



Voice from the Neighborhood

Happy Spring Everyone!

We have made it through the winter and now it is time to start the yard work and spruce up our homes. 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. 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 spring 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. This site will also let you create an "Idea book" that lets you bookmark the design ideas you like to go back and review later.

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. We will be increasing notices for these violations.
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.

Also we have had a lot of complaints about the amount of cars parked on the streets in Liberty Hill. Unfortunately, our streets are narrow and when you park your cars in the street, it makes it hard to get through as well as a safety hazard for children. Please clean out your garages and put your cars inside, or at the very least park them in your driveways.

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Liberty Hill Metro District Update

Metro District Update

As you may have noticed, the perimeter of Liberty Hill has been undergoing a huge transformation. Throughout the winter, a new fence was installed as well as monument updates and lighting. By the end of May, the entire update project will be complete including the addition of over 400 shrubs and 22 trees as well as an entirely new sprinkler system. Thank you for your patience during this project as it was a huge project to undertake. The entire project is under budget and has already been paid for; no new taxes or fees will be collected from residents. A special thank you to the Metro district members for taking the additional time to monitor this project and get it moving. Below you will find a list of interesting facts about the project.

- Over 650 posts
- Over 13,000 fence pickets
- 44,000 pounds of brick
- 350 gallons of fence stain
- Over 400 shrubs
- Over a mile and a half of irrigation pipe
- Over 200,000 pounds of rock.

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.)

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. We have not collected dues yet this year so these will be for the current year. This helps fund the newsletter, events, and covenant issues. Please pay your dues.

This summer the HOA has a couple events planned. The first will be our annual dumpster day. It will be Saturday June 7th from 9 am to noon. 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. 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

On July 13th, 2014 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. We all have high expectations in life, so please everyone hold themselves to a high courteous standard for everyone's benefit.

*-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 2014-May 2014:

Recent Sales

- 7018 S Grape Way Centennial, CO 80122—**Sold for \$350,000** (Two Story)
- 4834 E Costilla Avenue Centennial, CO 80122—**Sold for \$280,500** (Tri-level)
- 7085 S Dahlia Street Centennial, CO 80122—**Sold for \$355,000** (Two Story)
- 5368 E Costilla Drive Centennial, CO 80122—**Sold for \$354,999** (Ranch)

Pending Sales

- 7064 S Grape Way Centennial, CO 80122—Listed for \$380,000 (Two Story)
- 7051 S Eudora Street Centennial, CO 80122—Listed for \$330,000 (Ranch)
- 4807 E Davies Place Centennial, CO 80122—Lister for \$405,000 (Two Story)

Dumpster Day is Almost Here!!

Saturday June 7th from 9 am to noon.

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.



2014 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.

- July Quarterly HOA Meeting—Monday, 7/21/14

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:

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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 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?

Starting May 1, 2014 the Liberty Hill HOA will begin 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.

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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