

THE  
**CONSERVATORY**  
AT THE **PLAINS**   
HOMEOWNERS ASSOCIATION

## Director's Corner

### A BIG THANK YOU TO THOSE INVOLVED WITH THE HOA BOARD AT THE TIME OF THE UNDERDRAIN LAWSUIT

Back in late 2013, the Board was made aware of a possible problem with the underdrain system built by the developer of The Conservatory of the Plains neighborhood. Up until that point, the HOA was not even aware there was an underdrain. After much research between then and March 2014, it was determined the underdrain belonged to the homeowners – a fact never made clear by the developer as the neighborhood was being developed. Another fact, unknown at the time – the underdrain was undersized. A Construction Defect firm advised the HOA to settle with the developer (DR Horton) for \$21,000 as this was not a winnable case.

From April 2014 to July 2014, the HOA Board researched Construction Defect Law Firms, settling on Benson, Kerrane, Storz & Nelson. The lengthy process of investigation, hiring a contractor, digging up existing cleanouts, putting in new ones, and mapping the networks began as there were no existing as-built plans available – a inexcusable error for a system this large, shared equally between the developer and the city of Aurora.

During 2015-2016, the HOA Board continued through the legal process, moving towards arbitration, with at least three mediations being held without progress.

In December 2016, the HOA Board argued for their day in court and won. In April of 2017, the Conservatory HOA was awarded \$13.5 million. After expenses, the HOA received \$7.8 million which was used to address major issues and add cleanouts for ongoing maintenance. **As of March 2024, the Construction Defect account has a balance of 1,496,267**, due to money left over from the repair work and yearly contributions from the annual HOA budget. Managed properly, this should protect the neighborhood from anything but the most extraordinary of circumstances relative to underdrain maintenance/repair. We currently have a procedure whereby the entire system is checked on a revolving three-year basis so we can be made aware of any issues with the condition of the underdrain.

We have the following people to thank. These individuals spent a lot of time on this to protect the neighborhood from a situation that was not of their making or understanding when this development was being constructed.

Board members at the beginning (2014 – 2017): Lou Yob, Jeanne Rogers, Marcella Caywood, Jack Parker, and Tony Bleyenbergh. Others serving during this time: Peggy DeFiore, Derrise Knabe, Lynn Siml, Bill Fisher, Travis Coufal, Steve Johnson, Shauna Richards, and Joy Demots.

Board members during the repair work (2017 – 2019): Travis Coufal, Dave Alman, Helen Hardin, Christine Rhoden, Tim Siml and Bob Hunchberger.

May 2024

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# Social Committee Corner

## MARK YOUR CALENDARS

Mark your calendars and join us in the fun! Additional events may be added in the year.

**June 7-9** Garage Sale Weekend  
**June 15** Spring Cleanup  
**July 4** 4th of July Bicycle Parade  
**July 27** Resident Vendor Event

**August 31** Pool Closing Extravaganza  
**September 8** Pooch Plunge  
**November 2** Fall Cleanup  
**December 14** Breakfast with Santa

### **No Pressure Book Club**

*2nd Tuesday of each month at 11:00am  
Conservatory Community Center*

Anyone is welcome to the No Pressure Book Club. The book club selected books through October 2024

**May 14th** - Soles of a Survivor: A Memoir by Nhi Aronheim

**June 11th** - The Thursday Murder Club by Richard Osmond

**July 9th** - The Dictionary of Lost Words by Pip Williams

**Aug 13th** - Lady Tan's Circle of Women by Lisa See

**Sep 10th** - The Book of Lost Friends by Lisa Wingate

**Oct 8th** - The Librarian of Auschwitz by Antonio Iturbe

### **Coffee Hour**

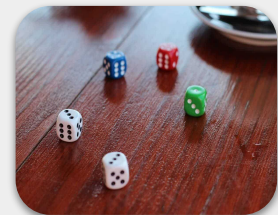
*Tuesdays from  
9:30am - 10:30am  
Conservatory  
Community Center*



Note: time will change to 10am starting May 28

### **Ladies Night Out Bunco**

*3rd Thursday of the  
month at 7:00pm  
Conservatory  
Community Center*



Come join us and bring \$5 for the prize pot and a beverage or an appetizer to share.

**If interested contact the group at  
[conservatory@westwindmanagement.com](mailto:conservatory@westwindmanagement.com)**

### **Mahjong**

*Wednesdays &  
Fridays at 12:00pm  
Conservatory  
Community Center*



Note: Friday play may change due to reservation status of the Community Center and/or number of interested players.

# Upcoming Events

## SUMMER 2024 SOCIAL COMMITTEE ACTIVITIES

Believe it or not, summer is just around the corner and the HOA Social Committee has many activities planned for our community! We hope you will come out to enjoy all the events and get to know as many of your neighbors as possible throughout the summer.

### POOL OPENING PARTY

**MAY 25TH @ 11 AM**

Come join your fellow residents for a fun afternoon as we open the pool for the 2024 season at the annual Pool Opening Party!

- Food will be served from 12 PM to 1 PM or until the food runs out.
  - Hamburger, brats, hot dogs
  - Potato salad, corn on the cob & chips
  - Ice cream treats
- We will have games for the kiddos
- Questions for the board? Visit the board members at the HOA table.



### WATER AEROBICS

Barbara Gaetos will be treating our community by teaching water aerobics again this year. Classes will run **8:45 AM - 9:45 AM** on **Tuesdays, Thursdays, and Saturdays** starting **May 28<sup>th</sup>**. The following equipment will be required in order to participate:

- Water weights
- Medium size pool noodle
- Bathing Suit
- And a smile on your face

### LAP SWIMMING

In response to the survey conducted last year, the HOA board has decided to make the pool available for lap swimming during the summer between the hours of **7 AM - 10 AM** on **Mondays and Wednesdays** starting **May 29<sup>th</sup>**. This will be swim at your own risk as the lifeguards do not come on duty until 10 AM. Please be aware that this period is for exercise only!



### 2024 GARAGE SALE WEEKEND - JUNE 7-9

Anyone interested can hold their own garage sale the weekend of June 7-9. The HOA will be advertising on Nextdoor, Facebook, GarageSaleFinder, and CraigsList. Signs will also be placed at the entrances of the neighborhood on the garage sale days.



## 4TH OF JULY BICYCLE PARADE

**JULY 4 @ 9:30AM - Starting at Playground Pavilion**

Have the kiddos decorate their bicycles for a fun morning to kick off your 4th of July celebration! We will parade through part of the Conservatory starting at the pavilion at the playground next to the Community Center/Pool. Bring your squirt guns and cool the kiddos off as they parade their decorated bicycles through the neighborhood.

- Balloon artist is available starting at 9:30 am for fun balloon characters or to help decorate the bicycles.
- **Are you a motorcycle owner? decorate your motorcycle in the good old red, white, and blue to lead our bicycle parade!**
- Parade will start at 11 am at the playground pavilion and finish off with popsicles on the community center porch.



## CONSERVATORY RESIDENT VENDOR EVENT

**JULY 27 @ 10am - 2pm**

Calling all Conservatory Resident owned businesses!! We need you to join us on Saturday July 27<sup>th</sup>, from 10am-2pm for our very first Resident Vendor Event! If you're a business owner and live in the Conservatory, we want to highlight your business at our Resident Vendor Event this summer. This will be an amazing opportunity to introduce yourself to other residents, tell them about your products/services, and get your business swag into their hands.

If you are interested in participating, please check out the details and sign up at the following link: [Vendor Event](#). We will continue to share more information as it becomes available.

## FAMILY FOOD TRUCK NIGHT

**2ND THURSDAY OF THE MONTH @ 5:30PM - 7:00PM**



Our first Food Truck night was extremely successful! We will continue to have food trucks in front of the Community Center on the 2nd Thursday of each month. The food trucks scheduled are:

**May:**

- A Seat at the Table
- Pierogies Factory

**June:**

- Peyote Mexican
- Gyro King

We are still working on getting a dessert truck for each month. We will also continue to have tables set up in front of the Community Center with music for your enjoyment. So, come on out and treat your family to some delicious food and mingle with your friends and neighbors.

# THE CONSERVATORY SPRING CLEANUP

LARGE ITEM DISPOSAL, PAPER SHREDDING, E-WASTE & PAINT RECYCLING

8:30 AM to 11:00 AM on Saturday, June 15

Frontier P-8 School Parking Lot

- The event will start at 8:30 AM and last until 11:00 AM **or until the dumpsters are full.**
- Dumpsters will be located in the rear parking lot. Paper shredding, paint and E-waste recycling will be in the front parking lot.
- Due to dumping restrictions, the following items **cannot** be accepted:

## Non-acceptable Waste at the dumpsters:

Electronics (anything with a plug)

Wet paint

Anything with Freon or Gas/refrigerators/ freezers

Hazardous Waste

Propane tanks

Tires/auto parts/oil/gas (including lawn mowers)

Medical waste

Florescent light bulbs

Batteries



- Since this is a neighborhood event, **proof of residency will be strictly enforced for the large item disposal at the dumpsters!** Therefore, you will need to bring a current driver's license with current Conservatory address, a water bill or rent receipt showing your name and address.
- Please disassemble items such as grills when possible so they will fit into the dumpsters better.
- Paper shredding, E-Waste recycling are available thanks to **Tatyana Sturm**. Tatyana is also making **paint recycling** available to us this year. Tatyana is a local realtor with **The StorckTeam** who is sponsoring the shredding and e-waste recycling. These services will also be available from 8:30 am to 11:00 am at the parking lot in the front of Frontier School. The following rules apply for these services:

**Paint Recycling:** Free

**On-Site Paper Shredding:** NO x-rays, large binder clips, or 3-ring binders.

**E-Waste Recycling acceptable items:**

- Computers/Laptops
- Printers
- Keyboards and cables
- Cell phones
- Flat Screen/LCDs
- TVs and CRTs (Additional fee applies\*)
  - \* CRT Monitors Under 48"- \$40 each
  - \* TVs over 48"- \$75 each
  - \* Console/Projection TVs—\$100



**\*ONLY checks and cash accepted for fee items**

**Volunteers are always needed for this event!** If you would like to volunteer, please use the Contact Us option at [www.conservatoryhoa.com](http://www.conservatoryhoa.com) .