



December 2017 Vol. 03 No. 12 - Circulation: 110
A Publication of the Peninsula Homeowners Association, Inc.

Save The Date

Winter Game Day

- Rich & Jackie Geist Hosts
- January 23, 2017
- from 3 p.m. to 5 p.m.
- Details to Follow!!!

ACC News

The ACC would like to remind you an “Architectural and Landscape Change Application” needs to be filled for any changes to the exterior of a home. Homeowners have 180 days to complete the work. All ACC requests that are approved but not completed within 180 days will be rescinded. The request must then be resubmitted to the ACC. If there are no changes from the original request, the homeowner may resubmit using only the original request form. Radon systems require ACC approval since they require exterior changes. If an application is not submit PRIOR to work being performed, the homeowner may be cited for a violation of the Covenants and Restrictions and may be subjected to a fine. Please remember to fill out and submit an “Architectural and Landscape Change Application” prior to performing any work.



Neighborhood Library

Just a reminder to all Peninsula readers: There are some good books available in the pool house bookcase...Sue Grafton, David Baldacci, David McCullough and many more. Check them out.

Welcome Rick Nearman

The Peninsula Board of Directors would like to welcome Rick Nearman to the ACC. Rick graduated from Iowa State University with a degree in Architecture and has been practicing for 44 years. Rick is the Founder and Chairman of Eidos Architects in Greenwood Village. We are thrilled to have his expertise and experience. Rick will serve a 3 year term on the ACC. Please welcome him!

ACC News

To maintain a consistent look in our neighborhood, homeowners can select porch and patio tiles in the following colors: browns, beiges, taupes and grays. Grout colors should be a shade lighter or darker than the the tile color in soft muted tones. Homeowners can choose the size and shape of their tile. Homeowners are required to submit a tile sample and grout sample to the ACC along with a request form for approval.

Thank you to Jerry Roch

The Board would like to thank Jerry for his leadership and commitment to the ACC over the last 3 years. Jerry brought new organization to the ACC and lead them through numerous challenges. Our gratitude and thank you to Jerry!

Highlights From the Monthly Board Meeting

- Three landscape maintenance / snow removal proposals were reviewed and Designs by Sundown was selected to continue as our partner.
- The proposals to repair the drain system around the perimeter of the community next to the path were discussed and it was decided to defer that work to the summer of 2019 because of the roofing project being done in 2018. Temporary fixes will be made to erosion areas along the path next spring to ensure water does not drain into McLellen Reservoir.
- Work to have Designs by Sundown update the landscaping on the two islands along S Peninsula Dr at the east end of the community and in Sanibel Ct were approved. Also, designs to install landscaping on the paths down to the perimeter path from Seabrook Ln and Cape Code Way were approved. This will eliminate the ability for vehicles to drive onto the perimeter path from those points. Timing of the work will depend on the weather.
- The annual contract with Swingle was renewed and they will be spraying trees

continued on page 3

Community Groups

MEN'S BIBLE STUDY

The 1st & 3rd Wednesday of the month
7:30 a.m. to 8:30 a.m.

September - May

Flying B Restaurant

Main Building at Wind Crest

Contacts:

Bruce Damerest 303-797-8858

Paul Parish 651-261-5035

WOMEN'S BIBLE STUDY

Wednesdays, 3:00 p.m. to 4:30 p.m.

Contacts:

Chris Pfaffmann 303-771-8377

Linda Diekvoss 303-795-3699

WOMEN'S BOOK GROUP

Third Tuesday of each month, 7:00 p.m.

Contact:

Jackie Geist 303-945-4151

* *Community Groups/Events are not endorsed or paid for by the Peninsula Homeowners Association. If you would like to start or add a group to the above list, please contact Kevin Lavene with Centennial Management Group at 720-528-8557 or CMGLittleton@aol.com.*

The Peninsula Board of Directors

www.peninsula-hoa.com

Steve Beekhuizen, President **Paula Riebe, Vice-President**

Paul Parish, Treasurer

Suean Ambron, Secretary

Bob Warner, At Large

MAINTENANCE COMMITTEE

Kevin Lavene,

Centennial Management Group, LLC

PO Box 1539, Parker, CO 80134

cmglittleton@aol.com, 720-528-8557

ARCHITECTURAL CONTROL COMMITTEE

Linda Diekvoss, Chairman

Rosey Brehm; Gene Petrone

Connie Smilovitz; Pat Warner

LIGHT BRIGADE

Terry Leyden, Chairman

POOL COMMITTEE

Mark Woodworth; Jane Kercher

SOCIAL COMMITTEE

Linda Baker; Susy Beerer; Christie Hauschild

Jasmine Martin; Sue Luxa; Linda Diekvoss

COUNCILMAN

Phil Cernanec, Phone: 720-254-6097

pcernanec@littleotngov.org

LITTLETON POLICE DEPARTMENT

"NON-EMERGENCY"

303-794-1551

BOOKKEEPER/ACCOUNTING

Sandi Ryan, 303-468-3745, prompt #6

Colorado Management & Associates.

News Articles

Please submit any articles for the newsletter by the second Friday of each month. This will allow the Board to review and the article to be submitted in the next newsletter. Contact Kevin Lavene at 720-528-8557 to submit an article. All articles must be approved by the Board of Directors, or as space permits.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th. To place an ad, call **Colorado Lasertype, 303-979-7499. Email: getinfo@coloradolaser.com**. To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

The Peninsula newsletter is a monthly publication of the Peninsula Homeowners Association. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Winter Tips

With approaching freezing temperatures, residents should take precautions to prevent freezing and bursting water pipes. Here are a few tips:

- If you have an outside water faucet, make sure the water hose is not connected. Trapped water in the hose and hose-bib can freeze overnight and damage the faucet. Normally, this is not discovered until the water is turned on causing water leakage into the townhome.
- If on vacation, turn your heater thermostat to a minimum of 55 degrees. If the kitchen or bathrooms have plumbing on a outside wall, open the cabinet doors under the sinks. This will allow warm air circulation around the pipes. If possible always turn off the water to the washing machine. Not necessarily due to cold weather but a good habit, the rubber hoses have been known to rupture. If you are gone for an extended period of time and a rupture has occurred, you may be return to quite a mess.
- If your home is prone to freezing pipes, you might consider adding insulation or heat tape to the location(s) where the pipes generally freeze. Continued freezing in a particular location weakens the copper pipe and eventually may rupture and flood your home.
- During long periods of freezing temperatures open the cabinet doors under the sinks if the kitchen or bath-

rooms have plumbing on an outside wall. This will allow warm air circulation around the pipes.

- If you experience a frozen pipe and have access to it, attempt to thaw it out with a blow dryer. NEVER use an open flame or to torch to thaw pipes. If the location is not known, you probably should contact a plumbing company or maintenance company for assistance. If the pipe is ruptured and when it thaws expect a flood.
- Since a ruptured pipe cannot be determined until it thaws, it is recommended that you not leave your home until the pipe has thawed or you had it thawed by a plumber or maintenance company.
- Know where the water shut-off in your basement or crawlspace is located. In the case of a ruptured pipe, you may need to shut off the entire water supply to your home.
- Make sure the water shut-off valve is functional. Many owners have had to replace these valves. It's a good practice to operate (exercise) this valve 2-3 times per year to make sure it will turn-off and back on. When not routinely operated, generally over time these valves corrode and when the handle is turned it breaks off. Thus, the only way to turn your water off is at the water meter, which turns of the water to all the townhomes in the building. If valve does not shut-off or turn back on, call a plumbing company to replace it immediately.

**CLASSIFIEDS: The perfect way to advertise your small or large business!
Ads are inexpensive and reach many homes! Call or email us today!**

Classified ads are \$3.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

DOG WALKING

copetsit.com 303-437-6346

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

EXTENSIVE SHARPENING SERVICES. I live in the Peninsula and sharpen Knives, Tools, Clipperheads, Scissors. Fair pricing and full satisfaction guaranty. Kim 303-906-1717

HANDY MAN 4 U. 35 Years Construction Exper. Light Bulbs to Storage Sheds. 720-717-0030

OB PAINTING. Interior/Exterior. Free Estimates. Rob: 303-986-8198

Animals Petsitting Service: Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy at 303-335-6237

Board Meeting..., *continued from front page*

as appropriate and doing deep watering this winter depending on the climatic conditions, which they measure.

- A contract to stripe the parking areas in the community that were covered by the City of Littleton slurry seal project was approved. Timing will depend on the weather.
- The board voted to engage Jim Ragsdale, Principal of RE/COR Inc. <http://www.roofkey.com/about-us.html>, to assist in the selection of our roofing contractor, assist in the contract development and perform inspection work on the roof installation.

Third Tuesday Book Group

We will not meet in December due to the holidays. In January we will discuss: The Sound of Gravel by Ruth Wariner
If you would like more information on this group, please contact Jackie Geist at 303.945.4151 or email her at: jg8111@gmail.com.

Leaf Removal Process

The process for the landscape company to collect and remove leaves will occur after a majority have fallen from the trees. The crew will be on-site on their scheduled day each week to perform this task. Due to the size of the community and the fact that not all of the leaves fall at one-time, it is not possible to remove all the leaves within the community each week. They will rotate clean-up by area each week until this task has been completed. Your patience will be appreciated.

Please Keep Garage Doors Closed

As a reminder to all Peninsula Residents, please keep your garage doors closed. Open garage doors create a liability of theft, allow animals to enter your home and may be visually unappealing. The Association and your neighbors appreciate your efforts in keeping your garage doors closed when not in use.

WINE & SPIRITS

Westview **LOCALLY OWNED & OPERATED**

EVERYDAY LOW PRICES! HUGE SELECTION
BEER · WINE · SPIRITS

1621 W. Canal Circle, Littleton, CO 80120
*Located in the Westview Shopping Center
Near The Garlic Knot*

720.328.1027

Holiday Wine Headquarters

Stock up for Thanksgiving and the Holidays!

<p><i>New Customer Special</i></p> <p style="text-align: center;">10% OFF</p> <p style="text-align: center;">Any Purchase of \$30 or More (Excludes sale items, cigarettes & soda)</p> <p style="font-size: small;">EXPIRES 12/15/17. With coupon only. Not valid with any other offer.</p>	<p style="text-align: center;"><i>Bud & Bud Light OR Coors & Coors Light</i></p> <p style="text-align: center;">\$16⁹⁹</p> <p style="text-align: center;">24-Pack Can Suitcase</p> <p style="font-size: small;">EXPIRES 12/15/17. With coupon only. Not valid with any other offer.</p>
---	--

5% discount for senior citizens every day

Columbine Animal Hospital
& Emergency Clinic Est. 1972

Doctor present all nights, weekends & holidays
Dr. Lee Bregitzer & Associates
303-979-4040

Your Answer to Quality Emergency & Routine Veterinary Services
Vaccinations · Medical · Dental · Geriatrics · Diet · Spay/Neuter
Grooming · Boarding · Surgical · 2nd Opinion

Wednesday is "62+" Senior 15% Discount Day!
Regular Office Hours Only · Limited Offer

Sunday Hours: 11am-1:30pm
Regular Office Hours:
Weekdays 7:30-12 / 2-6
Saturday 8-12

5546 W. Canyon Trail
off Platte Canyon Rd.
In Columbine Hills
www.columbineanimal.com

Snow Removal Policy

Snow removal services are contracted through the landscape company, Designs by Sundown. Plowing of the drives and streets begin at 4". Sanding of drives are done when conditions require. Shoveling of sidewalks throughout the community begins at 2". Actual shoveling will depend on weather conditions such as, when the snow is anticipated to stop and/or forecasted amounts. When snowfall is less than 2", shoveling will not be done. Exceptions to this may be; shoveling of northern exposures and steps where the sun will not melt the snow, mail kiosk areas or extremely cold temperatures. Clean-up, widening of sidewalks and application of ice melt is typically done the day after snow removal operations.

The standards for snow removal adopted by the Board of Directors is intended to ensure that the drives and sidewalks are safe for all residents, but done in a reasonable and cost effective manner. It is very difficult to predict and budget for snow removal operations.

Holiday Decoration Reminder

To all residents of the Peninsula, with the holiday quickly approaching, please remember that all Holiday decorations must not be erected/placed/hung more than thirty-five days before the federally recognized holiday and need to be removed within fifteen days after the holiday.

Any exterior changes, replacements and/or additions
MUST be approved by the ACC Committee.

Please address your request in writing to:

Kevin Lavene, Centennial Management Group, LLC
PO Box 1539, Parker, CO 80134
or email: CMGLittleton@aol.com

Who To Call:

Maintenance • Painting • Grounds

Kevin Lavene, cmglittleton@aol.com

HAUSCHILD & COMPANY, LLC

PENINSULA RESIDENT • 5-STAR BROKER IN 5280 DENVER'S MAGAZINE
BOARD OF DIRECTORS – VOLUNTEERS OF AMERICA



John Hauschild
Broker – GRI, CRS
Realtor® Emeritus

CELL: 303.358.4677

E-FAX: 720.407.2219

JohnHoss@aol.com

www.MetroBrokersessteam.com