

JULY 2021 - ISSUE 4

WHISPERING PINES

Neighborhood Newsletter

Financial Town Hall Study Session

Over the last several months there has been a lot of discussion in our community about our budget, the cost of the services we provide, the size of our tax bills, and our outstanding debt obligations. As we have transitioned from a “developer-controlled” board to a “homeowner-led” board our newly formed finance committee has been hard at work digging into the details of the District’s finances.

Our committee is now far enough along that we thought it would be beneficial to share what we have learned with everyone. Rather than relying on social media chatter for all of your information, we thought we could provide an interactive forum where you can ask your questions directly to the people who have all the facts. We hope you will take advantage of this opportunity and join us at this special financial town hall.

Our goal at the meeting will be to:

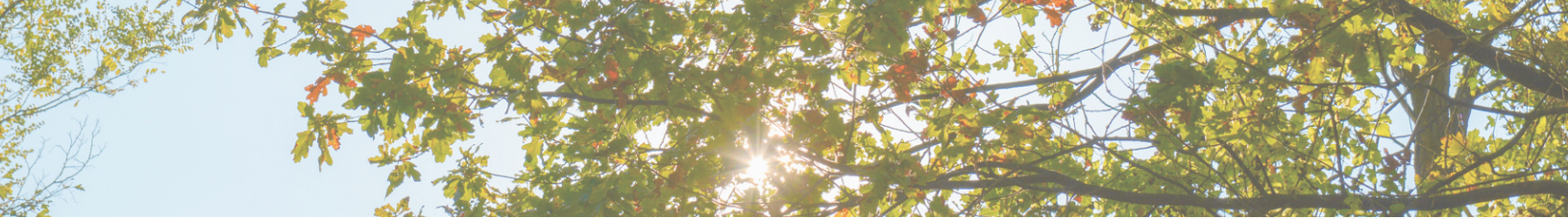
- Provide an understanding of where the tax dollars we all pay are spent.
- Review what is included in the operations budget, capital budget, and debt service budget.
- Learn about the Metro District debt obligations and the potential refinancing options available.

Movie Night

WEDNESDAY, JULY 28TH
8:15 PM

- Meet at the WP Clubhouse for an outdoor movie night - The Greatest Showman
- Food trucks available 4-8pm (Dessert truck will stay through movie)
- Small popcorn bags, candy, and water will be provided by the WP Social Committee
- Bring your own chair
- No swimming will be allowed during the movie
- All children must be accompanied by an adult
- Event Sponsored by: Jody O’Brien of Homesmart Realty and Roxanne Romero from Organized Life





Teleos Management Update

Non-District Contacts:

- Any concerns with City of Aurora property or responsibilities please visit:
https://www.auroragov.org/city_hall/contact_us
- Streetlights out: Contact Xcel Energy at 800.895.4999 or report online
(be sure to include the pole number)

Pool and Clubhouse Contacts:

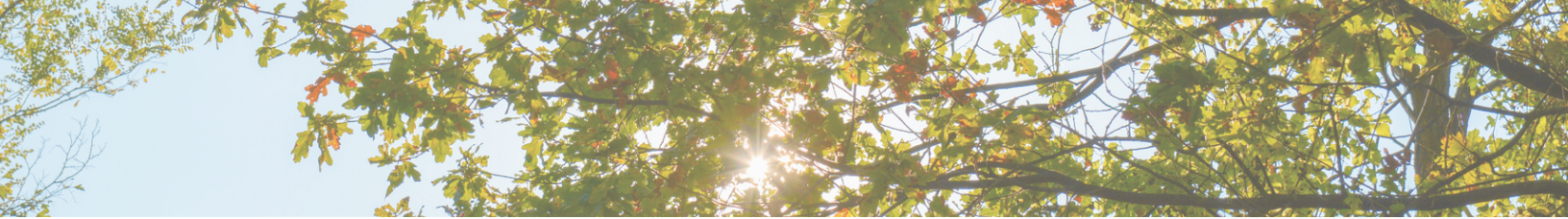
- Need pool fobs or clubhouse rental: Kelly@teleos-services.com/taylor@teleos-services.com.
- Pool concerns: angela@teleos-services.com

Other Teleos Contacts:

- Snow removal issues: angela@teleos-services.com
- Need your email added to community directory: marlene@teleos-services.com
- Design Improvement Applications: don@teleos-services.com
- Broken sprinkler lines/heads: don@teleos-services.com
- Covenant Enforcement issues: don@teleos-services.com

Current Project Updates:

- Teleos received fence repair bids and is consulting with Board for repairs. Some may be reimbursable from Builder.
- Leak in pool bathroom sink was repaired on July 8, 2021. Teleos will get cabinet, molding, etc. repaired soon, depending on cost.
- Bubbler line cannot be repaired until pool is closed. Portion of deck by stairs leading down to the pool must be excavated and no access to pool or clubhouse will be available. We are waiting for a response from Waner Construction to finalize repair dates.
- All Monument lights have been repaired.
- Teleos is working with the Social Committee to create a section on the website for neighborhood social events.



Design Review Committee

We have all been humored by the saying “I’m from headquarters and I’m here to help”. You can rest assured that is the message from the Design Review Committee (DRC). We do want to work with you, the homeowners to allow you to have the home, the amenities and the community you want.

I need not remind you that when you purchased a home in the Whispering Pines District, you chose to live in a Covenant Community. You signed a document signifying you had read and understood the Covenants, Conditions and Restrictions which includes the Design Guidelines. We too signed that document and I will admit it was several months after our closing I had cause and the time to review those documents.

We homeowners did not create the Covenants or the Design Guidelines. They had been drafted, reviewed and recorded long before any of us became homeowners in the District. We, the volunteer homeowners on the DRC, recognize some of the shortcomings of the Design Guidelines but by covenant we must abide by them. Any variance from the Design Guidelines must be requested by the homeowner and that request can only be granted by the Board of Directors - Reference Section 6.9 Discretion and Variances of the Covenants.

The DRC also recognizes that the application, review and approval cycle seems way too long. Let me provide a little insight. For the more simple applications, once a completed application is received, it will be passed electronically to all the members of the DRC for review and comment. Once we have a consensus, Teleos management is informed and the homeowner will be notified.

For the more challenging applications, the DRC currently meets on the 1st and 3rd Wednesday evenings via a Zoom call and reviews the completed applications. To be on the agenda for those reviews, we ask that a completed application be submitted to Don Cullen at Teleos Management by the close of business the preceding Friday. We recommend submitting your application before Friday so that Don can review the application to ensure it is complete and additional submittals won’t delay the review. Early the following week the applications will be posted on the DRC web site for the committee members to review before the Wednesday meeting. Don will record the DRC’s comments and concerns and will contact the homeowner on the status as soon as possible after the meeting.

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Design Review Committee

To make the DRC application, review and approval process less intimidating and more efficient, we recommend the following:

- Refer to the Design Guidelines as you plan the details of your project.
- Refer to the Whispering Pines website: <https://whisperingpinesmetropolitandistrict.com>
- Choose the District Information tab.
- Look under the District Governing Documents.
- Review the Second Amended Design Guidelines. A Third Amended version is forthcoming.
- Page 3 provides the Submittal Procedures.
- Pages 24-26 provides a copy of the Application.

The DRC is open to meeting with you to better understand your situation. Although we would like to meet with everyone, we are limited. We are a committee of 5 homeowner volunteers and some are also full time employees. However, on a limited basis and for special situations, we can coordinate a site visit to review your plans. Please contact Don Cullen at Teleos to initiate a site visit if you feel the need.

We are committed to improving our service to the community and welcome your constructive recommendations or suggestions. Please contact me directly with those thoughts. The DRC wants to thank you for taking the time to hear our message and we appreciate your support.

Dale Hutchinson, DRC Chairman, gdhutch@gmail.com

Bunco Night!

3rd Thursday

What to Expect: Join a great group to play the hilarious game of Bunco every third Thursday of the month at the Whispering Pines Clubhouse!

A current limit of 16 people and sign up by emailing Pam Kelly at pkelly6352@aol.com

A \$5 buy-in is required to participate.

Masks not required, if you're more comfortable, bring your own dice.





Operations Committee

The Committee has been active in the community in the past few months:

Working with Don Cullen @ Teleos to repair & get all of the monument lights in working order & lit up!

A small crew of 5 residents spent time pruning the rose bushes in the Sampson Gulch Roundabout, and at the Clubhouse. Dead Bushes were removed from the Clubhouse area as well. One person has continued pruning other roses in other areas.

One resident has been hard at work on removing the tree stakes from the area East of the Samson Gulch roundabout. We are trying to establish a volunteer work day to remove more tree stakes.

Some of the Ops Committee met with Don Cullen & Brightview, the WP landscaper, to review irrigation issues and problem areas in the community. Lennar has agreed to review and hopefully resolve the water drainage issue on the steps below Kellerman St and the low area to the West of the Sampson Gulch roundabout that has been flooding.

We also addressed weeds in various areas, Beauty Band mowing, native mowing. We expect to see more areas mowed in the next month or so.

Food Truck Night

Wednesdays
4-8pm

At the Whispering Pines
Clubhouse!

Brought to you by The
Whispering Pines Social
Committee

Check your email and WP
social media weekly for
truck & menu information

Questions -
Contact Janet Elliott at
f9busflyer@comcast.net

