

TIMBER CREEK ESTATES HOA SPRING/SUMMER NEWSLETTER

MAY 2019



Hello to all Timber Creek Homeowners

Welcome to the spring season! Breckenridge received approximately 400 inches of snow making it one of the largest in snow accumulation in the last 20 years. The ski season was fabulous, and the Town of Blue River did a tremendous job in meeting the challenge of snow plowing throughout Timber Creek Estates. We appreciated their efforts!

The TCE Board members continue to work toward ensuring 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 Spring/Summer 2019 Newsletter.

1. FIRE MITIGATION COST SHARE INCENTIVE PROGRAM – SIGN UP BY MAY 25TH

With the recent increase and severity of wildfires in Colorado, the TCE HOA is coordinating with the Town of Blue River and the Red, White and Blue Fire District to assist homeowners who sign up for the program for eligible grants by **no later than May 25, 2019**. Once homeowners have registered, the process begins with a scheduled fire mitigation assessment coordinated with the RWB Fire District, followed by a cost estimate and then mitigation work (tree removal, weed control, etc.) performed by their selected contractor. A grant for 50% of the invoice will be applied followed by the Town of Blue River offering an additional \$100 incentive, and finally, the TCE HOA will offer an additional 25% off the total cost of mitigation up to a \$1,000 maximum to qualified TCE homeowners

The intent of this program is to encourage and assist the homeowners of Timber Creek Estates (TCE) to participate in fire mitigation efforts of the home and surrounding lot of the individual homeowner.

Mitigation plans must be approved by the Red, White & Blue Fire District, the Town of Blue River and the Summit County Fire Mitigation Grant program.

The simplest and easiest way to apply for these grants and cost shares is to contact Christian Nelson of **Beetle Kill Tree Guys** at (970) 485-3632 or <https://www.treeguys.co/grants> as he will facilitate the whole grant application process. Contact him as soon as possible, at least 2-3 weeks prior to the May 25 deadline, as he and RWBFD must evaluate the property, develop the mitigation plan, consult with the homeowner and fill out and submit the County grant

application by the deadline. Christian is the only contractor participating in the County mitigation grant program. He works closely with the RWBFD, ToBR and the Summit County grant program.

TCE HOA funding is limited for this program. This funding is first-come, first-served.

This HOA Cost Share Program shall be available for 2019 and 2020. Application deadline to be submitted to the County for 2019 is May 25, 2019. Mitigation work must be completed during the summer of 2019. County, ToBR and TCE HOA program funds will be distributed in the fall of 2019. Program for 2020 will have similar dates.

To qualify, homeowners must adhere to the following criteria:

- 1) Participate and fully comply with all the requirements of the County fire mitigation grant program. This is a 50/50 cost share grant from Summit County.
- 2) Comply with the Town of Blue River (ToBR) requirements regarding fire mitigation. ToBR contributes \$100 towards mitigation.
- 3) Mitigation plan must be approved by the Red, White & Blue Fire Dept. (RWBFD). It must also be inspected by the RWBFD once all mitigation work is completed before any disbursement of cost share funds.
- 4) The mitigation grant from Summit County is administered through the ToBR. Once the ToBR has approved and distributed the County cost share funds to the individual homeowners, ToBR will then notify the HOA. Upon their notification, the HOA will then disburse the TCE cost share incentive of 25% up to \$1,000 maximum, paid directly to the participating homeowners in TCE.
- 5) 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	\$5,000
Summit County 50% Grant	- \$2,500
Town of Blue River	- \$ 100
Timber Creek Estates HOA *	<u>-\$1,000</u> (25% = \$1,250 which exceeds cap)
(* Paid directly to homeowner)	
Net Cost to Homeowner	\$1,400

Even if you think you do not qualify or are ready to do fire mitigation work just yet, we strongly recommend that you have an inspection done by the Red White & Blue Fire Dept. They will rate your home on their findings of how “defendable” your home is. Homes with the best rating will get priority if a wildfire should occur. You may be surprised by some of the tips they can give you on keeping your home safe. Keeping your gutters clear of pinecones and debris is just one example. You can request an inspection by simply emailing Red White &

Blue Fire Dept. at mitigation@rwbfire.org. The inspection and evaluation is free of charge. To learn more about fire safety and mitigation, please visit the website at www.Firewise.org.

2. OUR WEBSITE

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.

3. 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. This will be directed to the staff and handled in a timely manner. To file a complaint, please visit our website and click on the [Citizen Services](#) link on the home page. You may also email info@townofblueriver.org. If you have a non-emergency issue requiring Police assistance, please call the non-emergency dispatch line at 970-668-8600. Please do not call the Marshals directly or Town Hall. Non-emergency issues include code violation complaints.

4. ILLEGAL USE OF BLUE RIVER CONDOS DUMPSTER BY TCE RESIDENTS AND RENTERS

Our neighboring condo association continues to experience trash dumping by Timber Creek Estates residents/renters 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.

5. 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.

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 the Guidelines 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.

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. HOMEOWNER AND PROPERTY MANAGER “NEIGHBORHOOD DIRECTORY”

The Board would like to compile a contact list of everyone in Timber Creek Estates to share with one another as a “neighborhood directory”. 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. You should have received a letter in April requesting your permission for basic information to use for such communications. Please be sure you completed and returned it.

The Board would also like to communicate with homeowners via email as this would be more efficient and less expensive. Please provide us with that information if you have not already done so.

8. NEXT ANNUAL HOMEOWNERS MEETING IN TIMBER CREEK – JULY 20, 2019 (please mark your calendars)

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 20, 2019.* We hope you can plan to attend.

9. DARK SKY LIGHTING COMPLIANCE

TCE HOA sent out several notices to specific homeowners regarding bright outdoor light complaints. Some homeowners are out of compliance of 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.

10. FIRE PITS – PERMITS REQUIRED

Per the Town of Blue River, fire pits must be permitted here in Blue River. Starting this year, *the process has been modified slightly.* Permits are still obtained through Red, White and Blue Fire District. The District will review all applications and issue the permits. Changes include:

All permits are applied for **ONLINE**. Go to <https://www.rwbfire.org/forms> and fill out their online application. There is a new \$25 fee for all applications. Red, White and Blue will then issue your permit. They are no longer taking applications at the Fire Station in Breckenridge.

Below is the Town Code on Fire Pits and requirements for permitting:

Section 7-7-30. Special permit requirements

(a) Permit required. All fires not specifically permitted by Section 7-7-20 above are prohibited unless a special permit is obtained pursuant to the procedures outlined herein. It is unlawful to start or maintain, either purposely or accidentally, any fire, other than those permitted herein, without having received a special permit for the same.

(b) Application for permit; approval or disapproval. An application or special fire permit shall be made in writing to the Red, White and Blue Fire Protection District, stating location and purpose of such fire and a description of all safety and precautionary measures planned. Within ten (10) days from receipt of the application for special permit, the District shall give its written approval or disapproval of such application. A copy shall be on hand at Blue River Town Hall.

11. NOXIOUS AND INVASIVE WEEDS – Coming soon to your yard?



It is important to stay in compliance of weed control throughout many of the Timber Creek Estates homeowner lots – especially the very toxic ***False Chamomile*** (pictured below) 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 this weed, 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.*

Please refer to the website <http://www.summitcountyco.gov/993/Summit-County-Noxious-Weeds> for more detail of all Summit County Noxious Weeds in accordance with the Colorado Noxious Weed Act.

If you prefer to address this via a weed spray of sorts that is more environmentally friendly, one of our homeowners has found a solution that will kill pretty much anything (notice – includes grasses, so apply carefully), as follows:

1 gallon of white vinegar

2 cups of Epson Salts

1 cup of Dial soap

Because this is a requirement for weed control, beware that there could be consequences if proper noxious weed control maintenance is not adhered to.

We would appreciate that homeowners prioritize action to help keep Timber Creek Estates a prime and pristine community.

12. OF NOTE.....Ruby Placer has decided not to pursue the zoning change at this time

Sincerely,

Timber Creek Estates HOA Board

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