holly Baptist Church
 Wednesday, the 24th, 7:00 p.m.

Sincerely,
 Pastor Dan Williams



2015 LHHA Meetings

The LHHA meetings will move to a quarterly format. Mark your calendars to join us at the South Holly Baptist Church at 7:00 p.m.

- February Quarterly HOA Meeting—Wednesday, 2/18/15

HOA meetings last about 30 minutes, with discussion of affairs and issues that affect homeowners. All LHHA residents are welcome! Other LHHA events will be advertised via fliers and/or signs posted at the neighborhood’s entrances.

LHHA Board

LHHA Board meetings are held at the South Holly Baptist Church.

Everyone is welcome!

Cameron McDonnell, President 303-917-0758

Kenton Guilbert, Treasurer 720-482-1915

Joel George, Board member 720-962-4855

Email: info@libertyhillHOA.org

Other LHHA Representatives:

Newsletter Distribution

Danielle Greenleaf 303-284-3669

Newsletter Editor

Sheldon McDonnell, 303-917-0759

Liberty Hill Metropolitan District

(Perimeter Maintenance)

Cameron McDonnell, Chairman 303-917-0758

Andrea Bobb , Secretary

Joel George, Treasurer 720-962-4855

Betty Thomsen, 303-773-6259

Danielle Greenleaf , 303-284-3669

LHMD meetings are held on the third Monday of each month at 6:30 P.M. at the South Holly Baptist Church in the basement.

The *Liberty Hill News* is published quarterly to inform residents of news concerning homeownership in the Liberty Hill Area and to provide a forum for opinions and ideas.

Deadline for submission of articles, or letters is the 20th of the month.

Please direct all correspondence to:
Liberty Hill Homeowners Association

8174 S. Holly Street #232

Centennial, CO 80122-4004

For submissions, please contact
 news@libertyhillhoa.org



4th Annual
Liberty Hill Homeowners Association
**Holiday Home
Decorating
Contest**

1st Prize—\$50 Gift Card

**For details and to register your home visit:
www.libertyhillhoa.org**

All Entries Must be Received by December 20th

** New this year—Visit the website to see all *
homes that have entered the contest!*

