

TIMBER CREEK ESTATES HOA 2026 SPRING/SUMMER NEWSLETTER



Welcome Timber Creek Estates owners to the 2026 spring and summer season's Newsletter.

HOA Board Activity

Your elected Board Members of the Timber Creek Estates HOA aim 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 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 your property (either long term or 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 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 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 (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 Form on our website.**

Home and Property Maintenance

Overall home maintenance (including repairs, replacements, siding, painting, staining, roofs, etc. of the home exteriors) is an ongoing effort in the mountains. **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. Several owners addressed property maintenance last spring and summer, and we look forward to working with others this season as weathering continues to “age” properties.

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

With the lack of snow this winter FIRE DANGER will be high! Please cut and remove weeds and grass *before July 4 and once again by August 15.* Visitors/renters should NOT have access to any open fire pits on the property.

This past summer, there were several property owners who addressed landscape maintenance and mitigation, and it was appreciated. 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, 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 or even reach out to various tree removal companies. 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 has been approved as 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.*** There are several programs available made possible through Town, County and/or TCE grant and reimbursements identified below. Contact Guenther Dziuvenis on the HOA Board at 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.

➤ **NUMEROUS GRANT PROGRAMS TO ANNOUNCE**

1. 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>

a. **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.

- Eligible Projects
 - Defensible building materials "hardening" of the home
 - 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.

- b. **Bear Resistant Trash Can** - Each home is eligible for one grant of **\$150** for the purchase of a bear resistant trash can.
- c. **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.

2. DEFENSIBLE SPACE FIRE MITIGATION GRANT - APPLICATIONS NOW OPEN. – TOWN OF BLUE RIVER AND SUMMIT CO WILDFIRE COUNCIL AND TCE
You must apply for the Grant to participate in any reimbursement of the Defensible Space Program. Homeowners are encouraged to contact the contractor of their choice named below to have an evaluation and bid conducted. APPLY NOW.

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 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 under this particular grant. 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>

Contractors to contact include: TSH Tree Service, Layman Tree Service, Beetle Kill Tree Guys, or Ceres Landcare/Neils Lunceford
 Please refer to the Town of Blue River website for more details or contact Guenther Dziuvenis on the HOA Board at kansascityhusker@aol.com.

3. 2026 TIMBER CREEK ESTATES FIRE MITIGATION GRANT PROGRAMS

The objective of this program is to encourage and provide an incentive to homeowners to create and maintain a defensible space around their homes to prevent the spread of potential wildfires. This program is for the year 2026 only and started on February 15. The program could be extended into future years depending on available funds and interest from the homeowners.

Defensible Space: Following the local fire department and the National Fire Protection Association's (NFPA) recommendations for creating a defensible space there are 3 basic zones around a structure: Immediate 5 ft zone, Intermediate 30 ft zone, and then the remaining Extended 100 ft zone. Complete descriptions of the characteristics of the zones can be found on the Town of Blue river (TOBR) or NFPA websites.

<https://www.nfpa.org/education-and-research/wildfire/preparing-homes-for-wildfire>

<https://townofblueriver.colorado.gov/defensible-space-mitigation-grants>

There are three (3) Grants where Timber Creek Estates will participate in reimbursable expenses that qualify:

A. (Already detailed above) DEFENSIBLE SPACE FIRE MITIGATION GRANT

Process for reimbursement - For the Summit County/TOBR grant program, the homeowner must provide a copy of the approved application and a copy of the final invoice from the contractor.

B. TOWN OF BLUE RIVER (TOBR) HOME HARDENING GRANT:

When a homeowner completes the work from an approved grant application through the TOBR home hardening grant process, Timber Creek Estates HOA (TCE) will reimburse an additional 20% of the total project cost up to \$1000 for any remaining portion that the Town of Blue River (TOBR) did not reimburse. For example, a homeowner completes a project for \$900 to add rock around their home, and TOBR reimburses them \$900, the TCE HOA would not provide any additional funding; however, if the homeowner spent \$2000 to add rock around their home, and TOBR reimbursed them \$1000, then the TCE HOA will reimburse the homeowner \$400 (20%). To have a better chance of reimbursement due to the nature of a first come, first serve policy, it is recommended that homeowners submit a request using the Architectural Work Request Form (found on the HOA website) to the Architectural Review Committee to be approved prior to performing work.

Process for reimbursement - For the Home Hardening Grant, the homeowner must provide a copy of the approved application and a copy of the paid invoice from the contractor or receipts for materials if the homeowner self-performs the work. The homeowner must include before and after pictures. If

applicable, also provide a copy of the approved TCE Architectural Work Request form. Reimbursement will occur after at least two members of the Architectural Review Committee inspect the work for completion.

C. TCE Only Grant:

If a homeowner has already completed work through the grant processes in previous years or maybe never participated but has discovered that fire mitigation work can be done subsequently, that was not included in the previous grants, then TCE will reimburse 20% of the total project cost up to \$1000. For example, it is possible that a tree could die later and need to be removed, or a tree may fall due to a storm and need to be removed. Or possibly the funds for Grants by TOBR may have been extinguished. Homeowners must submit a request using the Architectural Work Request Form (found on the HOA website) to the Architectural Review Committee to be approved prior to performing work. Work can be part of an overall landscaping plan, but reimbursement only applies to portions that pertain to wildfire mitigation. If using a contractor, you must submit a paid invoice reflecting the fire mitigation portions as separate line items.

Process for Reimbursement - For TCE only grants, homeowners must provide receipts or invoices to be reimbursed, as well as a copy of the approved Architectural Work Request form. The homeowner must include before and after pictures. Reimbursement will occur after at least two members of the Architectural Review Committee inspect the work for completion. The committee will verify with the town or government agency that an approved grant was not completely reimbursed. Remember only item pertaining to fire mitigation will be reimbursed.

Limits of available funds:

The HOA has limited the budget for this program to \$25000 in 2026; therefore, homeowners will be limited to the reimbursement maximums listed above. In addition, it will be based on a first come first serve basis. **Reimbursement applies to only one of the above grants in the same year, to avoid “double dipping.”**

Exclusions:

These grants are only for wildfire mitigation, and do not apply to weed whacking or mowing, which is considered regular maintenance, since it is required to be done 2 to 3 times a year in compliance with the latest HOA Architectural Requirements.

This grant program does not apply for invasive weed removal, which needs to be completed to conform to the most recent HOA Architectural Requirements.

➤ Timber Creek Estates Getting Closer to Final Buildout

Only one new home build remains in progress at 710 Whispering Pines Circle, and we look forward to its completion this spring or summer.

➤ **Home Address Numbers – REQUIRED –**

Several homes still lack proper address identification. **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.

➤ **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 – No more than two (2) people for each bedroom (as defined by TOBR ordinance) 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. Open Lofts are not considered a bedroom and cannot be counted as such.**

If you are found to falsely advertise 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**

No recreational equipment (defined as travel trailers, pickup campers or coaches, motorized dwellings, trailers, motorcycles, snowmobiles, ATV's, boats, and boat trailers) may 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 and **may not be parked on a Lot for a period of 10 consecutive days or 30 days or more in a cumulative calendar year unless completely enclosed in a garage or attached accessory structure.**

➤ **Pet “Deposits”**

We continue to encounter poor habits by owners who do not tend to their pets. Please pick up after your dogs while walking. Do not leave “doo doo” on owner properties. If you rent, please consider supplying your guests with doggie bags and request that they dispose of them properly instead of leaving the bags on the side of the road.

➤ **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 employs 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. Please follow the guidelines for Code Complaints on the Town Website.

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.*
 - *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 Saturday, July 18, 2026. The Meeting will be from 10:30 A.M. – 12:30 P.M. with a BBQ following, to 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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