



2016

CARRIAGE HILLS

PROPERTY OWNERS ASSOCIATION

NEWSLETTER

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Greetings to all CHPOA members and residents of Carriage Hills. Hopefully everyone is enjoying the great weather and here is to a fantastic Estes Park summer free of floods and fires.

Mark Your Calendars

JULY 11

The start of slash pickup for paid members

JULY 14

Annual Homeowner Meeting Thursday, July 14th @ 7:00 P.M.

Location: Estes Park Masonic Lodge

Address: 1820 South St. Vrain (Hwy 7)

To Do List

Join Invasive Weed Group

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

Help Support Carriage Hills

Thank you for supporting Carriage Hills and paying your 2016 dues. 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. This year we are looking to start landscaping the entrance sign of Carriage Hills and need all the funding possible for the project. 2015 was a record year for memberships but we are hoping to beat last year's total contribution.

Annual Homeowner's Meeting Agenda

Annual Homeowner Meeting Reminder for July 14th at Masonic Lodge at 7:00 PM. CHPOA President will go over Carriage Hill's treasurer report and changes to CHPOA officers and Board Members. Also on the agenda are several exciting guest speakers

covering key topics such as: GID4 (road updates), Vacation Rental Information, Linda Hardin (covenant control information and Q&A), Fish Creek road and trail update and timeline, Scott Ponds update and timeline, and David Born on invasive weed prevention.

Recruiting Volunteers to be on the CHPOA Board

The CHPOA is currently looking for potential new officers and board members to begin term July 14th, 2016. There are several board members that will have their terms end at July's meeting so to keep a full board it would be ideal to have

at least 2 new members. Please email Carriagehillspoa@gmail.com if interested or if you have any questions. Special thanks to Janice Lee and Linda McKee for all of your hard work while serving on the CHPOA board.

Carriage Hills Website Coming Soon

In an effort to increase communication and to make it easier to obtain information, CHPOA is currently working on a website page. It will be called Carriagehillspoa.org. Watch our Facebook page for more information.



Invasive Weeds in Carriage Hills

Our cool and wet spring has given the weeds in Carriage Hills a rip-roaring start on year 2016. Most of the invasive weeds are not yet blooming, but the plants are growing ferociously and flowers are coming soon – followed quickly by seeds, and the cycle begins again. The trick, of course, is to interrupt this growing cycle.

During the 2016 year a number of the Carriage Hills residents plan to walk the roads/streets in Carriage Hills digging/pulling the invasive plants in the roadsides



during a quick walk through. Often these walks will occur following a rain when digging is a bit easier. Anyone interested in learning about local plants is welcome to join us. If you don't know much about plant identification but are interested in learning we are happy to teach you what we can. Further, some of the invasive plants are so distinctive they only need to be pointed out to a person once.

For individuals interested in joining us on these search-and-destroy missions, wear long sleeves, eye protection, and Gloves are recommended. Also, bring a digger if you have one. *To be notified of upcoming invasive weed walks contact David Born by email at Born@ku.edu or by calling his landline (970) 586-9607.*

Did You Know

Larimer County General Improvement District (GID) No. 4 (including Carriage Hills and Sanborn Acres) was established in 1975. It provides for the maintenance and snowplowing of our roads. GID4 operates off of a small portion of your property tax. Last year the mill levy was raised for the first time since 1993 by vote of the property owners in the district. As a result more funds are available for road maintenance this year. As an example, patching and other work has recently been done on Carriage Drive. Road maintenance plans will be discussed at the annual meeting.

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.

Free slash (branches) pickup for CHPOA Members

Once again the CHPOA will provide FREE slash pickup for members only. This service helps with fire mitigation and will begin Monday, July 11th. 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. For 2015, Swingle's pricing for Carriage Hills POA will remain unchanged. The current pricing is 1-7 trees \$70, \$10/tree once the minimum of \$70/7 trees is met. 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.*

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.

Street Safety

Please remember to take it slow on Carriage Drive. The posted speed limit is 25 mph. Many residents walk along the roadside and since there are no sidewalks it can be dangerous.

Vacation Rental Update

The Town Board and County Commissioners met in late April to vote on vacation rental regulations for properties with 8 or fewer occupants. They were unable to reach a consensus on one of the issues – limiting the number of VRs in the Estes Valley. The Town Board wanted to get more information on the actual number of VRs before moving forward. As a consequence other proposed regulations, on which there had been general agreement, were also tabled. No timeframe has been set for reconsidering these regulations. The town and county also set up a task force to



recommend regulations for vacation rentals with 9 or more occupants. This task force is meeting every two weeks until mid-August. CHPOA will continue to monitor the town and county's activities on vacation rentals. *For the latest information on VR regulations see www.colorado.gov/townofestespark/vacationrentals*

Lighting Reminder

With the nicer weather, residents will be spending more time on their decks or patio at night to gaze at the stars. Light pollution is magnified in Carriage Hills because of our dark setting. Please do not keep patio lights

on at night or when you are away from your home as it has a huge impact on enjoying the beautiful night skies. If you own a vacation rental please make sure this information is passed on to your tenants.



Dog Reminder

There has been an increase in complaints concerning picking up after dogs when taking them on walks around Carriage Hills. **Please be safe and have your dog on a leash and please be prepared to clean up after them.** If you ever have dog related questions or issues with dogs the contact number for the Larimer County Animal Control/ Humane Society is 970-226-3647. The CHPOA always recommends talking to your neighbor first about any possible issues to try to resolve before contacting Larimer County.

 Find us on
Facebook

Carriage Hills has a Facebook Group

Carriage Hills Board Member "R.J. Akers" has formed and will be the co-administrator along with Bob Leavitt for the Carriage Hills Community page that will be a closed group invite for Carriage Hills residents. The purpose of this page is to be a positive forum to share communication and education among Carriage Hill's residents. There are currently 171 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.

Have an Idea, 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 or you can call the CHPOA hotline at 970-480-1528 and a board member will be alerted to your question or concern and will reply back.

Thank
You

from the CHPOA Board

RJ Akers – President

Mike Wold – Vice President

Gail Albers – Treasurer

Linda McKee – Secretary

Bill Cook, Janice Lee, David Born, Bettie Tully,
Bob Leavitt and Connie Leavitt – Board members

CARRIAGE HILLS
PROPERTY OWNERS ASSOCIATION
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CHANGE SERVICE REQUESTED