



Carriage Hills Property Owners Association 2014 Fall Update

Greetings to all CHPOA members and residents of Carriage Hills. What beautiful weather we have enjoyed this year and hopefully this winter doesn't offer up too many surprises. Hoping everyone has an enjoyable and safe holiday season.

Items Included In This Fall Update

- ⤴ ***Did you know?*** (Educational notes throughout this newsletter)
- ⤴ Playground is a huge success
- ⤴ GID4 Road Update (General Improvement District)
- ⤴ Code Compliance Officer Helpful Information
- ⤴ Launching of Facebook "Carriage Hills" Group Page
- ⤴ Dog Leash Reminder
- ⤴ Keeping Personal Property in Good Shape
- ⤴ Lighting and Landscaping Update for Spring
- ⤴ Invasive Weed Group being formed for Spring
- ⤴ CHPOA Dues Update and % paid this year
- ⤴ New Ideas or want to add your email to our POA database. Let us know.

Playground is Huge Success



Thank You to Nordson Corporation and the Estes Valley Recreation and Park District for partnering and building this “pocket park” in Carriage Hills. The park ribbon cutting ceremony took place on September 25th and the park has been a big hit ever since.

*****Did you know*****

During the playground build there were around 10 Carriage Hills residents that helped and gathered around 12 bags of noxious weeds in the playground area. Now that is what I call a WIN-WIN for Carriage Hills.

The General Improvement District (GID4) Road Update

Fall 2014 Report from the GID-4 Road Board

2014 has been a recovery year for us from the devastating flood of 2013. This year we received reimbursements from Larimer County (and FEMA) for \$43,542.03 for repairs directly attributed to the flood. We also spent \$53,759.66 on routine maintenance which included road grading and some ditch work. This year we have already spent \$8,630.50 on snow removal and sanding operations out of our annual budget of \$10,000. Thanks to the former road board members and help from the county, we still have enough in reserve to get us through snow removal for this year. We (the road board) are looking at what we can do to improve snow removal and sanding operations in the coming winter. This may include plowing the paved roads sooner and sanding more frequently.

We want to thank everyone for all their patience on getting the flood repairs done as it has been very difficult to get qualified contractors in to perform the work in a timely manner. We have also been looking at our annual budget for road maintenance and currently there is nothing in the budget for paved road, ditch or culvert maintenance. These are all very expensive items to maintain but are things that need to be done to keep our roads in top condition. As a result, we are looking at asking for a mill levy increase on our property taxes to go towards our road maintenance. You will be hearing more about this as we research what is needed for our budget.

As you all know, our roads in Carriage Hills have a direct reflection on our property values and the future salability of our individual property. We can all do our own

individual parts to maintain our properties along the roadways to include keeping trees trimmed where they encroach into the road and to keep those self-planted trees out of the ditches. Any help along your property to keep the water in the ditches is also very much appreciated.

This is a great community and all of us on the road board are proud to be a part of it and volunteer our time because we want to help keep it great. Any feedback is appreciated and taken seriously. You may contact us via email at BerettL@yahoo.com or by phone at (970) 223-6370.

*****Did you know*****

GID4 operates off of a small portion of your property tax (4 mill levy) for Carriage Hills Residents. This mill levy has not been increased since 1993 and Carriage Hills has the lowest mill going towards roads of all of the unincorporated neighborhoods.

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, Wes Reichardt at 970.577.3723 or wreichardt@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.

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.

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.

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.

Keeping Your Personal 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.

“I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him.” Abraham Lincoln

Landscaping of Entrance Sign set for spring 2015

CHPOA President is working through the due diligence of updating our landscaping at the entrance into Carriage Hills. Since the land is owned by the city, information is being gathered on what Carriage Hills can and can't do and if assistance can be given towards the project. Goals of this project will be:

- Enhance the entrance of Carriage Hills through the lighting of sign and landscaping.
- Put up some type of restraints (possibly boulders) to eliminate parking and use as a roundabout at entrance.

Invasive Weed Group being formed for spring

CHPOA Board Member David Born will be forming a group this spring to help identify and prevent invasive weeds in Carriage Hills. If interested in joining the group please contact David at:

970-586-9607) or send an email to Born@ku.edu

CHPOA Dues Paid

CHPOA currently shows 52% of residents paying dues for 2014. That is the highest percentage ever. With 2015 around the corner the CHPOA will send out its 2015 membership form in our January newsletter. It is not too late to pay for 2014, if you haven't, to help support the CHPOA. 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.

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; Roger Fankhauser; Janice Lee; David Born

Carriage Hills Property Owners Assn.--Dues Notice for 2014--\$30.00

Please mail this form and your check to:

CHPOA, P.O. Box 1047, Estes Park, CO 80517

Name(s): _____ Check # _____ \$30.00
Renewing Member _____, New Member _____ (Please check one)

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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CARRIAGE HILLS
PROPERTY OWNERS ASSOCIATION
P.O. Box 1047
Estes Park, CO 80517

CHANGE SERVICE REQUESTED