

# TIMBER CREEK ESTATES HOA FALL/WINTER NEWSLETTER

NOVEMBER, 2019



**Welcome to the Fall/Winter season, Timber Creek Estates Property Owners!**

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. ***Please remember that it is a HOA covenant controlled community.***

➤ **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.

➤ **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 “*Blue River Police Dept*” and follow the links. It will be directed to the staff and handled in a timely manner.

**Blue River Guests Notes .....**

Visitors to the mountains often are not aware of our unique challenges. Please take time to inform your guests of these important notes and help to be a great neighbor in the community.

- ❖ Trash may not be placed (including empty cans) curbside until pick up day. Bears are present in our neighborhood, so secure trash appropriately and make arrangements for pick up.
- ❖ There is no parking on Town roads, *including cul-de-sacs*. Town Code limits the number of vehicles allowed in a driveway/parking space to five per household.
- ❖ Fire permits are required for ALL fire pits. Please observe any fire restrictions.

- ❖ Be courteous of 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.
- ❖ Renters are not allowed use of the Goose Pasture Tarn.
- ❖ Speed limit on all Town Roads is **15 mph**.

➤ **Illegal Use of Blue River Condos dumpster by TCE residents and renters**

Our neighboring condo association has experienced trash dumping by Timber Creek Estates residents into their dumpsters on the north end of their parking lot. Please note that these are not for the use of TCE and to refrain from 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.

➤ **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.

➤ **Short Term Rental Guest Guidelines - UPDATED**

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. Please display the Guidelines in a visible area and include them in your check-in instructions as well.

***Note: Noise, outdoor lighting left on, trash bins left out, garage doors left open and parking on the street and cul-de-sacs continue to be the main complaints. Please help reduce/resolve these issues.***

➤ **Occupancy Limits**

Per the Town of Blue River, the question has come up lately about occupancy limits. This comes from both those that short term rent wondering what they can and can't do, as well as neighbors who wonder how many people are allowed in the home. In Blue River, the R1 (single family) zoning allows for "no more than one person per 400 square feet or two people per bedroom." This is true for all septic permits as well as for sewer connections. ***What this means is if you have a four bedroom home, you may have a maximum number of eight occupants for a short term rental. Additionally, the Town Code allows for only five vehicles to be parked in the driveway and/or designated parking space.***

If you are found to be advertising 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.

➤ **No Hiking Trails**

All properties within Timber Creek Estates are privately owned. There are no hiking trails, so please respect all properties and do not trespass.

➤ **Wild Life**

Please do not feed the animals that pass through our neighborhood. We have moose, elk, bears, fox, porcupines, etc. Keep a long distance (up to 100 feet) away from the large wild life. Do not keep hammocks outside as large animals can become entangled and unable to break free.

➤ **Homeowner and Property Manager Contact Info**

A contact list of several owners recently approved their basic contact information to be included in a Timber Creek Estates HOA “directory” to share with one another. This helps the neighborhood become a more close knit community so that we might serve as eyes and ears for others and be notified now 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 this inclusion, please notify any one of us on the Board (contacts at end of Newsletter).

The Board will also be communicating with owners *via email* more frequently rather than using general mail. Please provide us 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!

➤ **NEXT ANNUAL HOMEOWNERS MEETING IN TIMBER CREEK – JULY 18th, 2020 (please mark your calendars)**

This past summer’s annual 2019 homeowners meeting was held on July 21<sup>st</sup> and followed by a fun and well attended pig roast. It was a great way to enjoy the neighbors and great food!

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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