

TIMBER CREEK ESTATES HOA 2025 SPRING/SUMMER NEWSLETTER



Welcome Timber Creek Estates owners to the 2025 spring and summer season. Summit County continues to enjoy all seasons of the year, and we hope owners have been able to participate in the many activities offered. This Newsletter is intended to provide topics of interest that may apply to you as an HOA owner and Town of Blue River resident. We hope you find it helpful as we create it twice a year. Your feedback is welcome.

HOA Board Activity

Your elected Board Members of the Timber Creek Estates HOA are here to serve 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, be sure your property management firm and/or renters are fully aware of the town and HOA rules. While the HOA asks that each of you review the By-Laws, Covenants, and Policies on our website at 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.

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

Only one new home build remains in progress at 710 Whispering Pines Circle. We welcome our most recent residents to the neighborhood: the Selstrom family at 830 Whispering Pines Circle, the Bauer family at 277 Whispering Pines Circle, and the Bowman family at 575 Whispering Pines Circle.

➤ **Timber Creek Estates Architectural Committee – All exterior projects must be approved – ARCHITECTURAL WORK REQUEST FORM REQUIRED FOR APPROVAL**

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. **An Architectural Work Request Form is posted on the website and must be used for submissions prior to work commencing.**

Home Maintenance

One of the areas of focus during 2024-2025 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.**

➤ **Home Address Numbers – REQUIRED**

On a recent tour of Blue River by Town employees, it was noticed that several homes are lacking proper addresses. **Per the Blue River Municipal Code, 911 Addresses are required on all homes within the Town of Blue River and the Red, White and Blue Fire District.** The house numbers are vital to assisting fire and emergency personnel in locating your home in an emergency. To have a firefighter come install numbers at your home, please email: mitigation@rwbfire.org

➤ **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). 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 low-level subdued intensity and *shall be approved by the ARC before installation*. No lights shall be emitted from any Lot or Tract which are unreasonably bright or create unreasonable glare or which are annoying to neighbors. Be sure the fixtures are dark sky compliant and use only low wattage bulbs or turtle bulbs. Please contact anyone on the Board or Architectural Committee if you have questions.

We encourage owners to be conscientious of all lighting – including very bright interior lights that may also cast glare to the outside, as well as turning off exterior lights after 10:00 P.M.

➤ **Town of Blue River Residents GRANTS – You may be Eligible**

The Board of Trustees has approved a Resident Grant Program developed by the Citizen Advisory Committee. This program provides incentives for residents to offset costs and encourage residents to do their part for a safe community in a mountain setting. Residents may apply for grants through the program each year for as long as funds are available. Refer to their website at <https://townofblueriver.colorado.gov/resident-grant-program>

- **Defensible Building Materials ‘Hardening’ of the Home** - A new program and grant opportunity is to enhance the existing defensible space grant program. Grants will be awarded on a sliding scale depending on project, costs and impact up to \$1,000. Grants do not include permitting or fees.
 - Drip line around the entire structure
 - Firewise landscaping within 30'

- Minimum of 6" of noncombustible siding where the home hits the ground or any other horizontal surface like decks or walkways.
 - Zone 1 & 2 Defensible space
- **Bear Resistant Trash Can** - Each home is eligible for one grant of **\$150** for the purchase of a bear resistant trash can.
 - **Natural Night Sky Lighting** - 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 exchange your exterior light bulbs at the Town Hall for new night sky friendly bulbs.
 - Reimbursement of light timers, shields, or new lighting up to 50% or maximum of \$150.

➤ **Fire Mitigation and Weed/Grasses Control – ATTENTION OWNERS – Plan for Spring**

Special attention is needed by all owners to address their landscape and entire lots for controlling grasses (no more than 6 inches in height), dead or dying tree removal, and noxious weed removal (Weed cutting only spreads the seeds. Noxious weeds must be pulled by hand 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 is a fire prevention issue. It is of utmost importance that all owners plan for springtime “cleanup.” You may coordinate through various tree removal companies or the Boy Scouts for weed removal.

RECENT FIREWISE USA CERTIFICATION

It is with great pleasure that Timber Creek Estates has been 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). Our TCE neighborhood has signage indicating our Firewise status.



FIRE MITIGATION GRANT APPLICATIONS ARE NOW OPEN – TOWN OF BLUE RIVER

You must apply for the Grant by early April to participate in any reimbursement of the Defensible Space Program. Contact one of the foresters listed below. 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 of Blue River will again partner with contractors that owners may choose to seek bids from: Beetle Kill Tree Guys, Ceres Landscaping, Layman Tree Service, 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.

➤ **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 under RESOURCES.

Occupancy Limits - During the period of any short-term rental, the dwelling unit may not exceed the occupancy of two (2) people 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.

➤ **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.**

➤ **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. 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 developed and is administered by a TCE owner. You are encouraged to join it for informative updates from owners, 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.

The Town recently hired a **Town Ambassador** to focus primarily on code enforcement and other duties. Non-compliant behavior, noise annoyance from renters or homeowners, or any code complaints should be reported to **970-668-8600 (non-emergency dispatch)** to have a Town of Blue River 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.*
 - *Please turn outdoor lights off after 10 p.m. to respect our “dark sky” neighborhood.*
 - *Renters are not allowed to use the Goose Pasture Tarn.*
 - *The speed limit on all Town Roads is 15 mph.*
- **NEXT ANNUAL TCE HOMEOWNERS MEETING** – Everyone can enjoy the opportunity to meet and get to know all their neighbors. **Please mark your calendars, scheduled for July 19, 2025. The Meeting and BBQ following will be held at the residence of Steve (HOA President) and Janet Schiell, 475 Whispering Pines Circle.** 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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Architectural Committee

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