

Founders NEIGHBORS

A publication for
FOUNDERS VILLAGE
Residents



May 2025

Member Notification Information

COMMUNITY LEGAL NAME:

Founders Village Master Association, Inc.

DATE DECLARATION RECORDED:

August 12, 1985

FISCAL YEAR: January - December

ASSESSMENT:

\$110 semi-annually
Due January and July 1st

ASSESSMENT INCLUDES:

Community Center, Pool, Social
Activities, Covenant Enforcement, Trash
Disposal, Newsletter

COMMUNITY REPRESENTATIVE:

PCMS Management Company
7208 S. Tucson Way, Suite 125
Centennial, CO 80112
303-224-0004 Office
303-224-0002 Fax

DOCUMENTS:

The Master Declaration Of Covenants
and Residential Improvement Guidelines
can be viewed at the Founders Village
website at:

www.foundersmasterhoa.com

See forms located in the columns on the left.

Target Your Market With
Neighborhood Newsletters!



ADVERTISING:

kerri@porchlink.com

Advertise in the June issue of
Founders Neighbors

Deadline to advertise is

May 20th

E-mail kerri@porchlink.com
for rates and information.



Ridge House Hours

Monday, Tuesday, Wednesday 4pm-8pm
Thursday 10am-2pm
Friday 2pm-6pm
Saturday 12pm-6pm
Sunday 10am-4:00pm

*Ridge House Hours (starting May 24th)
Monday – Sunday 10am – 8pm*

Fitness Classes

Tuesday & Wednesday at 5pm
ZUMBA

Tuesday & Wednesday at 6pm
MARTIAL ARTS – RESIDENTS ONLY

Thursday at 11am
BUTTS & GUTS

Memorial Day Monday, May 26th

Stop by the Ridge House for a sweet treat on Memorial Day from 11am-1pm.

2025 Summer Employment as a Lifeguard at the Ridge House:

Join the Front Range Team and make your splash as a lifeguard this summer. No experience required. We provide free certification classes, less the \$55 registration fee. Make new friends and meet new people while working at the Ridge House pool. Don't wait, apply today!

<https://www.frontrangerecreation.com/employment.php>

Founder's Village Summer/Pool Access

Summer will be here before we know it! All residents must complete an address verification prior to receiving the registration link for the access system. Stop in at the Ridge House with proof of residency (driver's license, utility bill, lease, mortgage statement, etc.) and we will provide you with the registration link. (If you have previously done this you do not need to do it again.) Current business hours at the Ridge House are:

Mon-Wed 4-8 pm | Thurs 10 am - 2 pm | Fri 2-6 pm

Sat 12-6 pm | Sun 10 am - 4 pm

Email the Ridge House at fvrighthouse@gmail.com or call us at 720-733-2778 with any questions.

2025 Board of Directors Meeting Schedule

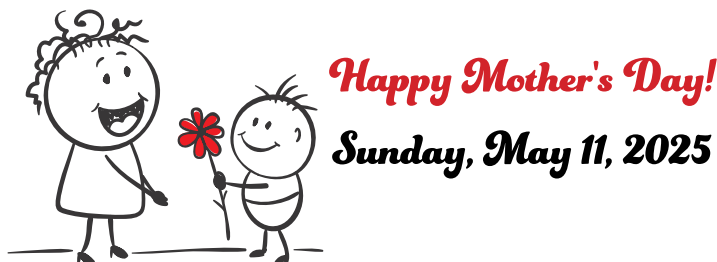
The Founders Village Master Association Board of Directors meetings are the 3rd Thursday of February, May, August and November. Please email PCMS at Corpoffice@pcms.net if you would like confirmation of the Zoom meeting login details. Be sure to include the address of the property you own when requesting this information.

- **May 15, 2025-6:00 PM**
- **August 21, 2025-6:00 PM**
- **November 20, 2025-6:00 PM**-Annual Membership & Budget Ratification Meetings-Please refer to the annual notice, which will be mailed to all homeowners of record, for detailed information, including login details and instructions. This notice will be sent approximately 30 days prior to the meeting date.

For the latest meeting information, please visit the Founders Village HOA website at <https://pcms.net/founders-village-master-association/>. This site will remain available until the new website; <https://foundersmasterhoa.com/> fully transitions.



MYSTERY EVENT
Jack the Ripper
 Has this mystery been SOLVED?
 Review old evidence and the latest DNA research to conclude on the multiple suspects. You be the jury.
 Are Genealogists more thorough than Scotland Yard?
 FRIDAY, MAY 30, 2025 - 10 AM - 2:30 PM
 PHILIP & JERRY MILLER LIBRARY, ROOMS A&B
 CASTLE ROCK, COLORADO
 IN-PERSON FUN EVENT - LUNCH PROVIDED
 REGISTRATION IS REQUIRED - OPEN NOW!
www.crcps.org



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ATTORNEY AT LAW



Contact Us

Phone: (303) 734-7131 | Frontdesk@NadyaLambert.com

6855 S. Havana St., Suite 370, Centennial, CO 80112
 (Off of Intersection of E. Arapahoe and S. Havana)

Call today for a FREE 30-minute consultation.



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Full time teacher, part-time window cleaner.

15 years experience and fully insured.

Please call to set up a free estimate.

Jeremy Kamm 720 271 9561

Questions On Process For Submitting Architectural or Design Review Plans?



Please note the e-mail address for all design review requests and inquiries regarding the submittal process is at designreview@pcms.net. If you have any questions regarding the process for submitting a plan or would like to submit your plan via e-mail, please do so at this address.



Complaint Procedure

Who May Submit Complaints? Complaints regarding alleged violations of the Covenants, Design Guidelines or Rules and Regulations may be reported by members of the Board of Directors, members of the Community or the Association's Manager.

How Complaints Should Be Submitted. Complaints by a member of the community shall be in writing and must include a contact name and email address or phone number in case there is an inquiry from the Board or management office regarding the complaint submitted. Anonymous complaints will not be accepted. Your name and contact information will not be provided to the person you have made a complaint about; it is only needed for the management team. The member must have observed the alleged violation and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed, photos are very helpful. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns to PCMS via email at support@pcms.net or via fax at 303-224-0002.



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ROOFING CO.
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Thinking of advertising with Porchlink?



Smitty's has advertised with Porchlink over the course of several years and we find the experience seamless. As a seasonal business we often find ourselves with an exceedingly large workload in our day to day processes and we greatly appreciate that we can count on Kerri at Porchlink to touch base with us to ensure we have our ad out. We have worked with other companies responsible for HOA newsletters and found when it came to us the advertisers, our needs were never a priority. The professional working relationship we've exercised over the years with Porchlink has surpassed our needs. We would recommend them to any business looking to get their name out to the community.

Sarah Smith

Marketing Manager for Smitty's Sprinklers



18 YEARS IN BUSINESS

Your Interior & Exterior Painting Specialist!

EXCEEDING EXPECTATIONS WITH EVERY Stroke!

\$350 OFF Complete Interior or Exterior Painting Project*

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Serving Colorado Since 2006

SCAN TO CONTACT US TODAY!

Call Today For a COMPLIMENTARY ESTIMATE!

*Not valid on previous work or work in progress. Cannot be combined with any other offers. Present offer after written estimate.

Founders Village Classified Advertising

OB PAINTING

10% OFF Interior or \$500 OFF Exterior Painting.
Over 30 years in business. Call today! 303-908-9063.

ADVERTISE FOR LESS It's EASY

email your classified ad to kerri@porchlink.com \$15 for 25 words. Deadline is the 20th of the preceding month.

FAMILY LAW IN CASTLE ROCK: At CNL Law Firm, PLLC we are here to protect our clients to the greatest extent possible, through every step of the legal process. Free consultations.

www.cnllaw.com or chris@cnllaw.com 720-575-5675.

UNLOCK EXCLUSIVE SAVINGS ON OUR WEBSITE,

MOOREHEATINGAC.COM! Elevate your comfort today - visit us online or call 303-680-5300 to schedule your furnace maintenance/repairs/installations.

THE BEST CLEANERS: Lowest prices in town. Honest people. Free estimate. References available (720) 364-8403.

A BETTER GARAGE DOOR INC. Garage door and opener repair to full replacements 25 years experience with multiple trucks for a quick response 303-920-2267.

CARPET REPAIR/RE-STRETCHING: Carpet & upholstery cleaning. Wool area rug cleaning. Specials: \$25 off each service provided. Call A Personal Touch 720-344-2870.

AFFORDABLE KITCHEN & BATH DESIGN: Quick and affordable kitchen and bath cabinet refacing. Complete kitchen and bath remodeling. Call today for a free estimate: 720-837-4885 or akbdesign2010@aol.com. Member Team Dave Logan

ROOF REPLACEMENT AND REPAIRS. Family owned and operated. Senior and Veteran discounts. A+ rating with BBB. 30 years experience. Free estimates. Barker Quality Construction call BOB BARKER 303-921-2952.

Try classified advertising- It's easy, affordable and EFFECTIVE!

Our classified advertising option has been a great success for small, local businesses interested in marketing in an **EFFECTIVE & AFFORDABLE** way!

And it's EASY to do- simply email kerri@porchlink.com with the text for your ad (base pricing for 25 words, \$.50 per additional word) and let us know **which newsletters** you would like to advertise in.

Best of all- new advertisers can try classified advertising in and receive the same ad **FREE** in The following month's issue! **Our deadline is always the 20th of the preceding month.**

There is **no long term commitment**, you are welcome to advertise on a monthly basis depending on your needs. **However, most of our classified advertisers stick with us month after month... for years!**

Why not give it a try?

Email kerri@porchlink.com with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

Rates per issue for 25 words, \$.50 per additional word:

Publication	# of Homes	Rates per issue
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
Blackstone	2,457	\$35
Tollgate Crossing	1,500	\$25
Tallyn's Reach	2,037	\$35
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
Colliers Hill (Erie)	1,686	\$25

How do I place a classified ad?

EMAIL YOUR AD TO



How are classified ads different than display ads?

✓ Just text ads ✗ No logos or images ✓ All on the same page

How do I pay for a classified ad?

We will email you an invoice with a link to pay via credit or debit, mail us a check or make payment over the phone.



Strawberry Shortcake

Michelle Fox

A light and fluffy dessert with sweet strawberries and fresh whipped cream, perfect for a spring gathering.

Ingredients:

- 2 cups gluten-free flour blend (or traditional flour)
- 1/4 cup sugar
- 1 tbsp baking powder
- 1/2 tsp salt
- 1/2 cup cold butter, cubed
- 2/3 cup buttermilk
- 1 large egg
- 1 tsp vanilla extract
- 2 cups fresh strawberries, sliced
- 1/4 cup sugar (or coconut sugar) (for strawberries)
- Whipped cream

Instructions:

1. Preheat oven to 425°F.
2. Combine flour, sugar, baking powder, and salt. Cut in butter until mixture resembles coarse crumbs.
3. Whisk buttermilk, egg, and vanilla together. Stir into dry ingredients until just combined.
4. Drop dough onto a baking sheet and bake for 12-15 minutes until golden.
5. Toss strawberries with sugar and let sit for 10 minutes.
6. Split shortcakes, fill with strawberries and whipped cream, and serve.



**Target your market with
neighborhood newsletters!**

KERRI WATTS
ADVERTISING SALES







720-295-2649

kerri@porchlink.com

www.Porchlink.com

**6525 Gunpark Drive #370-133
Boulder, CO 80301**

**Published by
ComPub Media, LLC.**



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The Founders Owners Association, its officials or agents do not recommend or sanction any advertisement. Oversight and management of advertising is controlled by ComPub Media, LLC.

Advertising Policy: This newsletter is published privately for the residents and homeowners of Founders Owners Association, by Compub Media.

Advertisements pay expenses related to publishing this newsletter. The publisher reserves the right to refuse advertising to any person or company. Publisher does not recommend or sanction any advertisement. Advertisers are expected to treat clients and the community ethically. When hiring anyone advertising in this publication, residents are urged to do their own research. Complaints from residents are given serious consideration.

The Teen Services listing is offered and maintained by The Founders Owners Association, its officials or agents, and is not a service of Compub Media. Any misuse of the listing should be reported immediately to the Founders Owners Association, its officials or agents.

The Ridgehouse at Founders Village Calendar

Phone: (720) 733-2778 | Email: fvridgehouse@gmail.com

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 2025				1	2	3
4	5	6 Zumba 5 pm	7 Zumba 5 pm	8 Buts&Guts 11 am	9	10
11	12	13 Zumba 5 pm	14 Zumba 5 pm	15 Buts&Guts 11 am	16	17
18	19	20 Zumba 5 pm	21 Zumba 5 pm	22 Buts&Guts 11 am	23	24 <i>Pool Opens</i>
25	26 <i>Memorial Day</i> (sweet treats at Ridge House 11am-1pm)	27 Zumba 5 pm	28 Zumba 5 pm	29 Buts&Guts 11 am	30	31

Advertising Rates per issue

Prepay for 5 issues, receive the 6th issue free!

Business Card

\$25

1/4 Page

\$50

Half Page

\$80

Full Page

\$125

JUNE
ADVERTISING
DEADLINE
May 20th

EMAIL KERRI@PORCHLINK.COM FOR MORE INFO

Founders Teen Services

Teen Services Update: If you have previously registered your teenager for the Teen Services listing in the newsletter publication and your teen is no longer interested in having their name listed or has moved out of the community, please send an email to corpoffice@pcms.net and request that your teens name be removed from the list. The Association has received a few calls indicating that they have tried calling several of the teens listed and were told they are now at college or moved, etc.
List updated May 2025.

To add your name to Teen Services please contact corpoffice@pcms.net.
Give your name, street, telephone and the services you provide.

Name	Phone #	Baby Sitting	Red Cross Certified	Pet Sitting	House Sitting	Lawn & Chores	Snow Removal
Ryleigh Barratt	720-908-5799	✓	✓				
Ethan Bernacki	303-386-0046			✓	✓	✓	✓
Katie Bernacki	303-386-0047	✓	✓	✓	✓		
Jenny Berson	303-814-1535			✓			
Abby Brown	208-283-6360					✓	✓
Gabriel Clifton	720-427-2191			✓	✓	✓	✓
Petra Dobat	719-648-8635	✓		✓			
Amber Dorr	720-733-8324	✓	✓	✓	✓	✓	
Raya Ellis	970-531-8111	✓	✓				
Sean Galfi, 15	720-822-8040			✓			
Eva Gama Gallagher	720-416-9629	✓	✓				
Maddy Glass	720-290-1792	✓	✓	✓	✓		
Liam Hanks	720-937-1067			✓	✓		✓
Lindsay Harrison	303-656-6335	✓	✓	✓	✓		
Kyle Hawkins	303-618-5308					✓	
Alex Heintzelman	303-814-2002			✓		✓	
Casey Helget	303-483-5299			✓		✓	
Luke Helget	303-483-5299			✓		✓	
Eamon Jensen	303-591-9286				✓	✓	✓
Kat Julseth	303-660-1281	✓		✓	✓		
Alyssa Lang	720-733-8691	✓	✓				
Audrey LeKander	303-886-7793	✓		✓	✓		
Kaylee LeKander	720-766-6271	✓		✓	✓		
Lucas Lockwood	720-364-9272			✓		✓	✓
Sierra Martin	720-550-0408	✓	✓	✓	✓		
Caity Matz	720-346-8126	✓	✓	✓	✓	✓	✓
Abbie Matz	720-346-8126	✓	✓	✓	✓	✓	✓
Camilla McFarlin	720-672-0690	✓	✓				
Kayla McNeil	303-660-8204	✓		✓	✓		
Sage NeRoy	740-527-3870	✓	✓	✓			
Phoenix Nielsen-	720-232-5706	✓	✓	✓	✓	✓	✓
Daniel Rudolph	303-882-8473			✓	✓	✓	
Dayja Shaw	970-624-7831	✓	✓	✓	✓	✓	✓
Tyler Slatten	303-859-7268			✓	✓	✓	
Shelby Tague	720-789-0954	✓					
Camden Truhler	720-525-2859	✓	✓				
Jonathan Wade	303-660-5423	✓	✓	✓			
Christianna Wahl	303-306-8117	✓		✓			
Kloey Wells	918-841-8206	✓		✓	✓		
Kiera Willford	303-518-6720	✓	✓	✓	✓		
Celeste Zarpate	303-910-1624	✓		✓	✓		
Weston Zelem	303-880-8140			✓			



Thinking of a buffalograss lawn? Consider these three things first.

Installing low-water lawn alternatives is all the rage in Colorado right now, and one popular choice is buffalograss. This native Colorado species can make a good lawn substitute in some places, but it isn't without drawbacks—so consider carefully if it's the right fit for you.

1. Buffalograss isn't green a lot of the time. Buffalograss is a warm-season or C4 species (because of a molecule it uses in photosynthesis with 4 carbon atoms, not because of any explosive tendencies). Warm-season grasses are dormant for much of the year in Colorado—generally until night temperatures are reliably above 50 degrees. In the eastern half of the state, it will be green mid-May through September. Bluegrass, by comparison, is usually green March-November (or longer).
2. Buffalograss won't tolerate shade. Do you have a nice big tree in the yard? Then buffalograss probably isn't a good option; it needs full sun to grow best. A shaded buffalograss lawn will quickly become thin and patchy—a condition that is usually closely followed by extreme weediness. For shady spots, consider fine fescue (a cool-season species), another drought-tolerant lawn species that does well in shade, shade-tolerant ground covers, or even wood chip mulch.
3. Buffalograss doesn't care for traffic. Buffalograss can tolerate light recreation and foot traffic—you could even play croquet on a well-established buffalograss lawn. But if you have pets and/or children who will be using the lawn a lot, buffalograss will disappear (searching for greener pastures?). Fellow warm-season bermudagrass and cool season species Kentucky bluegrass and perennial ryegrass are more traffic-tolerant options.

If you start your buffalograss lawn from seed, the best-seeded cultivars are: Sundancer, Bison, Bowie, Cody, and Topgun. You can also plant buffalograss from plugs—Legacy and Prestige are the most cold-hardy for Colorado winters.

Whatever type of grass you choose for a lawn, remember that lawns don't waste water, people do. Make sure that your sprinkler system is in good repair, with no crooked or broken heads. Water should spray on the lawn, not on the sidewalk, the house, or other impervious surfaces. Match your water use to the season and only water when the grass needs it, not on the same schedule from May to October.

Brought to you by Colorado State University Extension and the Colorado Master Gardeners.

For a garden-cart full of information about lawn maintenance, whatever the type, please see:

- <https://extension.colostate.edu/topic-areas/yard-garden/buffalograss-lawns-7-224/>
- <https://extension.colostate.edu/topic-areas/yard-garden/lawn-care-7-202/>
- <https://extension.colostate.edu/docs/pubs/garden/07199.pdf>



Douglas County School District Senior Gold Card

The Douglas County School District Senior Gold Card is now available to Douglas County residents age 60 and older. The Gold Card offers seniors FREE admission to most DCSD home athletic events and most student fine-arts performances including plays, concerts and choir performances. The Gold Card also offers discounts at two student run businesses and free continuing education classes at AdventHealth Castle Rock. It's DCSD's way of saying "thank you" to older Douglas County residents for the many years of support and contributions to DCSD schools and students.

Learn more and apply for your free card at

www.dcsdk12.org/goldcard

GOLF FUNDRAISER

Golf for the Future

June 11, 2025

Supporting career development pathways
and
internships for local students

Green Valley Ranch Golf Club

4900 Himalaya Road
Denver, Colorado 80249

AT 7:30AM JUNE 11, 2025 WEDNESDAY

SPONSOR OR REGISTER A TEAM

REGISTRATION:

www.RockyMountainCommunities.org/golf-for-the-future
For more information email: contact@rmcommunities.org

Castle Rock Colorado Genealogical Society



CRCGS is a recognized non-profit organization and donations are tax deductible. All programs and classes are offered free of charge unless otherwise noted, thanks to the support of our members and their annual dues. Castle Rock Colorado Genealogical Society requests registration for each of our events, including our open events. Please browse our Programs, Education classes, and Events in the sidebar navigation. After registering, you will receive an email that contains links and access information for any virtual meetings or in-person event.



Thursday, May 1, 2025 - 2 PM to 4 PM

Washington's Life Guard

Presented by Gary Mitchell and Chip Dawes

Hybrid at The Philip & Jerry Miller Library in Castle Rock and Virtual/ZOOM

The Commander-in-Chief's Guard, commonly known as Washington's Life Guard, was a unit of the Continental Army that protected General George Washington during the American Revolutionary War. Formed in 1776, the Guard was with Washington in all his battles. It was disbanded in 1783 at the end of the war. Bio: Gary and Chip are both members of the Sons of the American Revolution, and their ancestors were in The Guard during the same time, and knew each other. Now they know each other 250 years later! Member Login, then Class Registration at <https://www.crcgs.org>



Saturday, May 10, 2025 - 10 AM to 12 PM

The Science Behind the Stories: Using Genetic Genealogy in Crime Fiction

Presented by Nathan Dylan Goodwin

An overview of the investigative genetic genealogy process: what it is, where it is used and the basics of how it is undertaken. Nathan briefly discusses some real-life key cases that have used IGG then moves on to his fictional writing, focusing on the Venator Cold Case series, which uses this methodology to catch serial killers. Bio: Nathan Dylan Goodwin started his first foray into fiction writing in 2013 with his Forensic Genealogist series featuring Morton Farrier. In 2021 he published the first of his Venator Cold Case Series. He is an avid genealogist and his own family history keeps him very busy and provides lots of research material for his books! Register for Programs/Events at <https://www.crcgs.org>



Friday, May 30, 2025 - 10 AM to 2 PM

Jack the Ripper Mystery Event - Open to Everyone! In-Person ONLY

The Philip & Jerry Miller Library in Castle Rock, Event Hall A & B

Join us for a Jack the Ripper Mystery event on the fifth Friday in May. Step into the shoes of detectives and historians at the Castle Rock CO Genealogy Society. Who will crack the case? You be the jury! With lunch provided and a lively atmosphere, this event is all about working together to tackle a centuries-old mystery. Bring your curiosity and enthusiasm for solving puzzles! It will be an unforgettable day of teamwork and discovery.

MONTHLY - Special Interest Groups via ZOOM (MST)

DNA SPECIAL INTEREST GROUP - 1st Wednesday 10:00 AM to NOON Member Login, then Class Registration EVERY MONDAY - SHARE: HYBRID/ Castle Rock Library or ZOOM - Everyone Welcome Every Monday (except Holidays) from 10 AM to 12 PM, join us on Monday mornings of SHARE Genealogy for Support, Help, And Research Experience