



2017

CARRIAGE HILLS

PROPERTY OWNERS ASSOCIATION

NEWSLETTER

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Greetings

Greetings to all CHPOA members and residents of Carriage Hills. We hope your

New Year has started off well. January weather has been crazy! First heavy snow then extreme cold, high winds, and finally rain all in the first 9 days. What more could we ask for? Stay safe and warm, and have a great winter and spring!

2017 HOA Dues: 2017 has arrived and it's time to renew or begin your CHPOA membership. Membership has great benefits such as free slash pick up and discounted tree spraying. Addition funding will go toward improvements in Carriage Hills such as the landscaping and lighting of the entrance sign completed last summer.

To Do List

1) Pay 2017 Dues

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

To Do:

New Look For Carriage Hills Sign

In June, 2016 CHPOA completed the landscaping and lighting of the sign at the entrance to Carriage Hills off of Highway 7. Projects like this look easy from afar, but in reality a great deal of planning and labor went into it. RJ Akers spearheaded the project, working with Joan Sapp and Bob Leavitt to

come up with the design layout. The group went to the valley a couple of times to look at rocks, with RJ and Joan making the final selection. Bob investigated and selected the solar lights. Joan



selected the plants. Installation was a two day process. On the first day RJ and Bob installed the solar panels and buried the wiring in conduit for the solar lights. On the second day the rocks and plants arrived. The full crew set to work moving the rocks into place and planting the hardy plants that Joan had selected. Our thanks to Joan Sapp for her expert advice and guidance, and to the hardy crew that worked their tails off on the installation – RJ and Shannon Akers, Mike Wold, Connie and Bob Leavitt, and Joan Sapp and her two crew members.

Fish Creek Corridor Repair Project Update

The latest information on the Fish Creek Corridor Repair Project can be found on www.fishcreekcorridorrepair.com or see the bulletins released by the Town of Estes Park. The web site has an excellent week-by-week listing of project activity, including traffic control, work locations and road closures. The project team asks walkers and cyclists to stay clear of construction sites whenever possible. Bystanders and observers can be impediments to work activities and

may create safety issues, so please be aware and heed the warnings.

Kyle Arend, the Larimer County Project Manager, has informed us that even though construction has just begun, it is still on schedule, and he looks forward to completion next November. HDR engineers, Chau Nguyen and Tory Jackson, report that the contractor will continue working on all of the structures in the creek (big box culverts and walls) with the intention of finishing before spring runoff season. There are a few areas where Fish Creek realignment will be needed so the roadway embankment can be restored. Since road construction will begin in late spring or early summer, creek realignment will likely happen in the spring.



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 Pickup

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. **You must renew your membership by May 1, 2017 to be included in the annual free slash pickup during the summer of 2017.**

Helpful information from Code Compliance Department

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. See "Vacation Rental Update" on the next page for more information.
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.

Scrap Metal and Appliance Recycle/Pickup

CHPOA has been able to find two individuals who are willing to come and pick up scrap metal items and appliances here in Carriage Hills. Please call in advance and tell them what you have to recycle. Most items should be located outdoors and easily accessed to load onto their trucks.

Mike McCleary (Estes Park)

970-481-9285

Chad Benson (Loveland)

970-308-0070

or chaddybjunk@gmail.com.

Picks up Thursdays -

does collection and hauling



Stop Signs Added, Corner Signs Planned in Carriage Hills

You may have noticed some new stop signs in Carriage Hills. One is on Spruce Avenue at the intersection with Carriage Drive. Two more are on Ramshorn Drive at the intersection with Rambling Drive. These are locations where residents have noticed near misses or accidents. We hope this will help improve traffic safety in Carriage Hills. We have also requested large reflective street corner signs for Carriage Drive at Hwy 7 and Fish Creek Road at Hwy 7 to make it easier to find these corners at night.



Driveway Culvert Cleaning and Repair

Many of our driveway culverts (connecting the drainage ditches at the foot of private driveways) have been packed with sand, dirt and debris from the 2013 flood. This causes road & driveway erosion, when rain water does not stay in the ditches. These culverts are home owner's responsibility to maintain. Several excavation companies that do culvert work have indicated they would possibly consider a percentage discount for home owners if they get several contracts in the same neighborhood. This results from the contractor not having to move equipment as much. We will explore this option more in the spring.

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.

Vacation Rental Update

On December 15, 2016 the EP Town Board and County Commissioners approved a new set of regulations for vacation rentals. There will be an overall cap of 588 vacation rentals in residential zones in the Estes Valley. There will be no limit in accommodation and commercial zones. The cap will be reviewed annually.

Every vacation home will be required to pass an initial inspection prior to issuing an operating registration. The registration must designate a local resident or property manager in the Estes Valley who can be contacted by telephone and who is immediately available when the vacation home is rented to address to any violation on the property. The local representative may be the same person as the property owner. The Town or County may deny or withhold the renewal of an annual

operating registration until a violation is corrected. Repeated violations can lead to license suspension. Prior to starting a vacation rental operation, the owner or local contact must mail a written notice to neighbors within 100 feet of the property. Maximum occupancy is normally limited to 8 individuals or 2 times the number of bedrooms + 2. Homes with more than 3 bedrooms can apply for a 9 and above license and must go through a special review.

Vacation homes in all zoning districts must have a notice posted on-site including such things as maximum occupancy, quiet hours, property boundaries, maximum number of vehicles, safety items, property manager and owner contact info, and other items specified in the regulations. Advertising must accurately represent the allowed use of the property, including the

maximum number of occupants. Each ad must include the registration number.

The Town and County have contracted with iCompass to be the central point of contact for all vacation rental complaints via an 800 number. They will log each complaint. Nonemergency matters, such as code violations that don't require immediate attention, will be sent to the Code Compliance Officer and a notice of non-compliance will be sent to the property manager and owner. Urgent complaints (e.g. loud noise late at night) will be sent to law enforcement in the proper jurisdiction – Town Police or County Sheriff. The local property manager and owner will also be contacted.

For more information go to www.carriagehillspoa.org/vacation-rental-regulations-passed and click on "Ordinance" and "Denver Post article."

General Improvement District Update

General Improvement Districts are formed to make public improvements through use of a property tax mill levy. General Improvement District 4 (GID4) was formed in 1975 to provide ongoing road maintenance and wintertime snow plowing within Carriage Hills and Sanborn Acres. GID4 is run by an advisory board consisting of three volunteers from the district. They receive no salary or other compensation for their work. GID4 operates under the direction of the Larimer County Public Works Division. The GID4 board prepares an annual work plan and budget, coordinates with contractors, and monitors ongoing work. GID4 and CHPOA are separate organizations, each with their own Board and budget. The current members of GID4

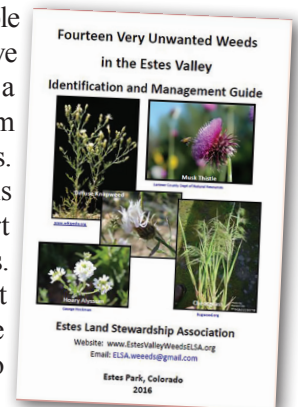
Advisory Board are Ron Duell and Roger Fankhauser. The third position is currently vacant.

In 2015 Carriage Hills voted to increase the mill levy for GID4, which hadn't been increased since 1993. Using the additional funds, GID4 was able to complete a great deal of deferred maintenance on ditches and culverts in 2016. In 2017 GID4 plans to address culverts and drainage again much like they did in 2016, as that needs to happen before our annual road maintenance of the grading and repairing of our dirt roads. Depending on our winter and spring weather, we also might have some asphalt work that might need to be done as well. *For all questions concerning snowplowing and road maintenance contact Ron Duell at 970-214-3421.*

Invasive Weeds in Carriage Hills

As many people know, invasive weeds are a serious problem in Carriage Hills. David Born is our local expert on these issues. Over the past several years he has sought to make a dent in the problem by

helping neighbors identify and eradicate these annoying plants and by giving informative presentations at our annual meetings. David is a member of the Estes Land Stewardship Association (ELSA). Each year they publish an informative booklet called "14 Very Unwanted Weeds in the Estes Valley." A link to the booklet can be found [here](#). *If you would like more information and help with your weed problems contact David Born at 970-586-9607 or via email at born@ku.edu.*



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.

Staying Connected

Have a great idea to improve Carriage Hills? Want to be added to our email communication list? We'd love to hear from you. Here's how to reach us:

Email: carriagehillspoa@gmail.com

Phone: 970-480-1528

Website: www.carriagehillspoa.org. Click on "Contact Us" and fill out the form.

Facebook: Go to www.facebook.com/groups/carriagehills or search on "Carriage Hills Community Page" in Facebook

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

NEW!! Check out our Carriage Hills web site at www.carriagehills.org. Here you will find a complete reference guide to CHPOA including covenants, bylaws, newsletters, meeting minutes, maps, news items, galleries, and much more.

Welcoming New Residents

One of CHPOA initiatives this year is to begin reaching out to new residents and welcoming them to the neighborhood. When new residents move in we plan to contact them in person, introduce ourselves, and have a brief chat. We will mention CHPOA of course, and leave them with a welcome letter and a copy of our newsletter. In this way we hope to help new residents begin to feel connected to others in the neighborhood and give them access to the helpful resources of CHPOA.



Newsletter Note

This year we're going to distribute the newsletters via email to all members and residents. If you are a member or plan to join you can also request a printed copy by responding to this email or checking a box on your membership form (on the last page). We think that many people will prefer to receive just the email rather than email and paper copy. This will also save a significant amount of printing and mailing costs. If you have any thoughts on this new distribution plan please let us know.

Thank You From The CHPOA Board

Bob Leavitt – President
Mike Wold – Vice President
Gail Albers – Treasurer
Bettie Tully & Connie Leavitt – Co-secretaries
David Born, DJ Christian, Don Fredrickson,
Corine Knudsen, Christian Lopez – Board Members

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CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION DUES NOTICE FOR 2017 - \$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: _____

[] Check this box to receive a printed newsletter in addition to your emailed copy.

Comments or issues that concern you:

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

CHANGE SERVICE REQUESTED