

Sanctuary Sentinel

September 4, 2025

A Word from the HOA Retiring President ...

When Kate and I moved into the neighborhood almost six years ago we couldn't believe our good fortune to be able to live in such a beautiful and unique place. In less than a year living here I was asked to join the HOA Board and did so out of a desire to help maintain and contribute to the community. My initial intention was to serve the three-year term and then step down. However, one thing led to another and now it will be five years at the end of December 2025. It has been an obligation that I tried to fulfill and a privilege to be a part of.

I will continue to enjoy living with Kate in the community and contributing in various ways but, as the Led Zeppelin song goes - **It's time for me to ramble on.....**

I strongly urge other homeowners to join the Board and the various committees dedicated to sustaining our incredible community. Your participation is much needed and greatly appreciated!

Larry Friedberg,
Five-term Board Member &
Retiring HOA President



THE FALL BIRD MIGRATION IS ON! August 1 – November 15th migrating birds are on the move. Colorado State University, The Cornell Lab of Ornithology and UMass Amherst power the birdcast.info website which provide fun tools such as live bird migration maps, local bird migration alerts and the migration dashboard. Predicting migration helps with sitings, alerting wind turbine fields, and encouraging **LIGHTS OUT** between 11:00 p.m. and 6:00 a.m. when most birds migrate using a sensory system to navigate and orient in the darkness. Check it out: www.birdcast.info



The Sanctuary's Summer Street Party

In 2025, the committee co-hosted with the Grounds Committee the annual Spring Clean-up Day. In July, the Summer Street BBQ was held on Carson St. and planning is underway for the Winter Holiday Party at Valley Country Club. New activities are in the planning stages which will not use budgeted funds. Events at neighbors' homes are game night, penny poke and Happy Hour. The Social Committee is allotted a small annual budget which pays for event supplies and catering for three events each year.

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Update from the Grounds Committee ...

submitted by Betsy Jeffery

Landscaping

Our three-year summer landscaping contract with Keesen expires December, 2025, and based on their recent performance the Board is planning on renewing the contract unless a viable alternative is found. As of this printing Carson resident Cindy Hartsfield led an effort to research new landscape service providers for SOP. At the September Grounds Committee meeting it was decided to sign a three-year contract with Keesen as the other bids were *significantly* higher.

The Sanctuary Now has Street Representatives

The Grounds Committee has identified a homeowner on each of the three streets to help identify any landscaping issues with Keeson.

Blackhawk Court – Anne Hooten
Carson Street – Kathy Childs
Maplewood Avenue– Martie Grubenhoff

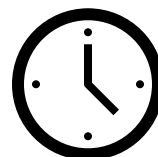
 *THE DENVER POST* and local tv news

reported earlier this summer on the arrival of the Emerald Ash Borer tree pest in the Denver area. Former Blackhawk SOP resident Geoff Lane arranged with Bear Creek Tree Service 12 years ago to spray our ash trees annually, and Frank Thornton (Maplewood) has

continued maintaining this important activity. Our ash trees were sprayed on May 16 of this spring, and they reported no evidence of any infestation.



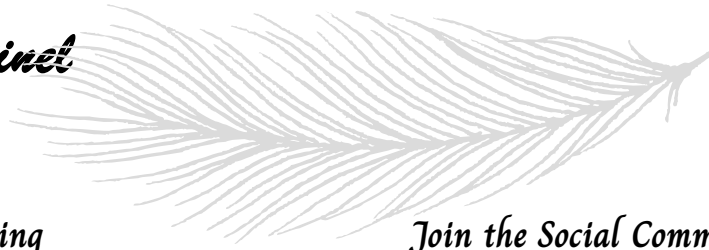
Though winter is a ways off, inquiring minds might like to know that the SOP Board approved a snow removal contract last year with Keesen from 24/25 through 2026-2027 snow season. Outgoing Board President Larry Friedberg has initiated a system for keeping our snow removal costs accountable.



Daylight Savings November 2nd

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Grounds Chairman Opening

The Grounds Committee is looking for a new chairman. Kate Hoilion (Maplewood) has been serving as chairman for three years, and it's time for new eyes and ideas to participate in helping keep our neighborhood attractive and healthy for us all. Many present committee members have been serving for a number of years and will continue to serve, but we need some new blood! If you're interested or know someone who is, please contact Kate Hoilion at 303-931-6814. (submitted by Kate Hoilion)

Join the Social Committee

As a SC member one might attend on planning meeting, arrive thirty minutes prior the the three community social events to assist with set-up and/or clean-up. The time commitment is approximately two hours/month. We have wonderful community involvement at the Sanctuary, I hope you'll join us! Risa Goldstein (chair), Lisa Lubin, Cindy Montagna, Lantz Trantham, Betsy Mathies.

The New Keesen Sanctuary Landscape Rep

The new Keesen contact and account manager is Kris Colson. Kris started in early July and has already taken charge, walked the property accompanied by Larry Friedberg, Betsy Mathies, and our new Avenue One contact, Chaillot (Shy-yo) Lockley and responded to Ave 1 homeowner requests for service. The group was also impressed with his knowledge as an arborist for the past 20 years and his professionalism.



Autumn In the Rockies

Sanctuary On the Park

Avenue One Management Company

Chaillot (Shy Yo) Lockley, SOTP Property Mgr.

Direct: 303.804.9800

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