

# TIMBER CREEK ESTATES HOA FALL/WINTER NEWSLETTER

NOVEMBER, 2018



## **Hello to all Timber Creek Homeowners**

Welcome to the Fall/Winter season!

The Board Members of the Timber Creek Estates HOA are working to ensure 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, please read our latest Fall/Winter 2018 Newsletter.

### **1. Our Website**

Please be sure to add our website to your Favorites: [www.timbercreekestateshoa.org](http://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.

### **2. 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](http://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. 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](mailto:bluerivermarshal@gmail.com). Please keep in mind he doesn't work 24/7 but will respond as soon as he is on duty.

### **3. Illegal Use of Blue River Condos dumpster by TCE residents and renters**

It has been brought to the Board's attention that our neighboring condo association has been experiencing trash dumping by Timber Creek Estates residents into their dumpsters on the north end of their parking lot. TCE homeowners and renters both are violating and trespassing. Please note that these are not for the use of TCE and to please refrain from further dumping. We also have been made aware that homeowners and property managers have been instructing renters to use these dumpsters. Please properly communicate this appropriately and utilize your own trash service

### **4. Homeowner Utility boxes in need of attention**

Please evaluate the condition of your utility boxes on your property. Several are in need of straightening, positioning, and or repair. It is your individual responsibility to make sure these boxes are in good condition and aesthetically positioned. You are encouraged to contact your appropriate providers (Xcel Energy, CenturyLink, Comcast, etc.) to assess if they will assist in any repairs.

### **5. Ruby Placer – Consider writing letters to protect our property values**

The property adjoining Timber Creek Estates to the south is asking the County to change the zoning (currently zoned similar to TCE) to a "resort style" development with plans for "employee housing". This plan proposed by "Lodge by the Blue", would increase the housing density as well as decrease the quality of the real estate. This zoning change could negatively affect our property values as well as wildlife habitat and the view from our neighborhood. Please consider writing a letter in opposition to this proposed project.

Send your letters to: [Lindsay.Hirsh@summitcountyco.gov](mailto:Lindsay.Hirsh@summitcountyco.gov)

Please send your letters, if possible, by Nov.13<sup>th</sup> as there is a joint work session between the Town of Blue River and the County on this subject. For more information or if you wish to attend this meeting, feel free to contact any of the board members.

### **6. Short Term Rental Guest Guidelines**

We have provided these Guidelines over time and continue to encourage that Owners post them for renters. 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 them in a visible area and including them 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.*

### **7. 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.

## 8. 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 Board member email shown below. **If you rent out your property please also provide your property rental manager's information as well.** This will greatly help our neighborhood!

## 9. NEXT ANNUAL HOMEOWNERS MEETING IN TIMBER CREEK – JULY 21, 2019 (please mark your calendars)

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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