



2017 SUMMER CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER

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Greetings

Greetings to all CHPOA members and residents of Carriage Hills. We hope your summer is going well. Strong winds during this past winter toppled trees and broke off limbs. Plenty of rain this spring has led to beautiful flowers and of course a bumper crop of weeds. Be sure to read our articles on Invasive Weeds, Free Slash Pickup For Paid Members, and Disposing of Tree Debris and Weeds. Stay safe and have a great summer.

To Do:

Mark Your Calendar

- 1) **Today** - Join or renew your membership and help support Carriage Hills. Dues are only \$30, payable to: CHPOA, PO Box 1047, Estes Park, CO 80517. Membership has great benefits such as free slash pick up and discounted tree sprayings. Additional funds go toward neighborhood improvements.
- 2) **July 17** - Start of slash pickup for paid members
- 3) **July 20** - Attend Annual Meeting, 7:00 pm at the Presbyterian Community Church, 1700 Brodie Ave.

Spring Cleanup A Success

The annual neighborhood cleanup of the area around Scott Ponds was held on May 6th. This year's cleanup was organized by Hattie Schetzle. Hattie reported that 16 hardy volunteers turned out for the event. They collected 14 bags of trash plus larger items like a sheet of tin, wire fencing and a tarp.

She wants to thank Jim, Laraine, Allen, Cindy, Vicky, Dave, Cathy, Zach, Maggie, Tony, Mary, David, Terry, Susan and Joe for all their efforts. A fun time was had by all. Next year we hope to expand the cleanup to other areas of Carriage Hills, especially along Fish Creek Road and Carriage Drive.



Fish Creek Road Repair Project Update

The majority of the work in Fish Creek will be complete by early summer. Box culverts should be complete in July, and permanent private culvert crossings should be complete in August. The wall south of Brook Drive should be finished in early August.

Trail work will start mid-June and last through early October. Milling and paving of Fish Creek Road and the side streets will take place mid-July through mid-September. Grading will be ongoing throughout the summer and early fall. The contractor is expected to complete all remaining minor work activities in November.

Notice to Bicyclists and Pedestrians:



Please Keep Out of Construction Sites. For your own safety and the safety of the construction crew please respect the boundaries of the construction sites. Road Closed signs apply to pedestrians and bicyclists as well as cars. The latest information on the Fish Creek Corridor Repair Project can be found at www.fishcreekcorridorrepair.com.

Did You Know?

Carriage Hills has protective covenants. The most overlooked 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. Email your plans with drawings or pictures to: carriage-hillspoa@gmail.com the process is extremely quick and simple and normally takes less than 2 days for approval.

Annual Meeting

Annual Homeowner Meeting will be July 20th at 7:00 pm at the Presbyterian Community Church, 1700 Brodie Avenue. CHPOA President will go over Carriage Hill's treasurer report, changes to CHPOA officers and board members, and topics of concern to the neighborhood. Also on the agenda are several informative guest speakers, including Ron Duell with an update on GID 4 road maintenance, Linda Hardin on Town & County codes and vacation rentals, Greg Muhonon on Fish Creek Road and Trail Repair project, and a representative from the Estes Valley Watershed Coalition on Fish Creek riverside restoration projects.

Free Slash Pickup For Paid Members

CHPOA will again provide FREE slash pickup for paid members only, beginning July 17th. This service is directly supported by membership dues. Adams Tree Service will be given a list of paid members to determine which slash piles to pick up. Please have any branches cut to a manageable length (4-5 feet) and placed in a pile at the front of your property with butt end forward. Note that pine needles/cones, large limbs, logs, and other yard waste are not included in free slash pickup. Read the article "Disposing of Tree Debris and Weeds" for a way to handle non-slash yard waste. **You must join or renew your membership before slash pickup begins to be included in the free slash pickup this summer.**

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.

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.

Outdoor Lighting Reminder

With the nice summer weather, residents are spending more time on their decks and patios at night to gaze at the stars. Light pollution is magnified in Carriage Hills because of our dark setting. Please do not keep outside 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.



Culvert Cleaning and Repair

This spring CHPOA obtained a set of estimates from three contractors on three culvert cleaning jobs in Carriage Hills. After talking with the contractors and reviewing their estimates we chose Mike Griffith of Griffith Excavating. All 3 contractors were knowledgeable and capable of doing a good job, but Mike's estimated costs were the most reasonable. Several additional residents have expressed interest in having this work done and their names have been passed along to Mike. If you are interested in having your culvert cleaned, or know of someone who may be interested, contact CHPOA at 970-480-1528 or carriagehillspoa@gmail.org. Mike Griffith will visit your property and provide you with an estimate. Each resident will be contracting with Mike to have the work done. You can also contact Mike Griffith directly at 970-449-2452 or griffithconstruction1@gmail.com.

GID 4 Update

General Improvement District 4 handles all road maintenance and snowplowing in Carriage Hills. In 2016 GID 4 was able to complete a great deal of deferred maintenance on ditches and culverts, using funds from the 2015 mill levy increase. In 2017 GID 4 plans to address culverts and drainage again much like they did last year. That needs to happen before the annual grading and repairing of our dirt roads. We also have some asphalt work that needs to be done. For all questions concerning snowplowing and road maintenance contact Ron Duell at 970-214-3421.

Slow Down!

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

Estes Valley Watershed Coalition

Following the 2013 flood it was obvious that many of the waterways in the Estes Valley had sustained serious damage. Funds were obtained from CDOT and other sources to repair the roads. But the same sources could not be used to pay for restoration and risk mitigation in the areas along the rivers. Enter the Estes Valley Watershed Coalition. This non-profit corporation was set up to plan and develop riverside restoration projects along the Upper Big Thompson, Fall River, and Fish Creek. Projects are funded entirely through grants. During the fall of 2016 and spring of 2017

students from Estes Park High School teamed up with EVWC to help rebuild the ecosystem along lower Fish Creek. The work they did looks great. This summer, EVWC will continue working on projects along Fish Creek, tying into the infrastructure projects from Country Club Dr. to Little Valley, as well as the Cheley Camp area. The projects seek to create stability in the upper Fish Creek watershed through re-vegetation, grading and stabilizing slopes and creating beaver pond wetlands. CHPOA will continue to monitor the work of the EVWC. As projects are planned along

Fish Creek we will alert Carriage Hills. Citizens may want to get involved, as EP High School students did, in restoration activities along Fish Creek. For more information about EVWC visit www.evwatershed.org.



Disposing of Tree Debris & Weeds

Boulder County operates a free community forestry sort yard at 8220 Hwy 7 near Allenspark. They accept weeds, pine cones/needles, large branches, logs, and leaves as well as slash. This would be a great place to get rid of tree products not included in the

slash pickup. They will also take your bagged weeds if you can't make it to one of the EP Weed Roundups. For details see www.bouldercounty.org/property-and-land/forest-health/community-forestry-sort-yards.

Invasive Weeds in Carriage Hills

Invasive weeds are a well known, major headache for Carriage Hills residents. During May and June the chief culprit has been cheatgrass. It's very invasive and will take over your yard if not addressed. In addition when it dries out it is highly flammable. Your options are to pull it BEFORE it goes to seed or mow and bag it. As the summer progresses you will have a variety of other weeds to deal with such as musk thistle, knapweeds, and hoary alyssum. For most weeds the best option is to pull them or dig them up. The town has scheduled three Weed Roundups where you can dispose of bagged weeds - July 22nd, August 26th, and September 23rd from 9:00 am – 12:00 noon at 666 Elm Road. Weeds must be in paper lawn bags, which are available at local hardware stores, garden stores, and plant nurseries. If you can't make it to one of the weed roundups you can take bagged weeds to the Community Forestry Sort Yard near Allenspark. See our article "Disposing of Tree Debris and Weeds". More information on weeds can be found on the Town's web site at www.colorado.gov/pacific/townofestespark/weeds, or by contacting our neighborhood weed expert, David Born, at 970-586-9607 or Born@KU.edu

Vacation Rental Update

On December 15, 2016 the EP Town Board and County Commissioners approved a new set of regulations for vacation rentals. There is an overall cap of 588 vacation rentals in residential zones in the Estes Valley. The cap will be reviewed annually. As of June 7, 2017 there were 506 VR licenses in process or completed in residential

zones. In Carriage Hills there were 48 licensed vacation rentals. A map of these VR's can be found on our web site at www.carriagehillspoa.org/vacation-rentals. For more information on vacation rental regulations see www.colorado.gov/pacific/townofestespark/vacationrentals.

Wildlife Ordinance Passed

Larimer County recently passed a Wildlife Protection Ordinance, similar to the one that the Town has had in place for over a year. The main impact on Carriage Hills is that all residents will now be required to use hard sided garbage containers, even those with bag service, for any trash that could attract wildlife. If you place your garbage outside to be picked up between 6:00 am and 7:00 pm you can use a regular plastic or metal garbage can with a secure lid. If you place your garbage outside at other

times you must use a bear resistant container. For more information visit www.larimer.org/wildlife or call 970-586-7700.



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. Checkout other features such as covenants, bylaws, newsletters, meeting minutes, maps, neighborhood news, and much more.

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

Newsletter Note

This year we're distributing the newsletters via email to all members and residents for whom we have email addresses. 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.

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. If you know of any new neighbors in your area let us know. Send a message to carriagehillspoa@gmail.com.



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