



Voice from the Neighborhood

Happy Summer Everyone!

Now that the spring rain has finally stopped, now it is time to enjoy summer! The summer is also a great time to work on your home. A home is the most expensive purchase you make and keeping it maintained is essential in keeping its value. Minor upgrades and projects can make a huge difference between your home looking run down or making it the best one on the block. Please do everyone a favor and keep your home looking great; your neighbors will appreciate it as well as everyone who has chosen Liberty Hill to live in. Most of our homes look really good and there has been a lot of change over the past few years with improvements. Unfortunately, there are still a few homes that need siding replaced, yards cleaned up, junk removed from view, and exteriors painted. The HOA has been sending out letters and if you have received one, please fix the issue as soon as possible. If you are a homeowner whose house is in need of some updates, please do the neighborly thing and take care of it as soon as possible. If you need help finding contractors or someone to help fix your house, please contact the HOA through our website and we can get you names and contacts to help you in the process.

We are asking the homeowners of liberty hill to spend some extra time this summer sprucing up your front landscapes. Please plant additional trees between the homes and in the front yards as well as adding additional shrubs throughout. A fresh landscape can really spruce up your home and cost very little. If you are looking for ideas, a website called Houzz.com is a great place to start for any home projects.

Here are just a few quick reminders about covenant issues in the neighborhood that need to be followed.

1. Keep all trash cans, lawn equipment, or storage items in your backyard or behind a six foot fence; they must be hidden from view from the street.
2. No boats or trailers are allowed in driveways or in front of homes. They can be on the side of your home behind a 6 foot fence only. NOTE: The City of Centennial allows RV's and boats to be located in front of a home in the street for only 48hours.

In this newsletter, we have provided an envelope for you to send in your HOA dues. This year the amount again will only be \$15 a year. This helps fund the newsletter, events, and covenant issues. Please pay your dues as it also helps pay for the dumpster day and pool party.

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Liberty Hill Metro District Update

Metro District Update

We would like to thank all the people that have talked to us, emailed, or written a letter telling us how great the perimeter now looks and that it has never looked better. It was a very large project but the final outcome definitely made all the work worth it. Thank you for all your kind words.

Within the next couple of weeks, the plants that did not make it through the winter will be replaced under warranty by our landscape contractor. With the wet and mild spring, we wanted to wait a little bit just to make sure that all plants had the best chance of surviving. Also, earlier this spring we installed more rock along the fence to fill any gaps that might have settled under the fence and to help with drainage and keeping rabbits out. If you have any questions, please don't hesitate to contact us.

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.)

This summer the HOA has a couple events planned. The first will be our annual dumpster day. It will be Saturday July 11th from 8 am to 10:30. Note the time change from years in the past. We will only be having one trash truck so once it is full, we will be done for the day. The cost of this service has risen substantially but we know many homeowners take advantage of this day so we will continue to have the event. Remember, you need to have paid your dues of \$15 to take advantage of our events. We do collect payment the day of the event.

Please keep the following guidelines in mind:

- No rental trucks—Loads must be in personal vehicles.
- No trailers over 6 feet
- No sod/dirt—This takes too long to unload.
- No cement
- No debris that is not your own, we had people bring construction debris from other places and misuse our service last year
- No paint (unless dried)
- No hazardous materials
- No Electronics

On July 12th, 2015 we will be having our annual pool party at the holly pool. The event will be held from 12 noon until close. The HOA will be providing free admission as well as food for lunch. The Holly pool is located on the North East corner of Holly and Arapahoe Road next to the tennis courts. You can see the pool on your left as you drive east on Arapahoe Road from Holly.

As a note, we still need a lot of help running the HOA. If you are interested in helping us out, please contact us through our website. Finally, everyone have a great summer and please take care of your property for the sake of your property values and for the sake of your neighbors.

-Cameron McDonnell

Liberty Hill HOA President



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 January 2015-June 2015:

Recent Sales

-4782 E Costilla Avenue—**Sold for \$350,000** (Tri-Level)

-7027 S Fairfax Street—**Sold for \$357,500** (Tri-level)

-5436 E Briarwood Place—**Sold for \$302,500** (Ranch)

Pending Sales

-6701 S Dahlia Court —Listed for \$415,000 (Two Story)

-5336 E Briarwood Circle—Listed for \$410,000 (Tudor)

-5125 E Davies Drive —Listed for \$395,000 (Tudor)

-6837 S Hudson Street—Listed for \$375,000 (Tri-Level)

-7012 S Glencoe Court—Listed for \$374,950 (Tudor)

Dumpster Day is Almost Here!!

Saturday July 11th from 8 am to 10:30am.

South Holly Baptist Church Parking Lot

Please remember you need to have paid your dues of \$15 to take advantage of our events. We do collect payment the day of the event.

Please keep the following guidelines in mind:

- No rental trucks—Loads must be in personal vehicles.
- No trailers over 6 feet
- No sod/dirt—This takes too long to unload.
- No cement
- No debris that is not your own, we had people bring construction debris from other places and misuse our service last year
- No paint (unless dried)
- No hazardous materials
- One Truckload per household please

We will only be having one large trash truck so once it is full, we will be done for the day.



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.

- August Quarterly HOA Meeting—Monday, 8/17/15

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

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Liberty Hill Metropolitan District

(Perimeter Maintenance)

Cameron McDonnell, Chairman 303-917-0758

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Joel George, Treasurer 720-962-4855

Betty Thomsen, 303-773-6259

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LHMD meetings are held on the third Monday of each month at 7:00 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

Does Your Home Meet All of the Covenants of Liberty Hill?

The Liberty Hill HOA will continue a greater enforcement of covenants in the neighborhood in order to make the neighborhood an even better place to live. This enforcement will be in collaboration with the code enforcement of the City of Centennial for applicable violations. This year to date over 60 notices have been sent to homeowners.

A listing of covenants for Liberty Hill can be found at <http://www.libertyhillhoa.org/covenants.html>. These covenants are in addition to all regulations set forth by the City of Centennial.

Below are some of the main items that are found not meeting compliance in Liberty Hill:



Trash Cans not visible from the street



RVs, Trailers, and Boats must be behind a fence if on the property for more than three days



Clutter is not visible from the street (Applicable for front and back yards)



Vehicles parked on the street and in driveways must be in operable condition and licensed
(Cars may not be parked on the street without moving for more than three days)



Fences are in good condition with no flaking paint if they are painted or broken posts



Weeds and grass trimmed

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