

ON THE GO AT STROH RANCH

A Publication of the
STROH RANCH
Community Association



July 2026

Community Directory

Questions Regarding Stroh Ranch
Development Codes, Covenants & Restrictions:

PCS: 303-224-0004

Bookkeeping Ext. 308

Design Review Ext. 200

Community Inquiries Ext. 500

MON-THURS 7:30 AM - 4:30 PM

FRI 7:30 AM - 12:30 PM

Community Website:

<https://strohranchhoa.com/>

Architectural Committee

Approval Of New Landscaping, Exterior Paint Colors,
Additions To Exterior Of Home, Etc.

PCS: 303-224-0004 ext. 200

Homeowners' Association Inquiries

& HOA Assessments

Stroh Ranch Community Assoc., Inc.
303-224-0004 | Bookkeeping Ext. 308

Creekside Recreation Center

303-840-1240

Questions Regarding

The Creekside Townhomes Association:

Western States Property Services

303-745-2220 | FAX 303-745-3335

Schools:

Douglas County School District: 303-387-0100

Legacy Point Elementary School (PK-5)

303-387-8725

Sagewood Middle School (6-8) 303-387-4300

Ponderosa High School (9-12) 303-387-4000

Water and Sewer Service

Parker Water & Sanitation District:
303-841-4627

Snow Removal | Street Damage

Town of Parker: 303-840-9546

Advertise in the August issue of

On The Go at Stroh Ranch

Deadline to advertise is **July 20th**

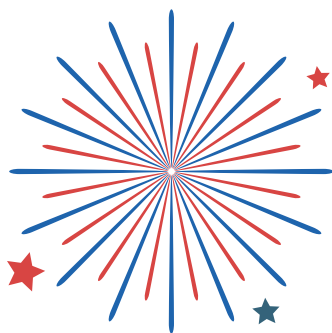
E-mail: kerri@porchlink.com

Text Us: **720-295-2649**

Creekside Recreation Center Hours

Monday through Friday 7am – 9pm | Saturday 7am – 7pm | Sunday 9am – 7pm

Creeksidereccenter@gmail.com | 303-840-1240



4th of JULY CELEBRATION

Saturday, July 4th - Parade and Pool Party:

Non-motorized parade begins at 10:00am at the intersection of Creekside Dr. and Elk Creek Dr. Decorate kids' bikes, trikes, strollers, wagons, etc. with a patriotic theme. Breakfast burritos will be served at the Rec center from 10:00–11:30am (while supplies last) for Stroh Ranch residents only. Pool opens at 11:00am and closes at 5:30pm. DJ David will be providing music 11:00am–3:00pm. All pool games will start around 11:00am and end at 3:00pm (weather permitting).

The rec center is open from 7:00am until 6:00pm. The indoor pool is open from 7:00–9:00am only. See details at the rec center on the front board for games/events. Make a date for FUN!

Children's Summer Group Swim Lessons:

A flyer with information about all scheduled sessions for the summer will be posted soon. You may pick up the flyer at the rec center front desk. Signups close at 9:00pm the Thursday before each weekly session. All lessons are payable by credit card only.

Youth Night Pool Party:

Our next outdoor pool party for 6th-8th graders will be **Friday, July 17th from 6:30-8:30pm. RSVP required by July 15th @ 9:00pm. We require a minimum of 15 kids to hold the event!** Music will be provided and there will be prizes for games, so be sure to come. Youth night is open to all 'to be' 6th-8th graders. Cost is \$7/person (includes pizza, soda, snacks and prizes). **Payment is by credit card only.** Sign up and payment (in advance) by calling 303-840-1241. Each resident is allowed up to 2 non-resident friends. Parents, if you are new to having your child attend this event, it is supervised by MaryBeth, Katie and lifeguard staff, it begins promptly at 6:30pm and ends at 8:30pm. The staff supervise only during that time so please make a note of it. **Also, be sure your child (and friends, if necessary) has a signed note from you if you are NOT planning to pick them up at 8:30pm and are allowing them to leave the rec center at that time without adult supervision (i.e., riding bikes, walking, etc.).**

Food Trucks are Back!:

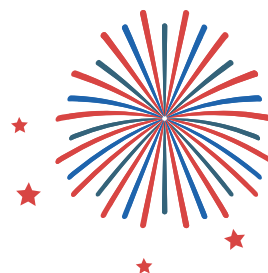
Come out this summer for a fun dinner with your Stroh family. Enjoy the pool and gourmet eats from local food trucks... a diverse palate from local chefs. July dates are Wednesday, July 8th (Philly on the Go and Rebel Cookie Dough), followed by Wednesday, July 22nd (Big Belly Bros. BBQ and Vibe Refreshments) from 5:00 through 8:00pm on Nate, outside the pool gate. This year we will have both savory and sweet treats! Stay tuned for August dates – information will be in our weekly E-News as well. Please, if you want to keep this event, we need a strong resident turn out... plan to attend and bring your friends!

Karate for Kids:

Tuesdays and Thursdays: All ages | 5:30pm

Mondays & Wednesdays: Adult special needs | 4:00pm

For more information or register: Call 303-841-2145 or go to www.karate4kids.com to sign up.





STROH RANCH ANTHOLOGY SWIM TEAM!

**THANK YOU FOR SUPPORTING OUR TEAM
DURING THIS 2026 SWIM SEASON!**

FOLLOW US ON
FACEBOOK &
INSTAGRAM !!



CHECK OUR WEBSITE FOR
UPDATES FROM OUR 2026
SEASON!



The Douglas County School District
Senior Gold Card
is now available for free to Douglas County
residents age 60 and older



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Stroh Ranch Classified Ads

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Preston (303) 522-1370

OB PAINTING

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Over 30 years in business. Call today! 303-908-9063.

Join Douglas County School District! Attend our Job Fair: July 20, 2:30–5:30 p.m. at Legacy Campus. Multiple positions and great benefits await. Visit dcsdk12.org/careers to learn more!

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PREPPING YOUR HOME TO SELL? FIREPLACES ARE OFTEN OVERLOOKED UNTIL THE LAST MINUTE. Don't wait until then to have it cleaned and certified! Quality Fireplace Solutions 303-946-6535. In Business for more than 20 yrs.!

NEED HOT TUB HELP? Denver Hot Tub Repair- fast, reliable repairs, diagnostics, and Maintenance. Ashton: 720-616-8875. Local, insured service you can trust.

LOKKEN PAINTING COMPANY-Kevin Lokken: 45 Years of custom painting experience. Interior and Exterior. Free Estimates. Call: (720) 325-3750 or kevinlokkens58@gmail.com.

UNLOCK EXCLUSIVE SAVINGS ON OUR WEBSITE, MOOREHEATINGAC.COM! Elevate your comfort today – visit us online or call 303-680-5300 to schedule your A/C maintenance/repairs/installations.

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

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NEW ADVERTISER?

New advertisers get 2 months of classified ads for the price of one!

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.



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UPGRADE YOUR CLASSIFIED AD!

Add a logo for (\$15 per newsletter), border (\$15 per newsletter) or QR code (\$15 per newsletter) to your ad!

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

Publication	# of Homes	Rates per issue
Stonegate	4,600	\$37
Stroh Ranch	2,400	\$27
Pradera	550	\$27
ALL OF Parker (above)	7,550 HOMES	\$81
Blackstone	2,457	\$37
Tollgate Crossing	1,500	\$27
Tallyn's Reach	2,037	\$37
Saddle Rock North	663	\$27
Saddle Rock East/South	1,566	\$27
Murphy Creek	1,400	\$22
The Farm	1,500	\$12
ALL OF Aurora (above)	11,123 HOMES	\$179
Willow Creek 1, 2, and 3	1,629	\$37
Foxridge	1,000	\$27
Hunters Hill	275	\$12
ALL OF Centennial	2,904 HOMES	\$66
Sapphire Pointe	800	\$17
Founders Village	2,200	\$17
ALL OF Castle Rock	3,000 HOMES	\$29
Colliers Hill (Erie)	1,686	\$27

The Accounting Spotlight

This is a reminder for homeowners to register for an account on the Vantaca payment portal, which has been in place since March 2025. Please register as soon as possible to ensure your payments are properly processed and applied.

Assessment Details

Single-Family Homes (not in Filling 9):

The Association's semi-annual assessment is **\$110.00**, due:

- January 1st
- July 1st

Homes in Filling 9:

The Association's assessment is **\$129.00**, due:

- January 1st
- July 1st

Important Information: Any previous autopay arrangements prior to March 2025 were discontinued. You will need to re-enroll through the new portal to continue automatic payments.

How to Register: To register, please follow the prompts on the site:

- Visit: www.StrohRanchHOA.com
- Click "Sign Up"
- Select "Don't have an account number & registration key?"
- Submit a login request

Note: You do not need your new account number to begin the registration process.

Please allow up to **3 business days** to receive your information and submit only one request at a time.

We appreciate your prompt attention and your continued support of the Stroh Ranch community.

Fun Facts About the Fourth of July in America

The Fourth of July is one of the most celebrated holidays in the United States. It marks the adoption of the Declaration of Independence on July 4, 1776, when the American colonies declared their freedom from Great Britain. Beyond its historical importance, the holiday is filled with interesting traditions and fun facts.

One surprising fact is that the Declaration of Independence was not actually signed by all delegates on July 4. Most historians believe many signatures were added later, primarily on August 2, 1776.

Fireworks have been part of Independence Day celebrations since the very first anniversary in 1777. Cities across America continue this tradition with spectacular displays that light up the night sky.

Americans consume an enormous number of hot dogs on the Fourth of July. It is estimated that people eat more than 150 million hot dogs during the holiday celebrations each year.

The Liberty Bell in Philadelphia is tapped 13 times every Independence Day in honor of the original 13 colonies. Although the famous bell is cracked and cannot be rung, this symbolic tradition continues.

Three U.S. presidents—John Adams, Thomas Jefferson, and James Monroe—died on July 4. Adams and Jefferson both passed away on the same day in 1826, exactly 50 years after the Declaration of Independence was adopted.

Today, the Fourth of July is celebrated with parades, barbecues, concerts, family gatherings, and fireworks. It remains a day for Americans to reflect on the nation's history while enjoying time with friends and family.

The Fourth of July combines patriotism, history, and fun, making it one of America's most cherished holidays.

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JOIN US FOR HAPPY HOUR
BOOMER HAPPY HOUR
ALL BABY BOOMER & FRIENDS WELCOME!!!
 • **THE TAILGATE – 19552 Mainstreet, Parker, CO**
 • **(3rd TUESDAY OF EVERY MONTH)**
 • **(3:00 – 6:30 PM) ...No longer meet at the Wild Goose**
 • HH specials (3 to 6 pm)-\$7.50 2 top pizza special + \$1.50 off drinks
 • Listen & dance to "Boomer" music and socialize to make new friends
 • Dance to (Rock-N-Roll, Country Western, Classic Rock & Pop)
 • **Come by 3:00 PM to claim your seat (Kerry starts @ 3:30 SHARP)**
 • **3:30 – 5:30 PM = Kerry Edwards of "VOICES KERRY" (LIVE & FREE)**
 • **Kerry donates his time & talent so please donate \$\$\$ (thank you!)**
 • **5:30 – 6:30 PM = Linda's playlist of mixed music**
 • **PLEASE PLEASE PLEASE – RSVP ASAP- at our email address**
BoomerHappyHour@gmail.com
 • **Follow us on Facebook @ Boomer Happy Hour**
 • **Linda Kubly -Host & Organizer —FREE ADMISSION**
 • **Co-sponsor = Legends Radio 95.3 FM/810 AM**



Architectural Answers

Thinking about adding a patio cover, gazebo, or pergola to your property? These structures are permitted within the community but require approval prior to work commencing.

All structures must comply with the size restrictions and setback requirements which can be found in the community guidelines available on the community website www.strohranchhoa.com.

When submitting for approval, a completed submittal form, plan, photos, and images with specifications will be required. If you have any questions, please email designreview@pcms.net directly.

Application Review Procedure of the Architectural Committee (AC)

The Architectural Committee (AC) has established a process for the receipt, review, and response to all design review requests submitted to the management company, PCS. The AC schedules and convenes meetings as necessary to review homeowner applications.

There are two submission deadlines each month:

- The first Friday of the month by noon
- The third Friday of the month by noon

The AC then works to provide responses by the third Friday of the month or the first Friday of the following month, respectively.

Please note that while the AC strives to adhere to these turnaround times, the Governing Documents and Guidelines provide the Committee with up to 45 days to review requests. Homeowners should plan accordingly, as expedited review requests will not be accepted and review timelines are based on complete submissions being provided.

Once a response has been provided, a response letter may be mailed to the mailing address on file and will also be available by logging into the previous CINWeb Axis homeowner portal at: pcms.cincwebaxis.com

2026 Stroh Ranch Board of Directors Meeting Schedule:

Please email 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. You can also visit the Stroh Ranch HOA website at www.StrohRanchHOA.com for the most up-to-date meeting dates/times.

- July 13, 2026-5:30 PM
- September 14, 2026-5:30 PM
- November 9, 2026-5:30 PM-Annual Membership & Budget Ratification Meetings

The Cherry Creek South Metropolitan District No. 1 (CCSMD#1) Board of Directors Meeting schedule for 2026:

The Cherry Creek South Metropolitan District No. 1 (CCSMD#1) Board of Directors meets at the Creekside Recreation Center, located at 19301 J. Morgan Blvd., Parker, CO 80134. Meetings may also be offered via Zoom (TBD). Please email corpoffice@pcms.net or call 303-224-0006 prior to attending, as dates and times may change. For the most up-to-date meeting dates and times, please visit the CCSMD#1 website at www.CCSMD1.com.

- July 22, 2026-8:00 AM
- October 28, 2026-8:00 AM-Budget Hearing

Advertise in the August On The Go At Stroh Ranch

Deadline: July 20th

E-mail: kerri@porchlink.com

or Text: 720-295-2649

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- References Available

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Kindness Goes a Long Way

One of the best parts of living in a community is having neighbors who look out for one another. A friendly wave, a little patience, a helping hand, or simply treating others with respect can make a meaningful difference.

As we go about our busy days, let's remember that kindness costs nothing but can have a lasting impact. Together, we can continue making the community a welcoming place for everyone.



CREEKSIDE RECREATION CENTER ACTIVITIES

Creeksidereccenter@gmail.com | 303-840-1240 or 303-840-1241 | Creekside Recreation Center is managed by MaryBeth Amann and Front Range Recreation

Monday through Friday 7am – 9pm | Saturday 7am – 7pm | Sunday 9am – 7pm

Indoor Pool opens when Rec Center opens and closes ½ hour before the Recreation Center closes

WEEKLY FITNESS CLASSES

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Water Aerobics 8:00 AM @ The Outdoor Pool Water Aerobics 5:30 PM @ The Outdoor Pool	Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	Water Aerobics 8:00 AM @ The Outdoor Pool Zumba Toning 9:15 AM Water Aerobics 5:30 PM @ The Outdoor Pool	Barre-Pilates 9:15 AM Chair Yoga 4:00 PM	Water Aerobics 8:00 AM @ The Outdoor Pool Pi-Yo 9:15 AM	Water Aerobics 7:45 AM Pilates 9:00 AM

Youth Orientation: Teens ages 13 - 17 years of age are eligible to use the rec center unaccompanied only after attending Youth Orientation. Please reach out to Katie Martin at katie@frontrangerecreation.com for scheduling information. Each teen must have a current doctor's note or physical release. Teens are not permitted to bring guests into the rec center by themselves.

Creekside Rec Center is CASHLESS: All purchases will need to be made with a debit/ credit card.

Alta Open (Access System): Access the rec center with your phone (key fobs are available @ \$25 each, if you prefer). Please contact the front office for more information.

Guest Policy:

Guests are permitted at the rec center.

- 2 guests per household at no charge
- \$3 fee per each additional guest
- Maximum of 5 guests per day
- Payment by credit card only

Weight Room Youth Policy: Residents, please respect our homeowner's policy that NO children under the age of 13 years old are to be in or using the cardio or weight room. Youth 13 to 17 years of age must be accompanied by an adult resident if they have not done a youth orientation. Any questions please email Katie Martin at katie@frontrangerecreation.com.

Stay Informed Through CRC E-News. To receive the CRC E-News, send your email address to: corporate@pcms.net.

Tennis/Pickleball Procedures: Reservations may be made in advance (but are not required) through the QR Code in lobby or by using this link - creeksidereccenter.as.me. Court lights can be turned on with the switch just outside the gate. Lights will automatically go off at 9:15pm. IF weather continues to be favorable, pickleball is played every Wednesday afternoon around 3:30/4pm-dusk and every Saturday morning 10am-12pm. ALL LEVELS OF PLAY are welcome.

Barre-Pilates Fusion:

Blend of Pilates and ballet movements with cardio and strength training.

Thursday 9:15 am - 10:15 am

Cardio/ Strength Combos

Variety of cardio activity and toning combined with strength training techniques to work the entire body. **Tuesday 9:15 - 10:15 am**

Pilates

An exercise regimen that elongates and strengthens the muscles.

Friday (Pi-Yo) 9:15 - 10:15 am

Saturday 9 - 10 am

Chair Yoga

Gentle movements using a chair and bar... no floor work. **Tuesday 10:30-11:30 am**

Thursday Evening 4:00- 5:00 pm

Zumba TONING

"Dance" with EXTRA emphasis on sculpting and definition. **Wed 9:15 am-10:15 am**

Water Aerobics

Continuous cardio w/ buoys and noodles added for resistance training.

Personal Training:

Contact the front office or stop by the center for info.

Adult and Children Private/Semi-Private Swim:

Lessons offered year round. Contact the front office for information.

Karate for Kids (actually ALL ages)! @ Creekside:

Tuesdays and Thursdays:
All ages | 5:30pm

Mondays & Wednesdays:
Adult special needs | 4:00pm

For more information or register:

Call 303-841-2145 or go to

www.karate4kids.com to sign up.

Covenant Corner



During routine inspections, it was observed that some homes may be in need of **Exterior Painting**, as one or more of the following conditions may be present: fading, exposed wood, bleeding, chipping, or peeling paint. The Association encourages homeowners to take a look at their property and begin making arrangements for any needed repairs or repainting.

Some **driveways** may also be in need of repair and/or replacement due to cracking, sinking, and/or displaced areas.

The Association appreciates your attention in addressing any necessary repairs and/or replacements. Please take a moment to review the Community Covenants, Guidelines at www.StrohRanchHOA.com and any applicable Resolutions regarding requirements for driveway repairs/replacements and exterior paint prior to scheduling work. **Modification Committee approval is required before any work commences for projects involving changes or modifications.**

As a reminder, cooler and rainy days are often the best conditions for weed control and manually hand-pulling weeds. Use those overcast days to tackle general routine upkeep and yard maintenance, including:

- Bed weeding
- Fertilizing
- Regular mowing
- Pruning and trimming
- Reviewing your water management program

(Definition of a weed: a plant held to have no value, especially one growing plentifully and detrimentally in a garden, lawn, or bed area.)

Please also take a moment to check your sprinkler system to ensure sprinkler heads and emitters are directed properly and functioning correctly.

The Association appreciates your continued attention in maintaining your property and helping preserve the overall appearance of the community.

Stroh Ranch Teen Services

Updated July 2026

To add your name please contact: corpoffice@pcms.net.

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.

NAME	PHONE	SERVICES
Brady Archuleta	720-935-8068	P H D
Jamisen Brogan	303-862-2755	H C S D
Aiden Byrne	720-683-8287	B ♥ P H
Charley Carpenter	303-931-9037.	B ♥ P H D
Owen Castillo	303-332-5434	L C D
Cameryn Clay	720-905-6788	B ♥
Faith Collins	303-805-0158	P
Jackson Craddock	773-682-7579	L C S D
Ryan Cummings	720-810-2031	P H L C S
Raena Cummings	720-810-9357	P H
Jasmine Dieken	303-805-3566	B ♥ P H
Parker Duval, 14	720-288-6493	P H L C
Audrey Ellis	720-993-3257	B ♥ D
Alyssa Gieling	720-660-0016	B
Owen Glick	303-915-9808	P H L C S D
Lance Hampton	720-645-9009	P H S D
Ashley Irvine	720-272-9705	violin lessons
Jacob Johnson	720-380-1100	P H L S D
Lily Johnston	412-445-6736	B ♥ D
Sophia Jones	303-257-7757	B ♥ D
Keona Lewis	720-229-5616	B P H D
Isabelle McGuire	303-877-8751	B ♥
Genevieve Oslick	303-993-4371	B ♥ P
Katherine Pfaff	303-356-9472	B ♥ P D
Alexis Premo	303-594-4099	B ♥ P H C

B=

BABY SITTER

♥=

RED CROSS /AMERICAN HEART CERTIFIED CPR CERTIFIED

P=

PET SITTER

H=

HOUSE SITTER

L=

LAWN CARE

C=

CHORES

S=

SNOW SHOVELER

D=

DOG WALKER

Savannah Premo	720-480-8790	B ♥ P H C
Kaitlin Reece, 17	303-829-4218	B ♥ P H D
Julia Reinfeld	720-280-4094	B ♥ H
Rihanna Richardson	720-869-2905	B P H D
Natalia Samour	720-633-5197	B P H S D
Audrey Sarra	720-693-6831	B ♥
Brady Schuerman	303-841-3232	S
Jenna Smith	303-909-7010	B ♥ P H C
Colin Stamper	720-271-6773	L C S
Luke Stamper	303-243-2447	L C S
Regan Weber	303-807-8510	B ♥
Lindsay Werner	303-862-7990	B ♥ P H
Joe White	303-525-8973	B P H
Causha Withey	720-883-1231	B P H C S



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Stroh Ranch/Anthology Statistics

Based on information from REcolorado for the period of May 16, 2026 through June 15, 2026

Active Listings	22*
Pending	11*
Closed	11*
Average Days on Market (Closed Properties)	33*
Months Required to Sell Inventory	2*

* Excludes new construction



HomeSmart

8300 E Maplewood Avenue
Greenwood Village, CO 80111



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	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
THE FARM AT ARAPAHOE COUNTY Aurora 80016 / 1,500 homes *E-NEWSLETTER	COLOR	\$35	\$50	\$65	\$85	\$100	\$125
WILLOW CREEK 1 2 3 Centennial 80112 / 1,629 homes	BLACK & WHITE	\$100	\$160	\$200	\$275	\$355	\$450
	COLOR	\$150	\$195	\$255	\$325	\$420	\$550
FOX RIDGE Centennial 80112 / 1,000 homes	BLACK & WHITE	\$75	\$120	\$175	\$225	\$260	\$400
	COLOR	\$105	\$165	\$210	\$245	\$345	\$475
HUNTERS HILL Centennial 80112 / 275 homes	BLACK & WHITE	\$35	\$60	\$80	\$110	\$145	\$225
	COLOR	\$55	\$70	\$100	\$135	\$175	\$300
COLLIERS HILL Erie 80516 / 1,686 homes	BLACK & WHITE	\$90	\$115	\$150	\$200	\$245	\$375
	COLOR	\$105	\$135	\$185	\$230	\$300	\$475
SAPPHIRE POINTE Castle Rock 80108 / 800 homes *E-NEWSLETTER	COLOR	\$40	\$60	\$80	\$100	\$125	\$200
FOUNDERS VILLAGE Castle Rock 80104 / 2,200 homes *E-NEWSLETTER	COLOR	\$40	\$60	\$80	\$100	\$125	\$200

TO PLACE AN ORDER FOR DISPLAY ADS: Complete the insertion order via this link: <https://io.porchlink.com> Deadline is 5pm on the 20th of the preceding month

DISCOUNTS: Prepay for 5 issues, receive the 6th issue free.

QUESTIONS? EMAIL kerri@porchlink.com with any questions.



HBS, the Association's current trash provider, has recently been acquired by Waste Management. Residents may begin noticing Waste Management trucks in the community; however, there are no changes to trash and recycling collection schedules, services, or contact information at this time.

As previously communicated, the Association's trash provider, HBS, has been acquired by Waste Management (WM). The HBS and WM teams have recently provided additional communication regarding the transition, and we wanted to clarify the current contact information.

At this time, there are no changes to the Association's trash and recycling services, collection schedules, or the current service agreement. Residents may continue to see both HBS and Waste Management trucks servicing the community as the transition progresses.

2026 SERVICE SCHEDULE

TUESDAY TRASH • EVEN WEEK RECYCLING

Carts must be out from 7am to 7pm

Trash/Recycling Update:

Customer Service Contact Information:

Customer Service Phone: 720-547-8600

For missed pickups, service questions, and other customer service needs, this phone number will remain active.

Customer Service Email: fchoa@wm.com

For HOA-related service matters and escalated concerns, Waste Management has established this dedicated email address.

MAY

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Service days are highlighted

Trash pickup will be moved to the following day if pickup falls on or after a holiday during the week.

Service days are highlighted accordingly.

Holidays are outlined in red.

New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day

Recycling logos indicate recycling week

See Recycling Guidelines on page 11➔

RECYCLING GUIDELINES

For the health and safety of our workers, please make sure all recyclable materials in your curbside bins are washed out and clean and follow the below guidelines.

ACCEPTABLE ITEMS

What items CAN be recycled?

Paper

- Mixed paper
- Newspapers, magazines, and catalogs
- Cardboard
- Cartons
- Paperboard
- Phonebooks and paperback books

Plastics

- Rigid plastic
- Bottles and containers
- Plastics #1-7

Metals

- Aluminum cans, foil, and pie plates
- Steel cans
- Loose metal jar lids and bottle caps

Glass

- We are now accepting clean and washed out glass in your curbside recycling bin.

Please

- Empty and rinse all containers
- Place recyclables loose and unbagged in your curbside recycling container
- Flatten all cardboard and paperboard boxes
- Place your recycling container 4 feet from parked cars and other obstacles

NOT ACCEPTABLE ITEMS

What items CAN NOT be recycled?

Please DO NOT place the following items in your recycling container:

- NO GARBAGE
- NO PLASTIC BAGS
- NO PLASTIC FILM
- NO STYROFOAM®
- **NO PLASTIC BAGS OR FILM:** We cannot accept plastic bags in your recycling bin. Plastic bags can be recycled at most local grocery stores.
- **NO NON-RECYCLABLE PLASTICS:** We accept plastics #1-7 but there are some plastics that are not recyclable. These products include Styrofoam, hard plastic items including toys, plastic chairs, flower pots, PVC pipes and any other plastic products that are not listed in these guidelines.
- **NO LIQUIDS OR FOOD RESIDUE:** Please completely empty and rinse out all containers before recycling.
- **NO CERAMICS OR OTHER GLASS PRODUCTS:** Do not place glass, ceramics, china, dishes, mirrors, light bulbs, Pyrex, porcelain, or window glass in your recycling container.
- **NO SCRAP METAL:** Do not place scrap metal items of any size in your curbside recycling container.
- **NO ELECTRONICS**
- **NO HAZARDOUS WASTE:** No hazardous waste such as oil-based paint, automotive fluids, car batteries, fertilizers or pesticides. Latex paint recycling locations can be found on PaintCare.org.



Judging by the June we've had, watering is likely number one on the July yard and garden care "to do" list! Though many native Colorado plants and drought tolerant ornamentals (sometimes referred to as "xeriscape" plants) can tolerate Colorado's dry heat, most plants will need regular watering (a good soak at least once per week) in order to keep

blooming and producing healthy growth. The lawn requires an average of 1-1.5" of water per week over the growing season. Watering outside the hours of 8 am-6 pm is ideal for absorption—watering during the heat of the day is a bad way to water plants and a great way to watch your water (and the money you spent on it) evaporate! Ensure all of your watering systems are functioning as intended regularly. Remain flexible, too! Avoid overwatering areas of the lawn or plants that receive a considerable amount of shade in your quest to keep the sunny spots looking nice. To save more water, consider running your irrigation system manually instead of on a set schedule, only turning on the zones when the plants show signs of drought stress. For a lawn, watch for "footprinting," where tracks remain in the lawn more than just a few minutes, or for a silvery cast to an otherwise green carpet.



In mid-July, it is time to pinch back fall-blooming perennials (like rudbeckia/brown-eyed Susan) one last time to encourage a full fall bloom. And as always, keep an eye out for pests. Plants that are stressed by heat and drought become more likely to show symptoms from pest or disease pressure, and no gardener wants to watch a plant wither just before peak harvest! Keep the fruit of plants such as zucchini, tomatoes, and berries harvested and they will continue yielding for the remainder of the season. If tomatoes seem to be slowing down in production generally, keep in mind they have trouble setting fruit when average temperatures consistently rise above 85 degrees. Shade cloth can work wonders in a vegetable garden during the peak heat of the growing season to give plants (and your water bill) a relief. Shade is also very helpful for those interested in sowing seeds for a fall crop of cool season veggies, such as lettuce, peas, or beets. Plant these no later than the first week of August to enjoy a harvest by the end of September.

Last but not least, after all that effort growing beautiful plants it is time to prepare your entry to the Douglas County Fair! Bring your flowers, houseplants, or terrariums to enter the floriculture contest, or your splendid veggies to the agriculture competition. Check in for entries begins Wednesday, July 29, and continues Thursday morning, July 30. Judging is open to the public at 2pm.

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 PCS via email at support@pcms.net or via fax at 303-224-0002.**

Member Notification Info

Community Legal Name: Stroh Ranch Community Association, Inc.

Date Declaration Recorded: March 18, 1988

Fiscal Year: January-December

Assessment: \$110.00 Semi-annually due January 1st & July 1st.

Includes: Trash Removal, Newsletter, Covenant Enforcement, Social Activities

Community Management: Professional Community Services (PCS)

Address: 7208 S. Tucson Way, Suite 125, Centennial, Colorado 80112

Contacts:

Office: 303-224-0004, Fax: 303-224-0002

Email: corpoffice@pcms.net

Documents: The Guidelines and Enforcement Policies can be viewed at the Stroh Ranch website.