

TIMBER CREEK ESTATES HOA 2021 SPRING/SUMMER NEWSLETTER



Welcome to the Spring/Summer season!

The Board Members of the Timber Creek Estates HOA work to ensure that the neighborhood remains safe and comfortable for all owners and guests and that all comply with rules we agreed to when purchasing in Timber Creek Estates to maintain property values. As various issues arise, we attempt to find solutions that respect the needs and desires of everyone in the neighborhood. ***Please remember that it is a HOA covenant-controlled community.***

➤ Fire Mitigation Reminder – early May deadline to apply for this year (Defensible Space Program)

Fire safety is a top priority for our HOA. We are encouraging you 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 **this** year. In cooperation with Summit County’s grant program, it is a great way to get dead trees and slash removed from your property as well as reducing fire danger at a fraction of the total cost. The 50/50 mitigation grant share is administered by TOBR who will then notify the HOA upon completion of the service following the Town incentive of \$100. The HOA will then disburse 25% of the total fee up to \$4,000 maximum, directly to the participating homeowner in TCE. (Note: The TCE cost share is a one-time only payment per homeowner/property. If mitigation work is completed over multiple years, TCE cost share is still a one-time only payment per property even if ownership changes).

Example: Total cost of mitigation:	\$10,000
Summit County 50%	- 5,000
Town of Blue River incentive	- 100
Timber Creek Estates HOA incentive	<u>-2,500</u> (25% up to \$4,000 max)
<i>Cost to Homeowner</i>	<i>\$2,400</i>

This year, the Town will partner with three specific contractors that owners may choose to seek bids from : Beetlekill Tree Guys, Ceres Landscaping, or Teague Saves Homes. Please refer to the Town of Blue River website for more details or contact Brenn Dunphy on HOA Board at badunphy@outlook.com

➤ **URGENT – CDOT proposed Chain-up Station across from Town of Blue River Town Hall**

It is of utmost importance that all TCE owners are aware of this developing concern. A proposal is under way that could result in a chain-up station right in front of Timber Creek Estates that would expand 40 feet from the edge of Highway 9 and extend more than 2500 feet long along the highway to accommodate up to 26 semi-trucks, including the 80-foot light towers and layout resembling those you may see along I-70. We are appalled at this proposal which could threaten the wildlife, pose environmental issues, the Blue River, and our overall property values. Please pay close attention to ongoing public communication and opposition to this by reading updates on the Town of Blue River website.

➤ **Downed trees on owner properties from the winter high winds**

The neighborhood experienced unusually high winds this winter that resulted in several large, downed trees and some property damage to homes. Please prioritize removal of debris/trees once the weather permits this spring.

➤ **New homes under construction**

You may have noticed that Timber Creek Estates continues with new home builds. We make all effort to work with new owners and their contractors through the Architectural Committee to help assure compliance and that aesthetics blend with the rest of the TCE neighborhood. Please understand that there may be times of construction traffic. Contractors must be considerate at all times and follow all Town requirements.

➤ **Dark Sky Outdoor Lighting – Increased HOA enforcement for Compliance during 2021**

The Town and the HOA both require “dark sky” outdoor lighting. There has been an inconsistency with some of the homes initially built that do not comply. Given the increase in home buildouts in the neighborhood, the bright lights and spotlighting from some of those homes are now distracting, invasive, and very non-compliant to what is required.

NOTICE: the HOA will be enforcing the necessity to have all homes in compliance by the end of 2021, so please pay special attention to assure that your home has been properly modified to meet the “dark sky” compliance.

Dark Sky is a term originated by the IDA (International Dark Sky Association) which advocates minimizing what they call "Light Pollution". For a fixture to qualify as Dark Sky it should: only be on when needed, only light the area that needs it, be no brighter than necessary, minimize blue light emissions and be fully shielded such that the light only points downward, using 60 watts or less (may vary per the type of fixture).

Specifically, per the TCE Architectural Guidelines 2.9 - LIGHTING..... Exterior lighting must be downward cast or obscured to prevent light pollution and light trespass (cast light across property lines is light trespass). Spot lighting is only permitted for safe passage and must be controlled by motion sensor and be illuminated for limited duration. All exterior lighting must be of a low-level subdued intensity and shall be approved by the ARC before installation.

You may also refer to the Town of Blue River website ***under Community>Education>Natural Night Sky***

➤ **Recreational Equipment parked on your property**

Per Sec. 8-20 of the Covenants, recreational equipment is defined as travel trailer, pickup campers or coaches, motorized dwellings, trailers, motorcycles, snowmobiles, ATV's, boats, and boat trailers. No recreational equipment shall be used on a Lot or Tract for living, sleeping, or

housekeeping purposes. No such equipment shall be parked as permitted herein unless it is in condition for safe and effective performance for the function for which it is intended.

Recreational equipment that is parked on a Lot or Tract for a period of 10 consecutive days or 30 days or more in a cumulative calendar year will be treated for the purpose of this Declaration as being stored. No recreational equipment may be stored on a Lot or Tract unless completely enclosed in a garage or attached accessory structure.

➤ **Homeowner Utility boxes in need of attention**

Please evaluate the condition of your utility boxes on your property. Several need straightening, positioning, and or repair. *It is your individual responsibility* to make sure these boxes are in good condition and aesthetically positioned. You are encouraged to contact your appropriate providers (Xcel Energy, CenturyLink, Comcast, etc.) to assess if they will assist in any repairs.

➤ **Short Term Rental Guest Guidelines**

We have provided Guidelines over time and continue to encourage that Owners post them for renters along with the required posting by the Town. These Guidelines are based on both ordinances of the Town of Blue River and our Timber Creek Estates covenants. We kindly ask that if you rent out your home (or have guests staying there when you are not) you keep this posted in view for your guests to see. Please refer to our TCE website for a copy of those Guidelines. We believe that following these Guidelines will help keep our neighborhood, as well as your individual home, safe and protected. Please display the Guidelines in a visible area and include them in your check-in instructions as well. ***Note: Noise, bright outdoor lighting left on, trash bins left out, garage doors left open and parking on the street and cul-de-sacs continue to be the main complaints. Please help reduce/resolve these issues.***

➤ **Occupancy Limits Re-defined and Parking**

Per the Town of Blue River, the question has come up lately about occupancy limits. In Blue River, a recently passed Ordinance now approves an above grade 'loft' to be counted as a 'bedroom' so long as it is heated by the structure's central heating system and an above grade room typically fully or partially partitioned from other rooms within a residence, accessible from the interior of the structure, but which does not qualify as a bedroom.

Occupancy Limitation. During the period of any short-term rental, the dwelling unit may not exceed an 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.**

NOTE: The Town Manager may reduce the maximum occupancy where the Manager determines based upon reasonably credible information that: (1) the available utility capacity for the short-term rental property is insufficient to support the maximum occupancy.

Additionally, the Town Code allows for only five vehicles to be parked in the driveway and/or designated parking space.

If you are found to be advertising out of compliance or if a code complaint is filed against you, you may receive a notice of violation and/or ticket and possible revocation of your short-term rental license.

➤ **Our Website**

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

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

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: www.colorado.gov/townofblueriver and click on the sign up for newsletter link. There is a wealth of information! You may also call the Town Hall at 970-547-0545.

Oftentimes, issues arise outside of Town Hall business hours. The Town of Blue River staff is there to ensure a quality of life for all and to ensure the town codes are enforced. If you notice a potential violation and would like to submit a complaint, please go to the town website listed above. On the home page there is a Links section. Click on “*Blue River Police Dept*” and follow the links.

Visitors to the mountains often are not aware of our unique challenges. Please note the following and help to be a great neighbor in the community:

- ❖ Trash may not be placed (including empty cans) curbside until pick up day. Bears are present in our neighborhood, so secure trash appropriately and decide for pick up.
- ❖ There is no parking on Town roads, *including cul-de-sacs*. Town Code limits the number of vehicles allowed in a driveway/parking space to five per household.
- ❖ Fire permits are required for ALL fire pits. Please observe any fire restrictions.
- ❖ Be courteous of neighbors. Blue River has many full-time homeowners who work and live in the area. Please observe quiet hours and be respectful of property boundaries. Please do not sled or ski across neighboring properties.
- ❖ Renters are not allowed use of the Goose Pasture Tarn.
- ❖ Speed limit on all Town Roads is **15 mph**.

➤ **No Hiking Trail Access within Timber Creek – Private Property**

All properties within Timber Creek Estates are privately owned. There is no open access to trails, so *please respect all properties and do not trespass*.

➤ **Wildlife**

Please do not feed the animals that pass through our neighborhood. We have moose, elk, bears, fox, porcupines, etc. Keep a long distance (up to 100 feet) away from the large wildlife. Do not keep hammocks outside as large animals can become entangled and unable to break free.

➤ **Bad experience with contractor/vendors?**

There have been reports from owners of unsatisfactory or unscrupulous practices from local contracting services. While the Board chooses not to endorse nor participate in complaint issues, we do encourage that owners join the NextDoor app for the area to express such concerns and reach out to the Better Business Bureau.

➤ **Homeowner and Property Manager Contact Info**

A contact list of several owners recently approved their basic contact information to be included in a Timber Creek Estates HOA “directory” to share with one another. This helps the neighborhood become a more closely knit community so that we might serve as eyes and ears for others and be notified know 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

periodically. **If you are interested in this inclusion, please notify any one of us on the Board (contacts at end of Newsletter).**

➤ **Using Email for Communications from the Board to Owners**

The Board will be communicating with owners *via email* more frequently rather than using general mail. **Please provide your email and phone numbers along with your Timber Creek address for Board only communications if you do not already participate in the Homeowners List (per bullet point above).** 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!

NEXT ANNUAL HOMEOWNERS MEETING IN TIMBER CREEK – *Late July/Early August 2021* We held our first virtual Annual HOA Property Owners meeting on August 22, 2020 and were pleased that so many owners called in and participated with questions and input. While we missed the face-to-face interactions, the Board appreciated the interest and engagement. We may decide to conduct our 2021 Annual meeting similarly (via Zoom) to welcome more participation. If COVID guidelines permit, we also may consider our normal social event following the meeting for all in person attendees. Watch for a future announcement with final dates/details.

Timber Creek Estates HOA Board

John Katok, President	(713) 299-7891	jkatok@comcast.net
Brenn Dunphy, Vice-President	(217) 491-0919	badunphy@irtc.net
Rick Cummins, Treasurer	(303) 884-4656	CumminsRetreat@yahoo.com
Stephen Schiell, Secretary	(970) 275-0723	schiell55@gmail.com
Vaughn Elder	(970) 423-6330	velder@comcast.net
Sandy Peif	(303) 883-7222	sandypeif@comcast.net
Guenther Dziuvenis	(913) 449-5364	kansascityhusker@aol.com