



2016

CARRIAGE HILLS

PROPERTY OWNERS ASSOCIATION

NEWSLETTER

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2016 HOA Dues

2016 has arrived and its time to renew or begin your CHPOA Membership. Membership has great benefits such as free slash pick up and discounted tree sprayings. In addition that funding will go towards improvements in Carriage Hills. 2015 was a record year for memberships but we are hoping to beat our number of members in 2016. Please send your check with the Dues Notice that is located in the back of this newsletter.

To Do List

To Do:

1) Pay 2016 Dues

Only \$30. Payable to: CHPOA
P.O. Box 1047
Estes Park, CO 80517

2) Join Invasive Weed Group

Help make a difference and call David Born:
970-586-9607 to join and for more information.

Roadside Trash

Keep Carriage Hills Beautiful

When you live in a nice house you realize that if you do not attend to its maintenance it will soon become run down; its pipes and roof may begin to leak, its paint may begin to crack and peel, its furnace no longer provides sufficient heat to keep you warm, and its electrical system becomes downright

dangerous. We all know this is part of the cost of home ownership and we either tend to these jobs ourselves or hire someone else to do the jobs we cannot, or feel unqualified, to perform.

But the same is true on the outside of our homes. Papers and plastic blow into our yards by the winds, and some people carelessly throw

things out of the car they no longer want or need. We live in a beautiful area and it is sad to see it trashed by things when the solution is so simple.



If each of us would put on work gloves and pick up unnatural things in our yard, then properly dispose of those things, we could restore some of the natural

beauty of Carriage Hills. Further, invite a neighbor to join you on a walk around the "block." If you remember to bring a bag and your gloves, and each of you walks a different side of the road, the two of you could "clean" a nearby roadside in a stretch of Carriage Hills. Each of us would be indebted to you for your contribution to local beautification.

Fish Creek Infrastructure and Scott Ponds Updates

For up to date information concerning the Fish Creek infrastructure and the rebuilding of Scott ponds here are a couple of very useful websites: www.fishcreekcorridorrepair.com and www.estes.org/scottponds. You can also contact the Town of Estes Park Public Works Department at 970-577-3587

Keeping Your Property in Good Shape

It is important that everyone take pride in their property and keep it in good shape. It improves the general appearance of Carriage Hills and it will help us maintain our property values.

Free Slash (branches) Pickup

for CHPOA Members

Once again the CHPOA will provide FREE slash pickup for paid members only. This service helps with fire mitigation and will begin about the first week in July. Please have any tree branches you have trimmed cut to a manageable length (4-5 feet) and placed in a pile at the front of your property with butt end forward. Please note that pine needles/cones, or other yard waste, are not included in free slash pickup. If you have not renewed your membership, you can still do so. Adam Tree Service will be provided a list of paid members.

Dog Leash Reminder

Please be courteous when walking your dogs and make sure they are on leashes and that they are being cleaned up after. Larimer County has leash laws and everyone's safety is always of highest concern.

Landscaping Update

CHPOA continues to work through the slow process of putting together a landscaping and lighting plan for the entrance of Carriage Hills. There was a lot of progress made in 2015 with the research and approval process involved needed with both the city of Estes Park and with CDOT. CHPOA is currently in the process of reviewing plans. If you are interested and have a landscaping design background we would love your additional input. If interested please contact carriagehillspoa@gmail.com



"Sometimes late at night I dig a hole in the backyard to keep the nosey neighbor's guessing."

Helpful information from Code Compliance Department

Press Release/Code Compliance

Code Compliance staff oversee all Community Development code compliance activities in the Town of Estes Park and the surrounding unincorporated Estes Valley/Larimer County. We strive to obtain voluntary compliance with adopted codes through education, cooperation, and enforcement to maintain a safe, healthy, and clean community. If voluntary compliance cannot be reached, legal action may be taken. The below list is not meant to be all encompassing, but to address common areas of confusion related to adopted codes.

1. **Vehicles and Recreational Vehicles (RV)** are limited to four (4) vehicles and two (2) RV's per two acre lot when stored outside. This includes trailers and work trailers. RV's and trailers cannot be parked any closer to the street than behind the front setback of the house in a side yard.
2. **The accumulation or abandonment of waste material and rubbish** is prohibited. This includes garbage, waste lumber, inoperable vehicles, discarded furniture, or appliances.
3. **Noxious weeds** must be controlled for the health of the valley. Enforcement will take place primarily in the spring and summer to notify residents of noxious weeds on their property. Please contact the Larimer County Weed District at 970.498.5768 for further information.
4. **Vacation rentals** must have a business license if inside Town limits and/or permit for those in unincorporated Estes Valley to legally operate. All rentals are subject to a maximum occupancy of eight (8) guests and three (3) vehicles parked outside at any given time.
5. **Noise levels** are regulated and maximum levels are only allowed during 7:00 am to 8:00 p.m. Noise complaints can be handled by the Estes Park Police or Larimer County Sheriff.
6. **Home Businesses** require a business license from the Town Clerk (970.577.4773) if you do any business in the Town of Estes Park. Outside storage is not allowed in association with a home business.
7. **Zoning, Setbacks, and building permits.** Prior to any grading, construction, or maintenance, please check with the Community Development Department (970.577.3721) or Larimer County Building Division (970.577.2100) to determine if a permit is required.

Please contact your local code compliance officer, Linda Hardin at (970-577-3723) or lhardin@estes.org with any questions or concerns. You can also find valuable information on the Town of Estes Park website.

Did You Know

Carriage Hills also has protective covenants. The most overlooked or unaware covenant is notifying the CHPOA if you plan on doing any exterior home improvements. Examples would be painting your house, adding a shed, building a new addition or building a fence. The CHPOA has an architectural committee composed of the President, Vice-President and Treasurer whose responsibility is to make sure the improvements have "quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation."

Approval emails with drawings or pictures can be emailed to: carriagehillspoa@gmail.com the process is extremely quick and simple and normally takes less than 48 hours for approval. The homeowner should complete this process at the same time as addressing Rule 7 from the above list from the Code Compliance Department.

 Find us on
Facebook

Carriage Hills has a Facebook Group

Carriage Hills President "R.J. Akers" has formed and will be the administrator for the Carriage Hills Community page that will be a closed group invite for Carriage Hills residents. This means that any post made on this page will only be seen by members of the group. The purpose of this page is to be a positive forum to share communication and education among Carriage Hills residents. There are currently 138 people that have signed up on the page and it continues to grow.

Carriage Hills Community Page is a positive community forum that's purpose is to:

- Receive information and education from the CHPOA to inform residents of Carriage Hills of happenings within our subdivision.
- Share ideas and suggestions on improvements to Carriage Hills
- Communicate updates on important Estes Park projects such as the Fish Creek Public Infrastructure Project and the building of the Estes Valley Community Center
- Garage Sale Postings
- Organize neighborhood clean-up group
- Help create neighborhood groups of your choice (walking, hiking, gardening, etc.)
- Creation of playgroups for children
- Or whatever Carriage Hills residents want talk about as long as it's positive and is intended to help, promote or share with our fellow neighbors.

CHPOA will be sending out email invites to join the group or you can simply search Carriage Hills Community Page and ask to join.

Vacation Rentals in Carriage Hills

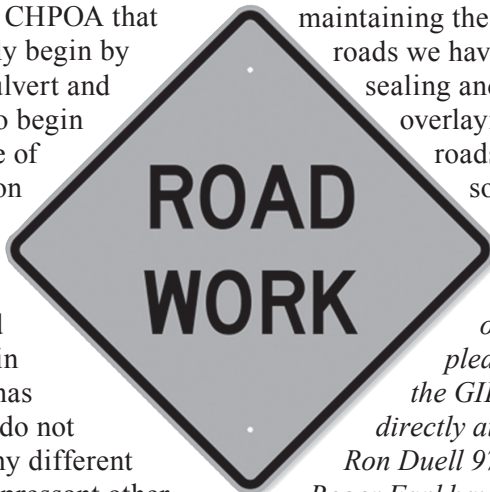
The Town Board and County Commissioners are considering regulatory and process changes related to short-term vacation rentals. In recent years the number of vacation rentals has increased in many neighborhoods, including Carriage Hills. As more homes are converting to VR, quiet residential neighborhoods are being impacted negatively. Town and county leaders began reviewing current regulations last year. They held a

series of meetings to get citizen input. Connie and Bob Leavitt attended one of these meetings on December 12. Vacation rentals are currently limited to having 8 occupants. This meeting focused on rules for vacation rentals with higher occupancy (if indeed they are allowed) and whether to limit the number of vacation rentals in the valley. Previous meetings dealt with licensing, code compliance, and other issues. Balancing the competing

interests of neighborhood residents with those of vacation rental operators is a difficult process. To date the town and county have not been able to reach a consensus on new VR regulations. Another meeting is tentatively planned for late January. It is hoped that new VR regulations will be in place by this spring. *For the latest information on Vacation Home Rental regulations see www.colorado.gov/townofestespark/vacationrentals*

General Improvement District (GID 4) Road Work Update

The Mill Levy increase passed on November 4th by a margin of 279 Yes (58.49%) and 198 NO (41.51%). With the additional new funding GID4 has conveyed to the CHPOA that they will initially begin by doing a bit of culvert and ditch work. Also begin to work on more of the road repair on the secondary roads that typically haven't received much attention in the past. GID4 has stated that they do not plan on using any different type of dust suppressant other than the Mag Chloride they



currently use. GID4 states it works better than any other methods that have been tried in the past. GID4 also plans on working harder to maintaining the existing asphalt roads we have, such as crack sealing and eventually even overlaying existing paved roads. This will all take some time though. *For any questions concerning roads or snow removal, please contact any of the GID4 board members directly at:*
Ron Duell 970-586-5924
Roger Fankhauser 970-586-0656
Stan Black 970-480-5042

Invasive Plants in Carriage Hills

As many people are beginning to realize, the invasive weed problem in Carriage Hills is serious. However, over the summer of 2015 a half dozen or so Carriage Hills residents began to make a small dent in this problem. While monitoring our own yards for invasive weeds over the summer, some of us also worked other local areas, usually close to our homes, and a couple of people distributed Estes Land Stewardship Association (ELSA) weed identification booklets to residents living on Whispering Pines. There is still much to do, but if we can grow this group of concerned Carriage Hills landowners we can at least moderate this out-of-control plant problem.

If you have a particular interest in this problem and/or would like the camaraderie of working on a Carriage Hills problem with other neighborhood residents, please call David Born at 970-586-9607 or email at Born@ku.edu and let him know of your interest. Oh yes, if you aren't currently confident of your plant identification skills we can teach you to recognize the 15 most unwanted plants in the Estes Valley. Please come join us.

Did You Know

Until the recent mill levy increase, GID4 operated off of a small portion of your property tax (4 mill levy) for Carriage Hills Residents. The mill levy had not been increased since 1993 and Carriage Hills had the lowest mill going towards roads of all of the unincorporated neighborhoods.

New Ideas or Want to be Added to Our Email List?

Have a great idea to improve Carriage Hills or want to be added to our email communication list?
Just let us know at carriagehillspoa@gmail.com

Thank
You

from the **CHPOA Board**

RJ Akers-President; Mike Wold-Vice President; Gail Albers-Treasurer; Linda McKee-Secretary
and board members - Bill Cook; Janice Lee; David Born; Bob and Connie Leavitt and Bettie Tully

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CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION DUES NOTICE FOR 2016 - \$30

Please mail this form and your \$30 check to: CHPOA, P.O. Box 1047, Estes Park, CO 80517

Name(s): _____ Check # _____ \$30.00

(Please check one) Renewing Member New Member

Carriage Hills Property Address: _____

Other mailing address: *(Please complete if preferred mailing address is other than the property address)*

Email address: _____ *(Your email address will be kept confidential)*

Telephone contact numbers: _____

Comments or issues that concern you: _____

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CHANGE SERVICE REQUESTED