



Carriage Hills Property Owners Association 2015 Summer Newsletter

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/ To Do List

- ⤴ Free slash pick up starting Monday July 6th
- ⤴ 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.

Items Included In This Summer Update

- ⤴ CHPOA Thanks You for paying your dues and supporting Carriage Hills
- ⤴ Annual Homeowners Meeting Agenda
- ⤴ Invasive Weed Group Update
- ⤴ Currently recruiting new board members and officers
- ⤴ Culvert clean up
- ⤴ Street safety
- ⤴ Code Compliance Reminder
- ⤴ Slash Pick up Dates for paid CHPOA Members
- ⤴ Discounted Pine Beetle Spraying for CHPOA Members
- ⤴ Facebook “Carriage Hills” Group Page
- ⤴ Community Garden
- ⤴ Lighting and Landscaping Update for 2015
- ⤴ Top Complaints to CHPOA
- ⤴ New Ideas or want to add your email to our POA database. Let us know.

Help Support Carriage Hills

Thank you for supporting Carriage Hills and paying your 2015 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. 2014 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 15th at Masonic Lodge at 7 PM**. CHPOA President will go over Carriage Hill's treasurer report and future projects including the lighting and landscaping of the entrance of Carriage Hills. CHPOA also has exciting guest speakers lined up including. GID4 (road updates), Skyler Rorabough (Community Center and Fish Creek Trail Updates), Kate Rusch (Scott Ponds and Fish Creek Infrastructure updates), and Mike Lepore (Education on Firewise and Home Risk Assessment against Wildfires). David Born will also speak about the Invasive Weed Group.

INVASIVE WEEDS IN CARRIAGE HILLS

I am pleased to report that a half-dozen people have now agreed to help with the invasive (noxious) weed problem in Carriage Hills. This is a great start for us to try to get a handle on this problem, but the weeds are already far ahead of us and it will be catch-up for some time to come.

With the abundance of cool, wet, Spring weather we've recently had, if you put your ear to the ground you can hear the plants gnashing their roots as they muster their resources for a surge of late spring and early summer growth. Some of those eager plants are unwelcome invaders that are increasingly taking over the Estes valley. This year we plan to make a serious dent in the populations of invasive weeds in Carriage Hills.

The Estes Land Stewardship Assoc. (ELSA) publishes a free booklet each year to help people identify and eradicate the 14 most unwanted weeds in the Estes Valley. You can acquire a copy of the 2015 weed booklet at the Master Gardner's booth at the local Farmer's Market, and I will have some copies to distribute at our annual POA meeting. Please pick up a copy of the booklet and help us by ridding at least your yard of these unwelcome intruders.

David Born
1020 Lakeshore Dr.
Landline: (970) 586-9607

Recruiting Volunteers to be on the CHPOA Board

The CHPOA is currently looking for potential new officers and board members to complete our team. Many of the current officers have terms that will conclude in July of 2016 so to keep an ideal staggered mix incoming and outgoing members, the CHPOA is looking for around 4-5 new members that could begin service in July 2015. Please email CHPOA President R.J. Akers at Carriagehillspoa@gmail.com if interested or if you have any questions.

Culvert Clean Up

-Spring runoff is upon us and **homeowners are responsible** in making sure that culverts adjacent to their property are clear of debris so water can freely run through them. GID4 maintains our roads and if you

have any questions concerning culvert maintenance or road conditions, please contact on Ron Duell at [970-214-3421](tel:970-214-3421).

Did you know?

Larimer County General Improvement District (GID)No. 4 (Carriage Hills-Sanborn Acres) was established in 1975. GID4 operates off of a small portion of your property tax (4 mill levy) and that mill levy has not been increased since 1993. Carriage Hills has the lowest mill going towards roads of all of the unincorporated neighborhoods.

Street Safety

With Fish Creek Trail under construction be aware of more bikers and walkers on Carriage Drive and other main streets. Please share the road and drive cautiously for everyone's safety.

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.

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 6th. 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.

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 Hill's residents. There are currently 118 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.

The Community Garden Is Still Growing

The Estes Valley Community Garden (EVCG) continues to move forward with plans to construct the garden in 2015. The exact date of its opening is not known for sure. When it is known, information will be sent out by emails and articles in the newspapers to inform those who would like to place their name in the drawing for plots. Many people are working hard to make the Community Garden become a reality in Estes Park. Just like gardening, it requires patience, but we are growing ever closer.

The EVCG Board is halfway toward obtaining the funds needed to begin construction in the Stanley Park area. Board Members continue to submit grant applications and fundraise locally. If you have questions, feel free to contact Connie Dedon, 586-4078, cdedon1@mindspring.com.

The EVCG Board is working with the Estes Park Senior Center to sponsor gardening talks this summer. The next one is scheduled for June 23rd at 1:00 PM in the Estes Park Museum meeting room. The program will be facilitated by Alison O'Conner, a CSU Extension Horticulture Agent. It will be a Q & A session with three local master gardeners; Peggy Burch, Skip von Kaenel, and George Hockman. No reservation is required for this free event.

In addition EVCG will have a booth at the Estes Farmer's Market every Thursday where they will be selling garden plants and sharing information about the Community Garden. Please stop by to see them, ask questions, and share your successes in high altitude gardening – we know there are many!

Landscaping of Entrance Sign set for 2015

CHPOA is continuing to work the process for approval on the landscaping of the entrance sign of Carriage Hills. We have had several meetings with the town and have learned to proceed we need to get proper permitting approved with CDOT before continuing. The process has taken longer than expected but following proper due diligence is obviously of the upmost importance. Once CHPOA receives approvals from CDOT, we can continue in the landscaping planning process. Goals of this project will be:

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

Top Written Complaints to CHPOA

-#1 written complaint turned into the CHPOA. Once the weather warms up residents will want to be outside more at night to enjoy the beautiful stars. Please be aware of your lighting and have lighting that points down and limit flood lights on timers that are on more than they need to be. Obviously have enough lighting to be safe around your property but be respectful and turn them off when they are not needed.

-#2 written complaint. Keeping property's maintained. One idea that came up was regarding trash cans. If you can't keep them in your garage out of sight try to put them on a part of your property that is most out of sight from neighbors. Another great idea was when going on walks take a small trash bag from the grocery store and just pick up any debris that may have been caused from our winds. Simple ideas but they can go a long way in keeping Carriage Hills looking nice and clean.

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 ASSOCIATION
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CHANGE SERVICE REQUESTED