

TIMBER CREEK ESTATES HOA 2023 FALL/WINTER NEWSLETTER



Welcome Timber Creek Estates owners to the 2023 Autumn and Winter season, a time after we enjoyed the peak foliage around the State, and we now look forward to celebrating with family, friends and neighbors who attend events like Oktoberfest, Thanksgiving, the Ullr Festival, and the holidays of Christmas, Hanukkah, and New Year. We all hope you have a Happy and safe Holiday season.

Our goal is to communicate with you on the progress of topics that you care most about through this newsletter twice a year. We hope you read it thoroughly and provide any feedback you might have anytime.

➤ **HOA Board Activity**

Your elected Board Members of the Timber Creek Estates HOA to serve, as you expect, and ensure that the neighborhood remains safe, clean, and comfortable for all owners and guests. ***Since it is a HOA covenant-controlled community***, we aim to honor the enforcement of 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 Policies, we request that everyone honors, respects, and abides by them to help maintain the peaceful neighborhood that TCE is intended to be.

➤ **Timber Creek Estates Getting Closer to Final Buildout**

We continue to see a rapid increase in buildouts with new homes throughout Timber Creek Estates and welcome the new residents since our last newsletter. New homes recently completed or in progress include 595 Whispering Pines Circle, 830 Whispering Pines Circle, and 710 Whispering Pines Circle.

➤ **Dark Sky Outdoor Lighting**

The HOA has collaborated with several owners to modify or replace their lighting to meet current compliance standards, especially given the increase in home buildouts in the neighborhood where bright lights and spotlighting from some of those homes were distracting and non-compliant with current requirements. We thank those owners for their cooperation.

➤ **Fire Mitigation – 2024 Grant applications are now open. You must apply for the Grant by the April 12, 2024 deadline to participate in any reimbursement of the Defensible Space Program. The goal is for all property owners to participate.**

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 this year.*** The program is made possible through a grant with the Summit County Wildfire Council and is a terrific 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>

The Town will again partner with three specific contractors that owners may choose to seek bids from : Beetle Kill Tree Guys, Ceres Landscaping, or TSH Tree Service. Please refer to the Town of Blue River website for more details or contact Guenther Dziuvenis on the HOA Board at kansascityhusker@aol.com.

➤ **Home Safety**

A new HOA Board Initiative for 2024 is Home Safety. Both Full time owners and short-term rental homeowners should make Home Safety their top priority immediately. TCE has experienced several recent accidents, some critical, some avoided, but nonetheless the potential risk for accidents resulting in injuries and even death exists in every home. One Property Management firm, Moving Mountains, has taken the lead in bringing in a safety expert, Justin Ford, who has trained its staff and its clients and agreed to share the learnings across all of Timber Creek Estates homeowners as a public service initiative. Please click on the link below and view the presentation at your leisure. We encourage everyone to take the necessary steps to make your home safe for yourself, your family, your neighborhood, and everyone who may enter your home in 2024. It may even have a significant effect on your homeowner's insurance cost in the future.

[You can view the video of the presentation here \(click+ctrl\)](#)

Or go to: <https://www.youtube.com/watch?v=GDRXGmC9SZk>

➤ **Short Term Rental Guest Guidelines**

We encourage Owners to post instructions for renters of the Covenants and Town of Blue River key ordinances. Important to note are limitations regarding lighting after dark, noise, 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 timbercreekestates.org under RESOURCES.

Occupancy Limits - 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.**

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.

➤ **Wildlife**

Please do not feed the animals that pass through our neighborhood. We have moose, elk, mule deer, bears, and coyotes. Keep a long distance (up to 100 feet) away from large wildlife and do not have unattended hammocks or netting outside as animals can become entangled and unable to break free.



➤ **Recreational Equipment parked on your property**

Per Sec. 8-20 of the Covenants, 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 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.

➤ **Chain-up By-Pass Lane**

Timber Creek Estates HOA met with Colorado State Representative and House Speaker, Julie McCluskie, at our Town Hall in September 2022 and gave her a tour of CDOT's proposed By-Pass Chain Up lane for truckers to stop and chain up before going over Hoosier Pass. A follow-up letter was sent to her outlining every concern including those that remain outstanding and unresolved. She promised to discuss with CDOT the severe impacts to our town and TCE neighborhood should this project continue into the construction phase in 2025 and possibly in

2024. Our Water District also is requesting that an EIS be completed to ensure TCWD's well points are not in jeopardy from truck leaks or spillage. Landowners of the parcels West of Highway 9 are also apparently all against this project.

➤ **Timber Creek Estates Architectural Committee – Note when approvals are required**

In addition to Town of Blue River Building codes, the TCE Architectural Committee is responsible for approving and enforcing specific Guidelines 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 (also see the Timber Creek Estates HOA website) for outreach, guidance and/or approval submissions.

One of the areas of focus during 2023-2024 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. Please consider addressing this with the Architectural Committee if you are due/overdue.**

➤ **Homeowner and Property Manager Contact Info**

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 Websites**

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

FACEBOOK Group – We have established a Facebook **Timber Creek Estates Neighbors** Page. You are encouraged to join it for informative updates from the HOA, neighborhood commentary, as well as buying/selling items, wildlife sightings, photos, etc.

➤ **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: <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 our 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.
- **ANNUAL TCE HOMEOWNERS MEETING** – Our homeowners attended the last Annual Meeting on July 22 in force with 54 in person and five by ZOOM. The Town Manager, Michele Eddy, the Red, White and Blue Fire Marshall, Capt. Matt Benedict, town Police and our Water District reps attended also. The BBQ afterwards was excellent. Everyone enjoyed the opportunity to meet and get to know all their neighbors. **Please mark your calendars, tentatively scheduled for July 27, 2024. The venue will be the same as the meeting held at 277 Whispering Pines Circle and a BBQ following immediately afterwards.**
- We appreciate your involvement and input, so please feel free to reach out to any of us on the TCE Board.

Timber Creek Estates HOA Board

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