



HOA NEWSLETTER November 2022

www.thecharterhoa.com

Sleigh Ride and Santa



Santa, Mrs. Claus and Santa's Head Elf will be in our neighborhood for a drive past *every home* in The Charter on **Saturday, December 3 from 6 until 8 p.m. beginning from the Civic Center at exactly 6p.m. sharp!** A Christmas wagon pulled by two big, beautiful Belgian horses will welcome the Christmas season. There will be a map posted on our website: www.thecharterhoa.com the latter part of November showing the planned route.

With the arrival of Winter weather, now is the time to get your vehicles off the streets when it snows. A car in your driveway means less shoveling. Better yet, consider donating those boxes of unknown "stuff" in your garage to your favorite Charity. Cars off the streets and driveways mean FEWER worries about break-ins and thefts of catalytic converters, gas siphoning or broken windows. Remember, it's your responsibility to shovel the sidewalk in front of your property.



Membership Drive

What can you do to keep THE CHARTER a desirable place to live?

Become a part of the "Best HOA in Lone Tree", be a player on a winning team! The more people who band together to maintain our property values, create fun social events and maintain neighborhood safety the better we all are! And hey, party animals, we know who you are! We'd love to have you add a little time and talent to our fun Social Committee. Plus, families new to The Charter receive a one time 20% discount on their first time \$50 annual membership fee. The first new member who finds a misspelling anywhere in this Newsletter and emails the answer to our HOA Secretary wins \$10.

Handouts Don't Help

DouglasHasHeart.org. The Douglas County Community Foundation is activating a program to directly fund both homeless and dangerous situations in our county. All money you donate will go to the Family Tree (GOALS), Winter Shelter Network, Help and Hope Network and Douglas County Homeless Initiative. Giving this way is far better than handing cash out your car window. Go to: HEART@douglas.co.us or call 303-660-7301 for more info.

Neighborhood Watch Program



We are closer than ever to bringing this program back again after years of neglect. We need it now more than ever due to encroaching camping and homeless issues surrounding our neighborhoods. We held a **Meet and Greet** with two members of the LTPD, Officers Steigmaier and Korzekwa who answered our questions about safety. We had a good turnout with the idea of moving forward with the program in 2023. Widen your circle of friends and become a "nosy neighbor" in the best of ways to everyone who lives close to you! There will not be very much for you to do but take notice and be aware of your surroundings. A captain will be responsible for 10-15 houses. All in all it's pretty easy, 5-6 homes on each side of the street. Some of you probably already do this anyway. Make it official, say "YES"!

<https://cityoflonetree.com/departments/police-department/neighborhood-watch/>

Welcome new neighbors to The Charter! Please visit our website: thecharterhoa.com to find out about your Board contact info, all the facts on painting and roofing and the things that are going on. We love having you here and being a part of our neighborhood!

Summer Festival

On Sunday, June 5, we held our very first Summer Festival with an award-winning Food Truck, hand-out games and giveaways for kids. This was held on Winter Way with the help and co-operation of our nearby residents and it turned out wonderfully. Early summer weather was spectacular and our "social bees" were there in droves. A great time was had by everyone in attendance and we will definitely want to do it again next year!

Holiday Lighting Decor

A \$50 Gift card will again be awarded to the HOA member who displays the most tasteful Holiday Lighting Decor by December 23rd. Last year the Yost family on Sweet Water Rd. took the prize. You must belong to the HOA to win.



How to pay you HOA dues on line with Zelle:

1

ACCESS ZELLE

Get started by enrolling you email or U.S. mobile number through your mobile banking app or with the Zelle app.

2

PICK A PERSON TO PAY

Enter the email address:

thecharterhoa@gmail.com

Please add your address to the comment section.

3

CHOOSE THE AMOUNT

Enter the amount to send, in this case \$50, for your annual dues. Your Lone Tree Homeowners' Association gets notification explaining how to complete the payment, simply and quickly.

GET STARTED

<https://www.zellepay.com/get-started>

Yard of the Month

Winners of a \$50.00 gift card.
for their handsome yards were:



JUNE: Jill & Brian Gilpatrick
JULY: Laurin McCrary & Andy Kratt
AUGUST: Brenda & Steve Edmonson

When you go to our website: thecharterhoa.com, you will be taken to our home page. There you will find the tabs below upon which you can click for the specific information you need.

Home	Membership	Events	News	Documents	Board	ACC	Contacts	History	Map	FAQ
------	------------	--------	------	-----------	-------	-----	----------	---------	-----	-----

Your member support of \$50.00 (due January 1 each calendar year) and payable to LTHOA can be mailed to: 8471 Sweet Water Road; Lone Tree, CO, 80124.

Name: _____ Phone: _____

Address: _____

Email (please print): _____

Resident since: year _____ Comments: _____

I want to learn more about Neighborhood Watch, contact me at: _____

The above information is for HOA use only and will NOT be shared. Please return this form with your check.

According to the Denver Post, the average Douglas County monthly HOA dues are \$350.00, but some can top \$500-600.00 and some even \$1,000.00. Your annual dues in The Charter are only \$50.00!

Where does this money go, you ask?? Where is it spent, you wonder? Well, here's the scoop...

- 1) Preparing for and hosting the **yearly TALENT SHOW!** (Some of you may think of this as the annual Election of Officers to the Board, but we like to think out of the box)
- 2) Having laughs and giggles while we stuff Easter eggs, stringing gold bells, preparing advertising for upcoming events, working on the bi-annual Newsletter and just having fun together. We laugh a lot!
- 3) Arranging for and paying over **\$1K for Santa, his sleigh and Belgian horses** alone in December each year. Add to that indoor festivities and the bill goes way up.! Ho, ho ho...
- 4) Awarding **\$50 gift cards** each Winter to the HOA homeowner with what the judges consider the most **festive light display**.
- 5) **Yard-of-the-Month Winners** selected by fellow homeowners to receive **\$50 gift cards** in the months of **June, July and August** each year. We are so proud of all of you who make The Charter so beautiful each Spring and Summer!
- 6) Fees for Food Trucks for **Summer and Fall Festivals** brought by your HOA Board to The Charter each year that you all love.
- 7) **Website maintenance** for thecharterhoa.com where you will find a wealth of past and current info.
- 8) Collaborating, writing, editing, printing, collating, stamping and mailing our twice annual full color **Newsletter** that goes out to each of the **313 homes** in The Charter with relevant News and upcoming events. *Imagine* the cost of the printing, postage and stamped envelopes!
- 9) State of **Colorado registration fees, banking fees, HOA liability insurance** (which rose by 25% this past year), **Legal fees**.
- 10) This does ***NOT*** include the untold volunteer hours your Board members spend on their phones, computers and in their cars or meetings on your behalf. Think of them as members of your **firefighters**, they **put out so many fires you never see** and save you a lot of headaches!

With a large number of active HOA members in The Charter, we will sustain:

- ❖ **Stabilized Property Values;** Properties within an active HOA sell for 5-6% more than one without an HOA. According to a study at George Mason University: Having a well-maintained home in a well-kept neighborhood is attractive to buyers. With HOA residents held accountable for maintaining their properties, property values stay more consistent.
- ❖ **Reduced Maintenance & Upkeep,** Having City that takes care of garbage collection and snow removal can ease the challenges associated with home ownership. Living in a well-maintained neighborhood where we all play our part is aesthetically better and more effortless in which to live.
- ❖ **Access To Shared Amenities:** Some features include , Sweetwater park, walking trails, and sports courts and all that South Suburban has to offer.
- ❖ **Standards & Dispute Settlement:** Homeowners comply with guidelines called Covenants, Conditions, and Restrictions (CC&Rs) found in your Deed of Trust at the time of closing, which leads to fewer problems between neighbors. Your Association Board mediates disputes between neighbors and enforces consequences when things go wrong.
- ❖ **Community Engagement:** The Charter HOA offers a real sense of togetherness, and organizes community gatherings and activities. Many members enjoy the increased opportunities to socialize and be a part of something bigger.

Source: Foundation for Community Association Research