

Democratic Sponsors May Regret HOA Legislation Banning Limits on Political Flags & Signage

Before the current session of the Colorado General Assembly ends this Saturday, it will send to the Governor a bill which bars HOAs from regulating the display of partisan signs.

The bill's prime sponsors are Rep. Lisa Cutter of Jefferson County and Sen. Robert Rodriguez of Denver, both Democrats.

The title of the bill is "Homeowners' Association Regulation of Flags and Signs" with the subtitle "Concerning additional protections for homeowners' freedom of expression in common interest communities."

Sounds like a good idea, right? Who is (or dares to be) against freedom of expression? It has attracted 11 other representatives and 5 other senators as sponsors.

However, let's consider the unintended (or perhaps intended) consequences of this law. Basically the bill only allows *content-neutral* regulation of signs and flags, prohibiting only commercial messages.

Considering the political divide in our country and the extremism on

each side of it, do we really want to allow unfettered display in our communities of right-wing *and* left-wing signs and flags?

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

I can live with the fact that a neighbor might be a QAnon follower, but I don't want his lawn festooned with conspiracy messages or even Trump 2024 flags and signs without any limitation on their number or duration of display.

Currently it is common for an HOA to bar flags or signs of a political nature unless they are for a particular candidate or ballot measure and to limit their display to 45 days prior to an election and a short period afterwards. The effect of HB21-1310 would be to bar HOAs from enforcing any such limitation on the display of *any political message at all, even if the membership voted for such a limitation.*

If this bill becomes law, look for signs cropping up in your neighborhood for "Stop the Steal" or "Black Lives Matter" or "White Power" or even hate speech that's reduced to a slogan. Do we need that much freedom of expression right under our

noses every, day year round?

This can only serve to rile up divisions among neighbors who were heretofore happily ignorant of each other's political beliefs. I can picture neighbors removing or destroying signs and flags they disagree with. These actions will be caught on cameras leading to criminal complaints and sometimes violence. Do we really want to go in this direction?

Homeowners and renters are entitled to the quiet enjoyment of their premises. Unleashing this "freedom of expression" through flags and signs will only work against that principle.

I hope Governor Polis vetoes this bill when it gets to his desk.

Should you move or stop receiving this newspaper, remember that you can get this column by email.

Let's Make Our Summer a Little Bit Quieter

Walking our dog, Chloe, is a favorite daily routine for me. Recently, I passed a neighbor mowing his lawn with a battery electric lawn mower, and I thanked him for doing so. "I love it," he replied, and it got me thinking how nice it would be if more neighbors ditched their noisy gasoline lawn mowers, edgers, trimmers and blowers now that electric versions of each (both battery & corded) are widely available and affordable.

The next time your gas-powered device needs a tune-up, use that money to purchase of an electric version and you'll enjoy not only a quieter neighborhood but no future tune-ups, no struggles to start the device, and lower cost overall.

I have read that a lawn mower

emits more pollution than an automobile. A quick Google search on the topic produced the following:

"The EPA estimates that hour-for-hour, gasoline powered lawn mowers produce 11 times as much pollution as a new car. According to the EPA, each gas-powered lawn mower produces as much air pollution as 43 new automobiles driven 12,000 miles per year – lawn care produces 13 billion pounds of toxic pollutants per year."

My stepson has a small lawn and is happy to use an old-style rotary push mower. I have a 10-year-old corded electric mower that has never needed repair and a battery powered weed eater which only needs me to replace the string now and then — my biggest annoyance!

Western Slope Home Is Back on the Market

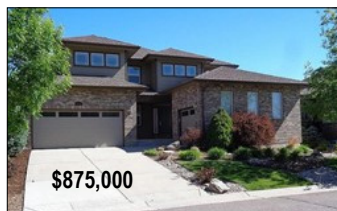


\$495,000

This 2,820-sq.-ft. raised ranch at 8555 Coffey Road, Austin, listed by Kim Taylor, sits on 6 acres. Continue making juice and wine from the vineyard or start that hobby farm you've been dreaming about. It's ideally located between Delta and Cedaredge with fabulous mountain views. The main level of this home boasts an open concept kitchen living area with hickory floors, vaulted ceiling and lots of windows, as well as granite countertops, an island, gas range and stainless steel appliances in the kitchen. Broadband internet makes this quiet location a great work-from-home opportunity. Visit www.OrchardCityHome.info for more pictures and details, then call your agent or Kim Taylor at 303-304-6678. She'll be holding an open house this Sunday, June 13th, 1-3.

Just Listed: Littleton Home Backs to Greenbelt

Vintage Reserve is a special community in unincorporated Jeffco. This 4-BR home at 5359 W. Hoover Dr. has one of the best locations, backing to a greenbelt, with two trailheads just 4 doors away! Other trails lead to the neighborhood's fabulous clubhouse, playground and picnic area. With a main-floor bedroom and 3/4 bath, this is a fine home for aging in place or for having senior guests. There's a lot to like about this home, which requires little or no updating, unless you want to finish the walk-out basement, which has rough plumbing for a bath. Find more pictures and details at www.LittletonHome.info, then call your agent or Jim Smith at 303-525-1851 for a private showing. It will be open this Saturday, June 12th, from 11 a.m. to 2 p.m. Showings begin on Thursday, June 10th, and it will not be sold prior to June 14th.



\$875,000

Just Listed: 2-Bedroom Arvada Patio Home

Good patio homes are hard to find, and this one at 7575 Loveland St. in Arvada's Saddle Brook subdivision is going to make some buyer very happy. Like a true patio home, there is no mowing or yard maintenance to handle — it's done by the HOA, along with snow removal from your driveway, walkway and front porch! It's not a senior community, but seniors find the maintenance-free living to their liking, allowing them to "lock and leave" without anyone knowing they're gone. Everything is on the main floor, including the laundry, and all appliances are included — even the high efficiency washer and dryer. The basement is unfinished, but does have rough plumbing for another bathroom and a second set of laundry hook-ups. You can take a video tour with drone footage at www.ArvidaPatioHome.info, then call your agent or Jim Smith for a private showing. Jim will be holding it open this Sunday, June 13th, from 11 a.m. to 2 p.m.



\$650,000

Jim Smith

Broker/Owner, 303-525-1851
Jim@GoldenRealEstate.com
17695 S. Golden Rd., Golden 80401

Broker Associates:

JIM SWANSON, 303-929-2727
CHUCK BROWN, 303-885-7855
DAVID DLUGASCH, 303-908-4835
TY SCRABLE, 720-281-6783
ANDREA COX, 720-446-8674



Every element of ad is also posted at GoldenREblog.com

