

# ***TIMBER CREEK ESTATES HOA 2025 FALL/WINTER NEWSLETTER***



**Welcome Timber Creek Estates owners to the 2025 Fall and Winter Newsletter. We look forward to the fall colors and the various holidays throughout the season.**

Our intent is to communicate to you on topics that are pertinent to Timber Creek Estates owners. The newsletter is published twice a year, and we hope you find it beneficial for awareness. Please provide any feedback anytime.

## **➤ HOA Board Activity**

Your elected Board Members of the Timber Creek Estates HOA volunteer to serve and ensure that the neighborhood remains safe, clean, and enjoyable for all owners and guests. *Since it is **a HOA covenant-controlled community***, the Board enforces those Covenants and policies on your behalf. Please review them on the TCE website under HOA Documents, and if you rent short term, have your property management firm and/or renters fully aware of the town and HOA rules. While the HOA asks that each of you review the By-Laws, Covenants, and Architectural Requirements on our website at [www.timbercreekestates.org](http://www.timbercreekestates.org), we request that

everyone honors, respects, and abides by them to help maintain the peaceful neighborhood that TCE is intended to be.

The 2025 Annual Owners HOA Meeting was held on site and via Zoom on July 19<sup>th</sup>. We appreciated those who attended and participated in dialogue and feedback. Thank you, Steve and Janet Schiell, for hosting the meeting and the catered BBQ meal following.

- **Timber Creek Estates Architectural Committee – All exterior projects must be approved – SEE WORK REQUEST FORM REQUIRED FOR SUBMISSION**

**ARCHITECTURAL REQUIREMENTS AND PROCEDURES** were recently amended, and it is imperative that all owners familiarize themselves with them and reach out to the Board if there are any questions. Please refer to the website for details.

In addition to Town of Blue River Building codes, the TCE Architectural Committee is responsible for approving and enforcing specific Architectural Requirements relating to building, remodeling, and landscaping. This includes (but not limited to) material, roofing, siding, and/or painting changes, exterior lighting, landscaping (including outdoor décor, playground equipment, dog runs, etc.). Please be sure to contact Rick Cummins on the ARC Committee at [cumminsretreat@yahoo.com](mailto:cumminsretreat@yahoo.com) (also see the Timber Creek Estates HOA website) for outreach, guidance, and/or approval. **An Architectural Work Request Form is posted on the website and with this mailing and must be used for submissions prior to work commencing. Refer to the attached Form.**

#### ***Home and Property Maintenance***

One of the areas of focus during 2025-2026 will be addressing overall home maintenance (including repairs, replacements, siding, painting, staining, roofs, etc. of the home exteriors). **As a rule of thumb, homes usually need their exterior painting done every 4-5 years due to the harsh weather. Several homes have been identified as needing a “refresh” so please consider addressing this with the Architectural Committee if you are due/overdue and plan for next spring/summer.** Special thanks to the several owners who did invest time and effort into sprucing up their properties this past summer, including new stain, roof, and/or landscaping.

- **Fire Mitigation and Weed/Grasses Control – Owners be advised. The HOA will be enforcing properties who are in violation next Spring/Summer per Section 7.0 Fire Mitigation Compliance of the Architectural Requirements Policy**

This past summer, there were several property owners who addressed landscape maintenance and mitigation and the HOA sends a “bravo” to them. There are still others who have not, raising serious concerns by the HOA. Special attention is needed by all owners to address their landscape and entire lots for controlling grass (no more than 6 inches in height within 30 ft of structures), dead or dying tree removal, and noxious weed removal (Weed cutting only spreads the seeds. Noxious weeds must be pulled by hand before flowering, otherwise, they need to be pulled and disposed of in lawn bags). Areas within Timber Creek Estates have been unattended by owners, and it has become unsightly, can affect home values, and create fire hazards.

It is of utmost importance that all owners plan for springtime “cleanup.” You might consider grant opportunities through the County, or RWB loaner weed control tools and equipment. The noxious weeds on certain properties were out of control this summer and poorly maintained. Pictures below from some of the properties reflect what we **do not want to see** in our neighborhood as they are noxious weeds that spread and take over the landscape. Your uncontrolled weeds can and will spread to your neighbor's yards so please address them each year.



#### **Recent Firewise USA Recognition**

Timber Creek Estates was recently approved to become a nationally recognized **Firewise USA** program participant where residents throughout the nation are working to reduce their wildfire risks. For further information, go to <https://www.nfpa.org/education-and-research/wildfire/firewise-usa> for all information needed. The Firewise program is administered under the NFPA (National Fire Protection Association).



Fire safety is a top priority for our HOA. We encourage you to be proactive and do your part to help protect the neighborhood. Thank you to those who have already participated in the program! ***For those of you who have not, please consider fire mitigation for your property in the spring 2026.*** The program is made possible through a grant with the Summit County Wildfire Council along with TOBR incentives and the TCE HOA partial reimbursement program. Contact Guenther Dziuvenis on the HOA Board at [kansascityhusker@aol.com](mailto:kansascityhusker@aol.com).



It is also worth noting that some insurance companies like USAA will give a discount for being Firewise community, but they need to be notified before issuing the insurance in the next annual cycle.

➤ **Dark Sky Outdoor Lighting Requirements**

As a reminder, exterior lighting must be downward cast or obscured to prevent light pollution and light trespass (casting light across property lines). All new construction and replacement light fixtures must have “dark sky compliant” lighting fixtures, and/or be approved by the ARC. Spot lighting is only permitted for safe passage and must be controlled by motion sensor and be illuminated for limited duration not to exceed 5 minutes. All exterior lighting lamps, excluding short term spot lighting, must be of a low-level intensity (not more than 60 W or 800 lumens), warm in color (not more than 3000K), without the lamp being exposed looking horizontally, and shall be approved by the ARC before installation.

Seasonal decorative non-blinking lighting such as holiday lights are acceptable only one month before the holiday and one month after. Interior large lighting fixtures with clear bright bulbs are discouraged as they can also cause dark sky interference, as well as cause annoyance to neighboring properties.

**The Town of Blue River** also recognizes the beauty of the natural night sky. In 2020, the Town of Blue River adopted the Natural Night Sky regulations for homes in Blue River. The Town encourages residents to work towards making their home a night sky friendly home preserving views of the sky. You may be able to exchange your exterior light bulbs at the Town Hall for new night sky-friendly bulbs. Also, the Town may offer reimbursement of light timers, shields, or new lighting up to 50% or maximum of \$150. Please refer to their website. As an added bonus, Breckenridge is **the first Colorado mountain resort** town to be a certified Dark Sky Community.

➤ **Short Term Rental Guest Guidelines**

We request that Owners post instructions for renters of the Covenants and Town of Blue River key ordinances. Important to note are limitations regarding lighting after dark, noise, non-use of any fire pits, and trash pickup days, etc. Remember that owners can be fined for their renters’ non-compliance by either the HOA and/or the Town of Blue River. We kindly ask that if you rent out your home (or have guests staying there when you are not) you consider posting the Short-Term Rental Guidelines sheet posted on our website at [www.timbercreekestates.org](http://www.timbercreekestates.org) under RESOURCES.

**Occupancy Limits** - During the period of any short-term rental, the dwelling unit may not exceed the occupancy of two (2) persons for each bedroom (as defined by Section 6-1-20) plus a total of two (2) additional persons . **For example, a two-bedroom residence shall be limited during the period of any short-term rental to a total occupancy of six (6) persons.** *If you are found to be falsely advertising the number of occupants per the Town of Blue River definition or if a code complaint is filed, you may receive a notice of violation and/or ticket and possible revocation of your short-term rental license by the Town of Blue River.*

Non-compliant behavior or noise annoyance from renters or homeowners should be reported to **970-668-8600 (non-emergency dispatch)** to have a Town of Blue River officer respond.

➤ **Recreational Equipment parked on your property**

Per Covenant requirements, recreational equipment is defined as travel trailers, pickup campers or coaches, motorized dwellings, trailers, motorcycles, snowmobiles, ATV's, boats, and boat trailers. No recreational equipment shall be used on a Lot for living, sleeping or housekeeping purposes. No such equipment shall be parked as permitted unless it is in a condition for safe and effective performance. **Recreational equipment that is parked on a Lot for a period of 10 consecutive days or 30 days or more in a cumulative calendar year will be treated for the purpose as being stored, and no recreational equipment may be stored on a Lot unless completely enclosed in a garage or attached accessory structure.**

➤ **Pet "Deposits"**

Please pick up after your dogs while walking – even during the winter. Do not leave "doo doo" on owner properties. If you rent, please consider supplying your guests with doggie bags.

➤ **Homeowner and Property Manager Contact Info and Email Communication**

Our Timber Creek Estates HOA "directory" contains your contact information that you specifically agreed to share with one another. This helps the neighborhood become a more close-knit community looking out for our homes and who can notify you or your PM if there is a problem, such as trees down, garage doors left open, guests parking on the street, etc. It was recently distributed to all via email and will be updated annually. If you are interested in adding your name to this directory, please notify any one of us on the Board.

The Board will also be communicating with owners **via email** more frequently rather than using general mail. Please provide us with your email and phone numbers along with your Timber Creek address for Board only communications. You can send your information to any Board member email shown below. If you rent out your property, please also provide your property rental manager's information. This will greatly help our neighborhood!

➤ **Our Website**

Please be sure to add our website to your Favorites: [www.timbercreekestates.org](http://www.timbercreekestates.org). You should be able to navigate pertinent information with relative ease. We hope you find it more user – friendly and accessible.

**FACEBOOK Group** –A Facebook **Timber Creek Estates Neighbors** Page has been established by owners for you to join. You are encouraged to join it for informative updates, neighborhood commentary, as well as buying/selling items, wildlife sightings, photos, etc.

**Timber Creek Water District** – Please refer to the website at [timbercreekwater.colorado.gov](http://timbercreekwater.colorado.gov) for all water quality and Board meeting information.

➤ **Town of Blue River information and code enforcement**

The Town has a **Town Ambassador** to focus primarily on code enforcement and other duties. If you would like to receive up-to-date information via email from the Town of Blue River, please go to the town website at: <https://townofblueriver.colorado.gov> and click on the sign up for newsletter link or call the Town Hall at 970-547-0545. Code Complaints should either go through their online access or call 970-668-8600 (non-emergency dispatch) to have an officer respond. Important reminders include:

- *Trash may not be placed (including empty cans) curbside until pick up day and must be removed promptly. Bears are present in our neighborhood, so secure trash appropriately and arrange for pick up.*
- *There is no parking on Town roads, including cul-de-sacs. The Town Code limits the number of vehicles allowed in a driveway/parking space to five per household.*
- *Fire permits are required. Please observe any fire restrictions and be sure that screens are installed over fire pits as required. Owners are encouraged to prevent renters from using any firepits.*
- *Be courteous to neighbors. Blue River has many full-time homeowners who work in the area. Please observe quiet hours and be respectful of property boundaries. Please do not sled or ski across neighboring properties.*
- *This is a “dark sky” neighborhood, so please turn outdoor lights off after 10 p.m.*
- *Renters are not allowed to use the Goose Pasture Tarn.*
- *The speed limit on all Town Roads is 15 mph.*

#### **Timber Creek Estates HOA Board**

|                                       |                |                                                                        |
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| Eric Vadla, Vice-President            | (469) 834-9055 | <a href="mailto:evadla351@gmail.com">evadla351@gmail.com</a>           |
| Rick Cummins, Treasurer               | (303) 884-4656 | <a href="mailto:CumminsRetreat@yahoo.com">CumminsRetreat@yahoo.com</a> |
| Nick Konz, Secretary                  | (832) 515-8130 | <a href="mailto:nkonz@yahoo.com">nkonz@yahoo.com</a>                   |
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| Eric Hann, Director at Large          | (708) 473-6300 | <a href="mailto:wysteria96@comcast.net">wysteria96@comcast.net</a>     |

#### **Architectural Committee**

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|---------------|----------------|------------------------------------------------------------------------|
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We appreciate your involvement and input, so please feel free to reach out to any of us on the TCE Board