

TIMBER CREEK ESTATES HOA WINTER NEWSLETTER

DECEMBER, 2017



Hello to all Timber Creek Homeowners

Welcome to the Rockies!

The Board Members of the Timber Creek Estates HOA are working to insure that the neighborhood remains safe, clean and comfortable for all owners and guests. As various issues arise we attempt to find solutions that respect the needs and desires of everyone in the neighborhood. In an effort to keep you informed of the accomplishments, activities and future plans of and by the TCE Board, please read our Winter 2017 Newsletter.

1. New Entrance Sign

We extend a BIG Thank You to Steve Lapinsohn (Dir. at large) for all his time and effort in making this new sign a reality! Great job Steve!

2. Short Term Rental Guest Guidelines

Included with this letter is a revised Guidelines sheet. Concerns have been raised that short term rental guests may not respect the property or neighborhood to the same degree that full time residents and owners would. 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. We believe that following these Guidelines will help keep our neighborhood, as well as your individual home, safe and protected. Thus, we ask for your cooperation by displaying it in a visible area and including it in your check-in instructions as well. Noise, outdoor lighting left on, trash bins left out, garage doors left open and parking on the street continue to be the main complaints. Please help reduce/resolve these issues.

3. Occupancy Limits

The HOA Board encourages limiting short term rentals to 2 occupants per bedroom (and/or sleeping area, loft etc.). This will help prevent overburdening the neighborhood with large parties in rental properties and reduce the complaints with parking on the street and noise. We appreciate your cooperation with this matter.

4. Fire Pit Permits and Fire Prevention

With the Peak 2 fire still fresh in our minds, fire prevention is a top priority. The Town of Blue River requires recreational fire pits to be inspected and the permit renewed ANNUALLY by the Red, White & Blue Fire Dept. Per ordinance: "The fire shall be constantly attended, by a competent adult, until the fire is extinguished. Fire extinguishing equipment, such as a fire extinguisher or a garden hose connected to a water supply shall be readily available for use." Please be aware of the current fire danger conditions and restrictions. The HOA Board strongly suggests that rental guests NOT be allowed to use fire pits due to fire danger and the potential liability for both owners and rental guests. Per Town of Blue River ordinance, all dwellings are required to have (at a minimum) a 10# ABC fire extinguisher. We recommend having more than one and make sure they are visible/accessible. This is especially important in rental properties.

5. Homeowner and Property Manager Contact Info

The Board would like to compile a contact list of everyone in Timber Creek Estates to share with one another. This would help the neighborhood become a more close knit community as we could watch out for and let one another know if there is a problem, such as trees down, garage doors left open, guests parking on the street, etc. The Board would also like to communicate with homeowners via email as this would be more efficient and less expensive. Please provide us your email and phone numbers along with your Timber Creek address. You can send your information to any email below. If you rent out your property please also provide your property rental manager's information as well. This will greatly help our neighborhood!

6. New Website coming soon!

The Board is working on a new website for Timber Creek Estates. The old website is in serious need of an upgrade as it has become nearly unusable to post minutes, notices, etc. due to being outdated. The website address is: www.timbercreekestateshoa.org and the User id is: *home*, while the password is: *owner*. Our administrator is working diligently on improving this. Stay tuned!

7. 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.

Often times, 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 “*Citizens Services*” and follow the instructions to file a complaint. This will be directed to the staff and handled in a timely manner.

New on the website is the Marshall’s office tab. Our Town Marshall is Ahmet Susic. Take time to review the information to help keep our community safe. If you notice something suspicious or are in need of police assistance, dial 911 and an officer will be dispatched to you. Mr. Susic is here to protect and serve the community. Please feel free to reach out if there is a *non-emergency* issue. He may be reached at 970-485-0105 or bluerivermarshal@gmail.com. Please keep in mind he doesn’t work 24/7 but will respond as soon as he is on duty.

8. 2018 Annual Meeting and Pig Roast!

We would like to remind you that once a year we have an Annual Meeting of the entire Home Owners Association. We are planning on having a “Pig Roast” and would like to have as many members there as possible, *scheduled for Saturday July 21, 2018.* We hope you can plan to attend and share any concerns you may have.... Plus, it is also just great to meet and get to know your neighbors!

We appreciate your involvement and input, so please feel free to reach out to any of us on the TCE Board.

Sincerely,

Timber Creek Estates HOA Board

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