

# TIMBER CREEK ESTATES HOA SPRING/SUMMER 2018 NEWSLETTER



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

The Board Members of the Timber Creek Estates HOA continue to support and ensure that the neighborhood remains safe, clean and comfortable for all owners and guests. In an effort to keep you informed of the accomplishments, activities and future plans of and by the TCE Board, please read our latest Newsletter.

### **1. New Entrance Sign**

We hope you have noticed our new signage and appreciate the professional look to our entrance.

### **2. New Website!**

The new website address is: [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.

### **3. Fire Pit Permits and Fire Prevention**

Given the especially dryer conditions anticipated this Spring/Summer, fire prevention is a top priority. If present weather conditions continue the Colorado River is on track for the sixth lowest snow melt in recorded history this year. The TCE Board members are extremely concerned regarding fire pits that exist in Timber Creek Estates with a history of short term renters in this community burning fires out of control.

NOTE: The Town of Blue River and Summit County are being very cautious this year and are currently considering the implementation of fire bans/restrictions, so it is imperative that homeowners be acutely aware of any and all such restrictions.....

In the meantime, The Town of Blue River currently 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 and accessible. This is especially important in rental properties.

In the meantime, we encourage residents to look at their defensible space, and mitigation efforts on their properties. Information is available in the Town of Blue River newsletter which is available online at [www.colorado.gov/townofblueriver](http://www.colorado.gov/townofblueriver) . We also encourage everyone to sign up for Code Red/SC Alerts, and to report any issues to 911. If you see smoke, call 911.

#### **4. July 21, 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!

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

Included with this letter is our TCE Guidelines sheet developed this past winter season. 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.

#### **6. 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.

#### **7. Speed limit and speed bumps**

Vehicles continue to speed through the neighborhood at speeds well above the posted 15 MPH. While many of the drivers are contractors or visitors, so are some homeowners also abusing the posted speed. As a result, increased patrolling and ticketing may ensue due to complaints to the Town of Blue River. A proposal is under review with the Town to incorporate speed bumps in the future.

#### **8. Outdoor lights – Dark Sky (downward facing)**

Some homeowners are out of compliance with the required use of outdoor “dark sky” lighting. This is resulting in bright lights and/or spot lights shining in other homes. Please consider lower wattage or replacement and refrain from use of such bright lighting.

#### ***Per the HOA Architectural Guidelines (Sec 2.9):***

*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.*

## 9. 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**, if you have not already done so. 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!

## 10. 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.

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

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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