



Voice from the Neighborhood

Happy Fall Everyone!

This summer has been great with mild weather and plenty of rain making our neighborhood look great. A big thank you from the HOA goes out to all of the homeowners that spent so much effort in these summer months working on their homes by re-painting, building retaining walls, clearing out clutter around your homes, and overall new landscaping. You would be amazed by how many times we get compliments on how great Liberty Hill has become over the last few years. Unfortunately it is now time to get ready for winter. Just a quick reminder as we have already seen our first (very small) snowstorm; please shovel your sidewalks as soon as you can after snow falls so people do not fall and get hurt. Also when it does snow, it would be very helpful if people would keep their cars in their garages or driveways. Unfortunately we have very narrow streets and when there is snow and ice, it can become treacherous.

Recently we have had a couple companies come through the neighborhood and talk to homeowners about solar panels. Since this has led to some very upset neighbors of homeowners that have wanted to install solar panels, the HOA wants to quickly address it. Liberty Hill does allow solar panels as is required by law with a couple restrictions that are permitted by HOAs to enforce. First, the solar panels cannot be visible from the front of the home. Solar panels on the back side of your home or a roofline that is not facing the front of your house is acceptable as long as they are flush with the roofline. Secondly, you will need to get an authorization letter from the HOA confirming the placement of the panels before any work is started. Please be prepared to provide pictures of your home from the street along with schematics of where the panels are to be located before an authorization letter will be provided. You can contact us by phone or through our website for the letter. If the solar panel placement is not out-of-site from the front of the home, you and your contractor will need to remove them and relocate them properly at your cost.

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. If you have not paid your dues yet this year, please do so. Although much of the HOA is run on a volunteer basis, it does take our small dues to be able to provide the printing of our newsletter, events, and covenant issue compliance. 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

The final phase of the perimeter update has been completed with the addition of perennial flowers and grasses at each entryway and along the fence line. We completed the project under budget and as we have been stating all along, we will have no new taxes or assessments.

Towards the end of September, the perimeter trees will be getting a much needed trimming. They will be trimmed by licensed arborists and they will be following standard practices for each variety of tree. They also will be trimming up the branches that are hanging over the sidewalk so it will be easier for people to walk around the perimeter.

As can be expected with any new plantings of shrubs and trees, a few will not make it through the winter. These will be under warranty and will be replaced in the spring. The flower beds in the entryways were so full this year that the landscape lighting was overgrown and covered up. The lighting was recently modified to accommodate all of the flowers so we can make sure and see all of our new signs at night. All of the lighting is LED creating less operating cost to the Metro District and requiring much less maintenance than our old lighting system.

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 fall the HOA has scheduled another dumpster day to keep the neighborhood clean and to help you all get rid of some unwanted items. The dumpster day will be Saturday October 4th, 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. Please remember that 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

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. It is amazing how much this neighborhood has changed over the last few years and it keeps getting better and better due to all the great people that live in Liberty Hill!

*-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 June 2014-September 2014:

Recent Sales

- 4732 E Costilla Avenue Centennial, CO 80122—**Sold for \$305,000** (Ranch)
- 5428 E Briarwood Circle Centennial, CO 80122—**Sold for \$350,000** (Two Story)
- 6851 S Forest Street Centennial, CO 80122—**Sold for \$306,200** (Tri-Level)
- 6966 S Eudora Street Centennial, CO 80122—**Sold for \$342,000** (Tri-Level)
- 7064 S Grape Way Centennial, CO 80122—**Sold for \$383,000** (Two Story)
- 5368 E Costilla Drive Centennial, CO 80122—**Sold for \$354,999** (Ranch)
- 7051 S Eudora Street Centennial, CO 80122—**Sold for \$330,000** (Ranch)

Pending Sales

- 6846 S Glencoe Court Centennial, CO 80122—Listed for \$375,000 (Tri-Level)
- 7001 S Eudora Street Centennial, CO 80122—Listed for \$330,000 (Ranch)

Dumpster Day is Almost Here!!

Saturday October 4th 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.

- November Quarterly HOA Meeting—Monday, 11/17/14

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 began a greater enforcement of covenants in the neighborhood in order to make the neighborhood an even better place to live. This enforcement has been 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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