

# ***TIMBER CREEK ESTATES HOA 2024 FALL/WINTER NEWSLETTER***



Welcome Timber Creek Estates owners to the 2024 Fall and Winter Newsletter, as we look forward to celebrating with family, friends and neighbors who attend events like Oktoberfest, Thanksgiving, the Ullr Festival, the Ice Sculptures, and the various holidays throughout the season.

Our goal is to communicate with you on the progress of topics that you care most about through this newsletter twice a year. We hope you read it thoroughly and provide any feedback you might have anytime.

➤ **HOA Board Activity**

Your elected Board Members of the Timber Creek Estates HOA to serve, as you expect, and ensure that the neighborhood remains safe, clean, and comfortable for all owners and guests. ***Since it is a HOA covenant-controlled community***, we aim to honor the enforcement of those Covenants and policies on your behalf. Please review them on the TCE website under HOA Documents, and if you rent short term, have your property management firm and/or renters fully aware of the town and HOA rules. While the HOA asks that each of you review the By-Laws, Covenants, and Policies on our website at [www.timbercreekestates.org](http://www.timbercreekestates.org), we request that everyone honors, respects, and abides by them to help maintain the peaceful neighborhood that TCE is intended to be.

➤ **Timber Creek Estates Getting Closer to Final Buildout**

We continue to see a rapid increase in buildouts with new homes throughout Timber Creek Estates and welcome the new residents since our last newsletter. New homes in progress include 830 Whispering Pines Circle and 710 Whispering Pines Circle.

➤ **Timber Creek Estates Architectural Committee – All exterior projects must be approved – SEE FORM REQUIRED FOR SUBMISSION**

In addition to Town of Blue River Building codes, the TCE Architectural Committee is responsible for approving and enforcing specific Guidelines relating to building, remodeling, and landscaping. This includes (but not limited to) material, roofing, siding, and/or painting changes, exterior lighting, landscaping (including outdoor décor, playground equipment, dog runs, etc.). Please be sure to contact Rick Cummins on the ARC Committee at [cumminsretreat@yahoo.com](mailto:cumminsretreat@yahoo.com) (also see the Timber Creek Estates HOA website) for outreach, guidance, and/or approval. **An Architectural Work Request Form is posted on the website and with this mailing and must be used for submissions prior to work commencing. Refer to the attached Form.**

***Home Maintenance***

One of the areas of focus during 2024-2025 will be addressing overall home maintenance (including repairs, replacements, siding, painting, staining, roofs, etc. of the home exteriors). **As a rule of thumb, homes usually need their exterior painting done every 4-5 years due to the harsh weather. Several homes have been identified as needing a “refresh” so please consider addressing this with the Architectural Committee if you are due/overdue.**

➤ **Dark Sky Outdoor Lighting Requirements**

The HOA collaborated last year with several owners to modify or replace their lighting to meet current compliance standards, especially given the increase in home buildouts in the neighborhood where bright lights and spotlighting from some of those homes were distracting and non-compliant with current requirements.

As a reminder, exterior lighting must be downward cast or obscured to prevent light pollution and light trespass (casting light across property lines). Spot lighting is only permitted for safe passage and must be controlled by motion sensor and be illuminated for limited duration. All exterior lighting must be of a low-level subdued intensity and *shall be approved by the ARC before installation*. No lights shall be emitted from any Lot or Tract which are unreasonably bright or create unreasonable glare or which are annoying to neighbors. Be sure the fixtures are dark sky compliant and use only low wattage bulbs or turtle bulbs. Please contact anyone on the Board or Architectural Committee if you have questions.

We encourage owners to be conscientious of all lighting – including very bright *interior* lights that may also cast glare to the outside.

**The Town of Blue River** also recognizes the beauty of the natural night sky. In 2020, the Town of Blue River adopted the Natural Night Sky regulations for homes in Blue River. The Town encourages residents to work towards making their home a night sky friendly home preserving views of the sky. Grants for natural night sky lighting are to encourage adaptation of light to night sky friendly lighting. Examples of night sky lighting may be found below.

Eligible grants:

- You may exchange your exterior light bulbs at the Town Hall for new night sky friendly bulbs.
- Reimbursement of light timers, shields, or new lighting up to 50% or maximum of \$150.

➤ **Fire Mitigation and Weed/Grasses Control – Attention Owners – Plan for Spring**

Special attention is needed by all owners to address their landscape and entire lots for controlling grasses (no more than 6 inches in height), dead or dying tree removal, and noxious weed removal (Weed cutting only spreads the seeds. Noxious weeds must be pulled by hand and disposed of in lawn bags). Areas within Timber Creek Estates have been unattended by owners, and it has become unsightly, can affect home values, and is a fire prevention issue. It is of utmost importance that all owners plan for springtime “cleanup.” You may coordinate through various tree removal companies or the Boy Scouts for weed removal.

**Recent Firewise USA Certification**

It is with great pleasure that Timber Creek Estates has been approved to become a nationally recognized **Firewise USA** program participant where residents throughout the nation are working to reduce their wildfire risks. For further information, go to <https://www.nfpa.org/education-and-research/wildfire/firewise-usa> for all information needed. The Firewise program is administered under the NFPA (National Fire Protection Association).

**Fire Mitigation Grant applications are now open**

***You must apply for the Grant by early April to participate in any reimbursement of the Defensible Space Program. Contact one of the foresters listed below. The goal is for all property owners to participate.***

Fire safety is a top priority for our HOA. We encourage you to be proactive and do your part to help protect the neighborhood. Thank you to those who have already participated in the program! ***For those of you who have not, please consider fire mitigation for your property this year.*** The program is made possible through a grant with the Summit County Wildfire Council and is a terrific way to get dead trees and slash removed from your property as well as reducing fire danger at a fraction of the total cost. The 50/50 mitigation grant share is administered by TOBR who will then notify the HOA upon completion of the service following the Town incentive of \$100. The HOA will then disburse 25% of the total fee up to \$4,000 maximum, directly to the participating homeowner in TCE. (Note: 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:	\$10,000
Summit County 50%	- 5,000
Town of Blue River incentive	- 100
Timber Creek Estates HOA incentive	<u>-2,500</u> (25% up to \$4,000 max)
<i>Cost to Homeowner</i>	<i>\$2,400</i>

The Town of Blue River will again partner with contractors that owners may choose to seek bids from: Beetle Kill Tree Guys, Ceres Landscaping, Layman Tree Service, or TSH Tree Service.

Please refer to the Town of Blue River website for more details or contact Guenther Dziuvenis on the HOA Board at [kansascityhusker@aol.com](mailto:kansascityhusker@aol.com).

➤ **Short Term Rental Guest Guidelines**

We request that Owners post instructions for renters of the Covenants and Town of Blue River key ordinances. Important to note are limitations regarding lighting after dark, noise, non-use of any fire pits, and trash pickup days, etc. Remember that owners can be fined for their renters' non-compliance by either the HOA and/or the Town of Blue River. We kindly ask that if you rent out your home (or have guests staying there when you are not) you consider posting the Short-Term Rental Guidelines sheet posted on our website at [www.timbercreekestates.org](http://www.timbercreekestates.org) under RESOURCES.

**Occupancy Limits** - During the period of any short-term rental, the dwelling unit may not exceed an occupancy of two (2) persons for each bedroom (as defined by Section 6-1-20) plus a total of two (2) additional persons . **For example, a two-bedroom residence shall be limited during the period of any short-term rental to a total occupancy of six (6) persons.**

*If you are found to be falsely advertising the number of occupants per the Town of Blue River definition 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 by the Town of Blue River.*

Non-compliant behavior or noise annoyance from renters or homeowners should be reported to **970-668-8600 (non-emergency dispatch)** to have a Town of Blue River officer respond.

➤ **Recreational Equipment parked on your property**

Per Covenant requirements, recreational equipment is defined as travel trailers, pickup campers or coaches, motorized dwellings, trailers, motorcycles, snowmobiles, ATV's, boats, and boat trailers. No recreational equipment shall be used on a Lot for living, sleeping or housekeeping purposes. No such equipment shall be parked as permitted unless it is in a condition for safe and effective performance. **Recreational equipment that is parked on a Lot for a period of 10 consecutive days or 30 days or more in a cumulative calendar year will be treated for the purpose as being stored, and no recreational equipment may be stored on a Lot unless completely enclosed in a garage or attached accessory structure.**

➤ **Chain-up By-Pass Lane**

The Town of Blue River continues to have conversations with CDOT but there are no known updates at this time.

➤ **Homeowner and Property Manager Contact Info and Email Communication**

Our Timber Creek Estates HOA "directory" contains your contact information that you specifically agreed to share with one another. This helps the neighborhood become a more close-knit community looking out for our homes and who can notify you or your PM 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 adding your name to this directory, please notify any one of us on the Board.

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

➤ **Our Website**

Please be sure to add our website to your Favorites: [www.timbercreekestates.org](http://www.timbercreekestates.org). You should be able to navigate pertinent information with relative ease. We hope you find it more user – friendly and accessible.

FACEBOOK Group – We have established a Facebook **Timber Creek Estates Neighbors** Page. You are encouraged to join it for informative updates from the HOA, neighborhood commentary, as well as buying/selling items, wildlife sightings, photos, etc.

➤ **Town of Blue River information and code enforcement**

The Town recently hired a **Town Ambassador** to focus primarily on code enforcement and other duties.

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: <https://townofblueriver.colorado.gov> and click on the sign up for newsletter link or call the Town Hall at 970-547-0545. Code Complaints should either go through our online access or call 970-668-8600 (non-emergency dispatch) to have an officer respond. Important reminders include:

- *Trash may not be placed (including empty cans) curbside until pick up day and must be removed promptly. Bears are present in our neighborhood, so secure trash appropriately and arrange for pick up.*
- *There is no parking on Town roads, including cul-de-sacs. The Town Code limits the number of vehicles allowed in a driveway/parking space to five per household.*
- *Fire permits are required. Please observe any fire restrictions and be sure that screens are installed over fire pits as required. Owners are encouraged to prevent renters from using any firepits.*
- *Be courteous to 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.*
- *This is a “dark sky” neighborhood, so please turn outdoor lights off after 10 p.m.*
- *Renters are not allowed to use the Goose Pasture Tarn.*
- *The speed limit on all Town Roads is 15 mph.*

- **NEXT ANNUAL TCE HOMEOWNERS MEETING** – Our homeowners attended the last Annual Meeting on July 22 in force with 54 in person and five by ZOOM. The Town Manager, Michele Eddy, the Red, White and Blue Fire Marshall, Capt. Matt Benedict, town Police and our Water District reps attended also. The BBQ afterwards was excellent. Everyone enjoyed the opportunity to meet and get to know all their neighbors. **Please mark your calendars, scheduled for July 19, 2025. The Meeting and BBQ following will be held at the residence of Steve (HOA President) and Janet Schiell, 475 Whispering**

**Pines Circle.** 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**

Stephen Schiell, President	(970)275-0723	<a href="mailto:schiell55@gmail.com">schiell55@gmail.com</a>
Eric Vadla, Vice-President	(469) 834-9055	<a href="mailto:evadla351@gmail.com">evadla351@gmail.com</a>
Rick Cummins, Treasurer	(303) 884-4656	<a href="mailto:CumminsRetreat@yahoo.com">CumminsRetreat@yahoo.com</a>
Nick Konz, Secretary	(832) 515-8130	<a href="mailto:nkonz@yahoo.com">nkonz@yahoo.com</a>
Sandy Peif, Director at Large	(303) 883-7222	<a href="mailto:sandypeif@comcast.net">sandypeif@comcast.net</a>
Guenther Dziuvenis, Director at Large	(480) 993-4412	<a href="mailto:kansascityhusker@aol.com">kansascityhusker@aol.com</a>
Eric Hann, Director at Large	(708) 473-6300	<a href="mailto:wysteria96@comcast.net">wysteria96@comcast.net</a>

**Architectural Committee**

Rick Cummins	(303) 884-4656	<a href="mailto:CumminsRetreat@yahoo.com">CumminsRetreat@yahoo.com</a>
Nick Konz	(832) 515-8130	<a href="mailto:nkonz@yahoo.com">nkonz@yahoo.com</a>
Jim Peif	(303) 880-3541	<a href="mailto:jimpeif1@comcast.net">jimpeif1@comcast.net</a>
Eric Hann	(708) 473-6300	<a href="mailto:wysteria96@comcast.net">wysteria96@comcast.net</a>
Steve Schiell	(970)275-0723	<a href="mailto:schiell55@gmail.com">schiell55@gmail.com</a>