

**The Hamlet HOA**  
**March 5, 2025 / Zoom Meeting**  
**Contact: Charley Heard at: [hoahamlet@gmail.com](mailto:hoahamlet@gmail.com)**  
Called To Order at 6:02 PM by President Bruce Kramlich

Board Attending: Christine Berens, Manny Fernandez-Quevedo, Charley Heard, Medina Jarman, Bruce Kramlich, Louis Moore

Residents: Millard Foraker, Cheryl Hensley, Bob Jarman, Shirley Magner, Art Pincomb

**I. Old Business**

**A) Monarch Road Street Crossing Lights**

Thank you to Millard Foraker for following up with the City to get Crossing Lights reinstalled. There is still landscape and hardscape to be repaired. Bruce is working with the City to have this completed asap. Rocks will be added as a border to the side of Monarch between The Hamlet and Glen Oaks.

**B) Gate House Update / Locks, Paint**

Manny met with a Locksmith and made arrangements to have the handle of each door on the Gate House changed to a lever style, commercial grade product. Our keys will not change. We have plans to repaint the Gate House later in the year with colors from the new color palate. The Landscape Committee will be working with a Landscape Architect to refresh the entrance.

**C) Concrete Work / Roads**

Over the next few months, repair work will be completed on some of The Hamlet concrete and roads. Your patience is appreciated.

**II. New Business**

**A) Roll-Off Trash Container**

Towards mid-May, The Hamlet will have a roll-off trash container available for Resident use over one weekend. Details to follow.

**B) Street Lights**

A number of street lights are out towards the front of the neighborhood. We will be working with our street light vendor to get those repaired as weather improves. Your patience is appreciated.

### III. Committee Reports

#### A) Landscape

Bob Jarman reported they are negotiating a new multi-year lawn maintenance contract. In addition to plans for the Entrance previously mentioned, rock will be added to circles and possibly Trac I (at Tilly). The Committee is also working to create a Fire Mitigation plan that will include trimming of trees on HOA Common areas. Neighborhood involvement is ALWAYS welcomed. Please remember to water your trees and those in your circles. Important dates to remember are (subject to weather):

**Keesen Spring Clean-Up:** First Week of April

**Sprinkler Turn On:** April 25 & 26 , Sign-up sheet in Gate House. **DO NOT ADD A LINE IF ALL LINES ARE FILLED. GO TO A DIFFERENT DATE.**

**Weekly Mowing Begins:** April 10

**Fertilizer:** May 2 \*\* If you DO NOT want this service, please put a sign in your yard.

**Aeration:** May 9

#### B) Social Committee

Cheryl Hensley reported the LOL Group met for their first luncheon at Lazy Dog. It was a great time. The second LOL luncheon is scheduled for March 20 at Great Divide, Lone Tree. Cheryl will send specifics closer to the date.

Manny and Barbara hosted our most recent Hamlet Happy Hour in the midst of a snow storm! It was well attended and lots of fun.

#### C) Design Review Committee

Bruce and Millard reported many requests for tree trimming and installation of landscape lights. Bruce reminded Residents of the March 29<sup>th</sup> deadline to submit your application to receive assistance from the City in form of a rebate relative to fire mitigation.

#### D) Snow Committee

The Snow Committee continues to monitor weather and make the calls regarding our neighborhood and snow removal. Safety is always the priority. Please exercise personal caution.

### IV. Financial Report

The 2025 Financial Report showing the actual receipts and expenditures for January and February and the estimated amounts for the remaining months of the year, was presented by Charley Heard. The projected revenue of \$198,603.00 for the full year is anticipated to be at the annual budgeted amount. The projected expenditures of \$144,891.00 for the full year was also shown to be at the annual budgeted amount. Net of Receipts minus Expenditures for 2025 are currently expected to be on budget at \$53,712.00. The bank balance on February 28,

2025, was \$145,566.11. The bank balance on December 31, 2025, is on track to be at the budgeted amount of \$175,487.54.

## **V. Calendar**

The most recent month-by-month 2025 Hamlet Calendar was reviewed. Needed revisions were noted as follows:

The dates for the Summer Annual BBQ and Winter Annual Holiday Party were changed to “To Be Determined” pending a scheduling session that the Social Committee will be having soon. The Landscape Committee will review their preliminary dates and provide changes as needed. The calendar with these and other minor revisions will be reissued when the revised dates are received from the Hamlet Committees.

**There being no further business, the meeting was adjourned at 7:25pm.**