

TIMBER CREEK ESTATES HOA 2023 SPRING/SUMMER NEWSLETTER



Welcome Timber Creek Estates owners to the 2023 spring and summer season. Summit County enjoyed a fabulous fall and winter, and we hope you were able to partake in the seasons.

We endeavor to communicate with you on progress of those topics that you care mostly about through this newsletter twice a year and hope you read it thoroughly. We welcome feedback you might have anytime.

➤ **HOA Board Activity**

Your elected Board Members of the Timber Creek Estates HOA serve, as you expect, to 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. The Policies can be viewed on the TCE website under HOA Documents.

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

We continue to see a rapid increase of 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 160 and 170 Whispering Pines Circle, 545 Whispering Pines Circle, 595 Whispering Pines Circle, 810 Whispering Pines Circle, 830 Whispering Pines Circle, and 710 Whispering Pines Circle.

➤ **Dark Sky Outdoor Lighting – Compliance greatly appreciated!**

The HOA recently notified several owners to modify or replace their lighting to meet current compliance standards especially given the increase in home buildouts in the neighborhood where the bright lights and spotlighting from some of those homes are distracting, invasive, and non-compliant with current requirements. ***The HOA thanks the owners for addressing replacement and/or retrofits to accommodate the requirements.***

(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).

➤ **Fire Mitigation**

Most of your neighbors have now completed major fire mitigation work on their properties in the best interest of all Timber Creek Estates homeowners. Please do your part this year, and to offset expenses you are encouraged to apply for the Grant **by the deadline of April 10, 2023** to participate in any reimbursement of the Defensible Space Program. The goal for TCE , the RWB Fire Marshall and the Town of Blue River is 100% property owner participation in TCE.

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>

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

➤ **Maintenance and Upkeep of Structure and Property**

An area of focus during 2023 will be addressing overall home maintenance (including repairs, replacements, siding, painting, staining, roofs, etc. of the home exteriors) and overall property upkeep. It is highly recommended that owners conduct a personal assessment of necessary repairs/upkeep as there are growing concerns regarding general “tired looking” properties. Several homes appear to be in need of painting/staining and are required to adhere to Sec. 8.15 of the Covenants under Maintenance of Property. Remember to seek approval from the Architectural Committee as required.

➤ **Noxious Weeds**

Another 2023 topic of focus is to address noxious weeds that are currently out of control due to homeowner neglect. The HOA will be contacting owners who have properties in need of such maintenance. You can (a) remove weeds yourself (b) pay a local lawn service to remove the weeds or (c) provide permission, through the HOA board, to allow your neighbors to remove or kill your weeds and be recognized as Good Neighbors at the next Annual Meeting.



It is important to stay in compliance of weed control throughout all the Timber Creek Estates homeowner lots – especially the very toxic **False Chamomile** that spreads into other homeowner’s groomed areas. This weed looks “daisy-like” but is “ferny” and is illegal on the land and MUST be mitigated. Some homeowners’ lots are so overcome by this weed that it can become the only thing growing around their homes. **Please act upon proper removal of these weeds and their entire root system**, as they are easy to pull, but they are so noxious that they must be put into a thick, black plastic bag to avoid further spreading of the seed. Just pulling it and casting it aside does no good as they still seed. The Town of Blue River has adopted its own Plan and set of Guidelines, so please refer to their website at <https://townofblueriver.colorado.gov/weed-seed-program>.

➤ **Timber Creek Estates Architectural Committee – REMINDER: 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, remodel, 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.

➤ **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. 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 found 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**

We have moose, elk, bears, and coyotes in our neighborhood, so please keep a safe distance away from and do not feed these large animals. Do not leave unattended hammocks or netting outside as these large animals can become entangled and unable to break free.

➤ **Recreational Equipment parked on your property - REMINDER**

Per Sec. 8-20 of the Covenants, no recreational equipment may be stored on a Lot or Tract unless completely enclosed in a garage or attached accessory structure. 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 and thus, not allowed.

➤ **Chain-up By-Pass Lane Update**

It is our understanding that the State has deferred funding for any start of construction of the planned Chain-up By-Pass Lane for the fiscal year of 2023-2024. TCE citizens continue to meet with Rep. Julie McCluskie to challenge the location with the CDOT independently of the same efforts of the Town of Blue River and other towns in the area.

According to the Town of Blue River, to increase compliance with Colorado's Commercial Vehicle Chain Law, Passenger Vehicle Traction Law and Passenger Vehicle Chain Law, the Colorado Department of Transportation is designing a modified chain-up station at a location on CO 9 as the highway passes through the Town of Blue River. The proposed option will deliver operational benefits to motorists throughout the year. During the summer and other fair-weather conditions, the proposed improvement will serve as a shoulder bypass lane on southbound CO 9, adjacent to the Whispering Pines intersection, allowing motorists to safely maneuver around a motorist turning left into Whispering Pines. When any of Colorado's chain laws are in place, the shoulder bypass lane on southbound CO 9 will serve as a safe, designated chain-up station, so commercial and passenger drivers and their vehicles are prepared for the drive over Hoosier Pass. Signs, flashing beacons and a reduced speed limit will clearly show when the chain-up station is up and running. Delays have resulted in an adjusted forecast of completion for fall, 2024. Refer to the Town of Blue River website for updates at <https://townofblueriver.colorado.gov/proposed-cdot-chain-up-bypass-lane>

➤ **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 to add 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 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 to 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. Please feel free to join it and post pertinent information including buying/selling items, wildlife sightings and photos.

➤ **Our Timber Creek Social Summer Neighborhood Happy Hours**

Don't be surprised if you find yourself invited to any number of impromptu "happy hours" at various owner homes throughout the summer. It usually is "bring your own drink and chair" and voluntary appetizer contributions and a way to socialize amongst neighbors.



➤ **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. 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. Owners are encouraged to prevent renters from using any firepits.*
- *Be courteous of 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 use of the Goose Pasture Tarn.*
- *Speed limit on all Town Roads is 15 mph.*

➤ **NEXT ANNUAL TCE HOMEOWNERS MEETING** – Please mark your calendars for **July 22, 2023, starting at 10:30 A.M.**

The venue will be the same with the meeting held at 277 Whispering Pines Circle and a BBQ following immediately afterwards at approximately 1:00 P.M. In 2022, more than 50 homeowners attended, and several called in using ZOOM. We hope to see you there in person. 2023 Elections will be held at the meeting. Candidates up for re-election for two-year terms are Eric Vadla, Guenther Dziuvenis, and Eric Hann. Any homeowners wishing to become candidates can contact John Katok, President at jkatok@comcast.net for further details. We

also plan to have the Town Manager, the new Chief of Police, the RWB Fire Marshall, and the TCE Water District President and Operations Manager all in attendance to answer any questions.



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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