



RESOURCE NEWS

Fall 2005

Volume 10, Issue 2

News Briefs

Saturday, October 15th, 9a.m.-1p.m. Statewide Neighborhoods Conference, Best Practices for Neighborhoods. Aurora Municipal Center, 15151 East Alameda Parkway, Aurora, CO.

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2005 Good Neighboring Project:

Party Paks - Party Paks will be available and Safeway Certificates will be good through October 31, 2005

Micro Grants - \$100 Xcel Energy Foundation micro grants for block projects are still available.

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Orten & Hindman University classes. Classes are free and take place at 11901 West 48th Avenue. For more information or to register for any class, please call 303-432-9999.

October 12th - 6:00 - 9:15p.m.
Effective Governance and Leadership Skills

October 19th - 6:30 - 9:00p.m.
SB100: Meetings & Records

November 8th - 6:30 - 9:00 p.m.
SB100: Meetings & Records

November 30th - 6:30 - 9:00 p.m.
SB100: Meetings & Records

Sixth Annual Statewide Neighborhoods Conference scheduled for Saturday, October 15th

We hope you will join us for the sixth annual statewide neighborhoods conference. The conference will be held on Saturday, October 15, 2005 at the Aurora Municipal Building. The conference will start at 9:00a.m. with registration beginning at 8:30a.m. The conference will end at 1:00p.m. and there will be lunch for all the attendees.

This year's featured speaker is Peter Kenney, principal of Civic Results. Peter spent a year in Iraq, helping the Iraqis understand how to form a government. He will share some of his experiences with us.

There will be three tracks offered at the conference. The tracks run concurrently. The planning committee has tried to bring opportunities to those actively involved in their neighborhoods to learn, share and hear ideas and solutions to issues that come up repeatedly in neighborhoods.

In Track 1 - HOA Management, breakout sessions will include Senate Bill 100, Dealing Effectively with Code Enforcement and Covenants and How your Homeowner's Association can benefit from mediation.

Track 2- Keeping up with Changes in Your Neighborhood will include the following break out sessions:

Creating a Common Culture in your neighborhood through inclusion and welcoming change, Problem Properties and How to Impact and Influence Boards and Commissions.

Track 3 - Meetings, Meetings & Parties will include Efficient, Effective and Energetic Boards, Working Productively with Your City or Neighborhood Liaison and Being a Good Neighbor.

There will be time to network with people from neighborhoods throughout the state and share common concerns, new ideas and solutions that have worked as well as some that have not worked.

We would like to thank our "Host" City, Aurora, for their generosity. Thanks also to our sponsors, Mile High United Way, The Denver Foundation, Community Associations Institute (CAI), Orten & Hindman, P.C., Wells Fargo, and the Gay and Lesbian Fund of Colorado for making the conference possible.

For more information about the conference please call the Neighborhood Resource Center at 303-477-0023.

Inside: Preparing Your Home for Winter



The Neighborhood Resource Center opened its doors in 1993. At that time, many cities on the Front Range had either a Neighborhood Services Department or Neighborhood Liaisons, people whose job was to provide information and lines of communication with city government.

Even as our cities continue to grow rapidly, many municipalities have had to give up these positions and in some cases entire departments due to budget problems. When people retire, their positions are often not filled, or liaison's duties are changed to include other responsibilities.

In short, people whom you have

Neighborhoods must stay strong

come to know and respect and who provided a pipeline of information and a direct line of communication are slowly disappearing. Voting for the de-Brucing amendment in your city will help, but not guarantee that these positions remain. Please take full advantage of these resources while they are available to you.

To have vibrant, healthy cities with good quality of life the neighborhoods and communities that make up our cities must stay strong. We all want Denver and the Front Range to remain good places to live.

As people who care deeply about our neighborhoods we cannot take the future for

granted. It is our collective responsibility, not that of the cities we live in, to keep our neighborhood organizations strong.

The planning committee for this year's conference tried to make sure that you had opportunities to learn how to keep your neighborhood strong. The conference will also provide time for networking with people from other cities to take new ideas home with you and to hear about solutions that have a proven track record.

Please take advantage of the conference to help ensure your neighborhood's strong presence in the future.

Janey Hanley

A Brief Summary of Senate Bill 100

The following requirements apply to mandatory Homeowner's Associations for a neighborhood or condominium development in which everyone in the development must belong and pay dues.

Effective, July 1, 2005, a new state law, **Senate Bill 100** governs Homeowner's Boards.

The new ordinance provides that the HOA shall provide to members of the association, at least yearly, written notice stating the name of the Association, the designated agent or management company, a valid physical address and phone number. If any of this changes, the residents must be notified in writing within 90 days of the change.

In addition, the HOA must provide the following within 90 days of the end of each fiscal year:

- The date the fiscal year commences
- The operating budget for the fiscal year
- A list of current assessments
- The annual financial statement Any audit results (if an audit has been performed)
- Minutes of Executive and Board meetings
- Bylaws, articles, rules and regulations

It is recommended that the Associations provide a packet of these materials so that a seller may make them available to the buyer.

Meetings of the HOA unit owners shall be held at least once a year. Meetings shall be open to all members of the association and their representatives.

This is only a brief summary of SB 100. For more information please go to www.ortenhindman.com.

Neighborhood Resource Center of Colorado

Working together for Stronger, Safer Communities

NRC is a non-profit organization providing free assistance to neighborhood groups, individuals and other organizations.

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Prepare Your Home for Winter

Now is the time to get your home ready for the cold weather. Here are a few ways to reduce your energy use without sacrificing comfort.

- Have your furnace regularly maintained by a professional to ensure your system is running as efficiently as possible. Regular maintenance can reduce energy costs between 3 and 10 percent each winter and help minimize the risk of carbon monoxide poisoning.
- Ensure your home is properly insulated with at least six inches in the attic. Also insulate crawl spaces, walls, floors and heating ducts.
- Open interior doors to improve air circulation and improve the efficiency of your heating system.

For more energy-saving tips, download Xcel Energy's free brochures, *60 Simple Ways to Save Money on Your Energy Bill* and *Guide to Energy Savings*, at xcelenergy.com, **Residential, Save Energy & Money**.

Good Neighboring has a Successful 8th Year!

This summer a lot of people were very busy getting to know their neighbors. There were over 1400 block parties throughout the state. In Gunnison, there were thirteen block parties attended by more than 500 people on September 11th!

In addition, we awarded more than 55 Xcel Energy Foundation Micro Grants for block projects. As always, many of the grants helped pay for insurance, bands, jumpy castles for kids and other costs of block parties. In addition, this year's projects also included safety lighting for one block, supplies for an Easter Egg hunt and to help clean up several senior's yards.

Since the program began, NRC has sponsored more than 11,800 block parties and funded several hundred block "projects". The programs have touched more than 335,000 individuals statewide.

We want to thank our sponsors for their continuing support: **Safeway** for supplying certificates for party supplies, and allowing its stores to be distribution sites. The **Xcel Energy Foundation** and **The Denver Foundation** for

again providing funds for our micro grants.

Thanks to **State Farm Insurance** for our being our National Night Out (NNO) Sponsor. This year, there were close to 900 block parties held in the metro area on National Night Out, Tuesday, August 2nd. Several additional police departments on the Front Range encouraged NNO parties. Each "party pak" contained information from State Farm about electrical hazards, preventing fires and burglaries.

Next year's Good Neighboring project is already in the works. Safeway is on board for party certificates, and we have funds from the Xcel Energy Foundation for

more micro grants. We are planning to kick off next year's program with a tip sheet on how to put a Block Party together. We are also excited to welcome Coldwell Banker Real Estate as a new sponsor.

Thank you for sending NRC your pictures so we can keep a scrap book about Good Neighboring and all your good parties and projects!



First Annual Block Party on Ellsworth Avenue in Lakewood