



Carriage Hills Property Owners Association 2015 Spring Newsletter

Greetings to all CHPOA members and residents of Carriage Hills. Hopefully, everyone had a great holiday season and here is to a safe and prosperous 2015.

Mark your Calendars/ To Do List

- ⤴ Annual Homeowner Meeting (Wednesday July 15th @ 7:00 P.M.)
Location: Estes Park Masonic Lodge
Address: 1820 South St. Vrain (Hwy 7)
- ⤴ Join Invasive Weed Group. Help make a difference and call David Born @ 970-586-9607 to join and more information.
- ⤴ Pay 2015 Dues. Only \$30. Payable to CHPOA, P.O. Box 1047, Estes Park CO 80517

Items Included In This Spring Update

- ⤴ 2015 CHPOA Dues Do.
- ⤴ Invasive Weed Group currently being formed
- ⤴ Roadside Trash
- ⤴ Scott Ponds Update
- ⤴ Estes Valley Community Garden
- ⤴ Code Compliance Reminder
- ⤴ Slash Pick up Dates for paid CHPOA Members
- ⤴ Discounted Pine Beetle Spraying for CHPOA Members
- ⤴ Facebook “Carriage Hills” Group Page
- ⤴ Lighting and Landscaping Update for 2015
- ⤴ New Ideas or want to add your email to our POA database. Let us know.

2015 Dues now due

2015 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. 2014 was a record year for memberships but we are hoping to beat our number of members in 2015. Please send your check with the cut off Dues Notice below.

Invasive Weed Group currently being formed

Currently, 14 plants top the list of most unwelcome weeds in the Estes Valley; a great many, and probably all, live in Carriage Hills. If you walk the roads in warmer weather, and can recognize some of these intruders, you may be surprised at how we are rapidly losing the battle to keep and preserve our natural vegetation. Earlier I had a brief article in both the autumn Carriage Hills Newsletter and on the Carriage Hills Facebook page asking those of you interested or concerned with this problem to contact me, and left contact information -- not a single person contacted me. Before milder weather begins, and most plants begin seriously growing, there are many things to be decided so that we're at least somewhat prepared to launch an assault on this growing (no pun intended) problem. If you know about plants and are willing to help please contact me: David Born, 1020 Lakeshore Dr., Estes Park, CO 80517. Landline: (970) 586-9607, Email: Born@ku.edu. Even if you don't know much about plants, but are willing to learn, plant identification is relatively simple and we can teach you the basics.

Roadside Trash

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.

Scott Pond's update

Estes Valley residents concerned about the future of the Scott Ponds had the opportunity Monday evening January 26 to let town planners know how they felt about proposals outlined in the Fish Creek Resiliency Mast Plan. One of the items in the master plan called for the removal of both dams and returning the area to a natural state. This proposal drew a mixed reaction from homes adjoining the ponds, as well as those up and downstream. Planners are in the process of determining what to do with the two dams that created sizable ponds in the green space in the Carriage Hills subdivision. The lower dam was virtually destroyed during the September 2013 flood. The upper dam, though still intact, was damaged during the same event. According to state engineers, the two dams were constructed around 1967. Town planners reiterated several times, that Monday's meeting was for fact-finding

"We are very sincere when we say we value your opinion," said Estes Park civil engineer Kevin Ash to the dozens in attendance. He explained that citizens could provide insight and perspective that town staff could not. "There have been some misconceptions," he said about the plan." No decisions have been made on master plan. We won't make those decisions until we give the people impacted a chance to offer input." Muhonen said the goal of asking for public input was to try to find common ground. Ash said there needed to be somewhat of a sense of urgency in developing a public consensus if state deadlines are to be met. He said the town needed to have at least a process in the works by the Nov. 1, 2015 deadline put forth by the state. He said for this to be possible, a working plan needed to be put in place by April 9 if the town hoped to complete the process by November. Muhonen said the ultimate solution will be heavily influenced by cost and water rights. One of the pressing tasks is the town identifying what water rights it has regarding the ponds. "We may not even have the right to restore the ponds as they were," he said. Cost is also a factor. Muhonen said current estimates put the price tag for repairing the dams at \$1 million each. "As a town we do not have \$1 million for a dam, or \$2 million for two dams," he said. The public was then given the opportunity to weigh in on the process. Concerns ranged from the process, impacts to surrounding property, safety issues for property downstream and impacts on wildlife. Muhonen said state engineers would make the final decision on approving or denying the plans. Town officials thanked those attending and offering input, promising to take what was said under consideration as the planning process proceeds.

Estes Valley Community Garden

Something exciting is happening in the Estes Valley Area. Plans are in place for a Community Garden to open in the Stanley Park Area. The target date is this year! A 501(c)3 organization has been established to see this become a reality. The Estes Valley Community Garden Board has partnered with the Town of Estes Park and the Estes Valley Recreation and Park District. The garden will be located across the High School and between the Observatory and the tennis courts. There will be 24 raised garden plots with quality soil brought in. The fencing will be above and below ground to keep the hungry critters out. One plot will be reserved for volunteers to garden for the Crossroad Ministry Food Pantry. One or two plots will be for youth gardeners free of charge and one or two plots will be for people-in-need free of charge. There will be a drawing for the remaining plots for community members to garden for their own usage for a rent of approximately \$50.00 per season. High altitude gardening can be a challenge but many mountain communities in Colorado are successful. Let's join them. If you have questions, want to donate money to this good cause, and/or want to volunteer; please call Connie Dedon at 970-586-4078. More information is on the evcg.org website.

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.

Free slash (branches) pickup for CHPOA Members

Once again the CHPOA will provide FREE slash pickup for member 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.

Pine Beetle Spraying

Swingle Tree Service is again offering members a great rate for Pine Beetle spraying. Depending on the weather, the spraying should start around the end May, so if you haven't made your arrangements, you should do so ASAP. If you have been using their service, you may have already received your "prepay" statement which saves you even more. If you need to contact Swingle please use the following contact:

Dan Simpson 970-556-1282

Office Number 970-221-1287

Email- dsimpson@mysingle.com

*Please tell Dan you are a Carriage Hills POA member.

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 86 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.

Landscaping of Entrance Sign set for 2015

CHPOA is set to start planning on landscaping the entrance sign and will share ideas with residents once preliminary meeting with the city haven taken place to see what can and can't be done knowing it is on city property. 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.

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: _____

CUT

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

CHANGE SERVICE REQUESTED

