

NEWSLETTER



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Road Safety

The striping and sign installation on Julian and Irving has finally been completed, with additional stop signs installed by the park on Irving. These improvements are an important step in enhancing safety for everyone in our community.

The newly added stop signs near the park are particularly crucial, as they help control traffic in areas where children and families are frequently walking or crossing the street. Together, these measures promote safer streets, encourage responsible driving, and provide peace of mind for residents and visitors alike.

● HOA Reminder

Please remember to keep lawn areas well-maintained and the space around your home free of debris. All trash bins must be properly stored out of sight except on designated pickup days.

Maintaining a clean and tidy exterior helps protect property values and keeps our community looking its best. Homeowners who are not in compliance may begin receiving HOA violations and associated fines.

● HOA Updates

Please keep an eye out for the official date of our Annual Meeting coming in January 2026. As a reminder, HOA dues will increase to \$50 beginning in 2026. We are also still looking for volunteers to help with cleanup around the neighborhood sign, any help is greatly appreciated!



Fire Safety

Fire prevention at home starts with simple habits that keep everyone safe. Make sure smoke detectors are installed on every level of your house and test them each month. Keep flammable items like paper towels, curtains, and cleaning products away from heat sources such as stoves and space heaters. Never leave cooking food unattended, and always unplug appliances when they're not in use.

It's also important to create a family escape plan and practice it regularly. Make sure exits are clear and that everyone knows how to get out quickly in case of emergency. Store fire extinguishers in key areas, including the kitchen, and ensure adults know how to use them. By taking a few proactive steps, you can greatly reduce the risk of fire and ensure your home stays a safe and protected place.



Commún Announces Acquisition

Denver nonprofit Commún has partnered with Pinkard Construction to transform historic Machebeuf Hall into the Loretto Heights Community Center. Supported by a \$20 million EPA grant, the renovated 75-year-old building will feature a commercial kitchen, dining hall and food bank, classrooms, a coffee shop, community garden, childcare, mental health services, and emergency shelter capabilities.

The project will preserve historic features like stained glass, woodwork, and terrazzo floors, while emphasizing sustainability and Zero Carbon Certification.

Founded in 1891 by the Sisters of Loretto, the 72-acre campus has a rich history, evolving from a girls' academy to a college before closing in 2017. This project is part of a broader effort to revitalize the campus as a vibrant community space, honoring its historic structures while providing modern amenities for southwest Denver residents.

Source: www.commundenver.org

Winterizing Your Home

As Colorado temperatures drop, it's important to winterize your home to stay warm and avoid costly damage. Start by checking your windows and doors for drafts, even small gaps can let in a surprising amount of cold air. Weatherstripping or caulking can seal those leaks and improve energy efficiency. Have your furnace inspected before the coldest months hit, and replace filters regularly so your heating system can run smoothly. It's also a smart idea to let ceiling fans run clockwise on low to help push warm air down where you need it.

Don't forget the vulnerable parts of your home as well. Wrap any exposed outdoor pipes and disconnect garden hoses to prevent freezing and burst pipes. Clean your gutters to keep melting snow flowing away from the house, which can help prevent ice dams and roof damage. If you have a sprinkler system, make sure it's properly blown out to avoid cracked lines. Taking these simple steps before winter fully arrives helps protect your home, saves you money, and keeps your living space cozy all season long



HOA Community Party

We had a successful HOA party on September 6th at Loretto Heights Park! It was wonderful to see our community come together to enjoy delicious food, great conversations, and time spent appreciating our neighborhood.

Be sure to keep an eye out for notifications about upcoming HOA events, which typically take place in the fall. We sincerely appreciate everyone who joined us and helped make the day so enjoyable!

HOA Board

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Vice President - Ray Elliott
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