



CARRIAGE HILLS NEIGHBORHOOD NEWS

SPRING/SUMMER 2023 NEWSLETTER

TIME TO JOIN OR RENEW YOUR MEMBERSHIP!

Greetings neighbors, The Carriage Hills Property Owners Association (CHPOA) has been working on several new and old ideas for improving our community for the betterment of all. Currently we have a need for the Secretary position and could use a couple more active Directors for inputs and to lessen the loads on any single individual.



FINANCES, MEMBERSHIP, and your DUES: In recent years we've been limited on our activities and or projects within the subdivision. The reason is our current system for voluntary dues. Some years back we had over 50% of all residents paying dues. In recent years that number dropped off making anything other than our fire mitigation slash pick up and disposal efforts all we could afford. We've dropped various other efforts including the hardcopy newsletters, community garage sale, etc. due the lack of financial backing and volunteer efforts. Our annual Fire mitigation slash pick up and disposal have become increasingly expensive but are also increasingly important. As such we filed for and were rewarded with a Grant from Larimer County this year. While this is terrific news as it defrays some of our expenses, it is only a partial grant covering roughly 30% of our mitigation costs and we can only receive this type of grant 2 times over a three-year period. We must either have more dues participation, dues increase or further curtail such activities up to and including a complete dissolution of the Owners Association.

Dues – What will my dues cover?

- Wildland Fire mitigation slash removal – Curbside by July 5th this year
 - Annual Garage Sale ads and postings (restarting this year)
 - Annual Meeting associated fees (EVCC is a fee use facility)
 - Subdivision Legal Representation if required (By laws, Covenants, State/local compliance)
 - Covenant Enforcement if required
 - Hardcopy/Electronic Newsletter biannual
 - Notification Mailings as necessary
 - Carriage Hills Website costs
 - Maintaining Carriage Hills entranceway
- Other items we'd like to encourage or drive may include if funds permit:
- Annual Picnic (facilities rental)
 - Subdivision Outdoor Message Board(s) – announcing dates/activities



THE CHPOA ANNUAL HOMEOWNER MEETING IS SCHEDULED FOR JULY 11th, 2023 AT 7:00 P.M

The meeting will be held at the **Estes Valley Community Center, 660 Community Drive**. Following the business meeting/discussion (budget, dues increase, activities, etc.) and election of officers, Estes Valley Fire Protection District (EVFPD) will share some of the factors impacting our Wildland Fire Safety and programs available to homeowners in Carriage Hills. We will receive an update from our General Improvement District 4 Road Board. More guest speakers may be added in the coming weeks!

ANNUAL SLASH PICKUP (due to our grant)

Our annual slash pickup will **begin on/near July 5th**. Ensure your slash is curbside by July 5th, no later. We will be using Adams Tree Service. Please cut your slash in 4-foot lengths and place it in a pile at the front of your property near the road. No weeds, grass clippings, leaves, pine needles, pinecones, large limbs or logs will be accepted. All other types of yard waste (including slash) can be taken to the Boulder County Community Forestry Sort Yard at 8220 Hwy 7 near Allenspark.

Note: we are permitting non-members to participate due our Grant. This is members only otherwise.

ANNUAL CARRIAGE HILLS GARAGE SALE

Members only: Resuming our Annual Garage Sale, we will have throughout the subdivision on **Friday, June 16th and Saturday, June 17th** from 8am to 2pm each day. We will post the ads in local papers with a listing of participating addresses in Carriage Hills for the event. Submit your address to our Carriage Hills email so we can record your participation and list your address. Email: carriagehillspoa@gmail.com

GID4 UPDATE (Mel Causer)

The Carriage Hills General Improvement District 4 is an advisory Board made up of 3 members. General Improvement District 4 handles road maintenance and snowplowing in Carriage Hills and Sanborn Acres. Recently Mel joined the GID4 Advisory Board. He is serving along with board members Tom Maher and Tom Moretti. If you are interested in serving on this board or would like more information contact Tom Moretti at:

larimercountygid4@gmail.com or

Katherine Beilby - (970) 498-5726 (Larimer County Liaison)

beilbykm@co.larimer.co.us .

For more information on GID4 go to:

<http://www.carriagehillspoa.org/gid-4>



The GID 4 advisory board assist and make recommendations to the county commissioners on the affairs of the districts including: a) Developing an annual budget for expenditures, b) Identifying improvements to be made to the district, c) Retaining contractors to carry out the district's projects, d) In some instances, the advisory board may be asked to implement resolutions and policy directives of the Board of County Commissioners.

For calendar year 2023 the list of projects includes the following:

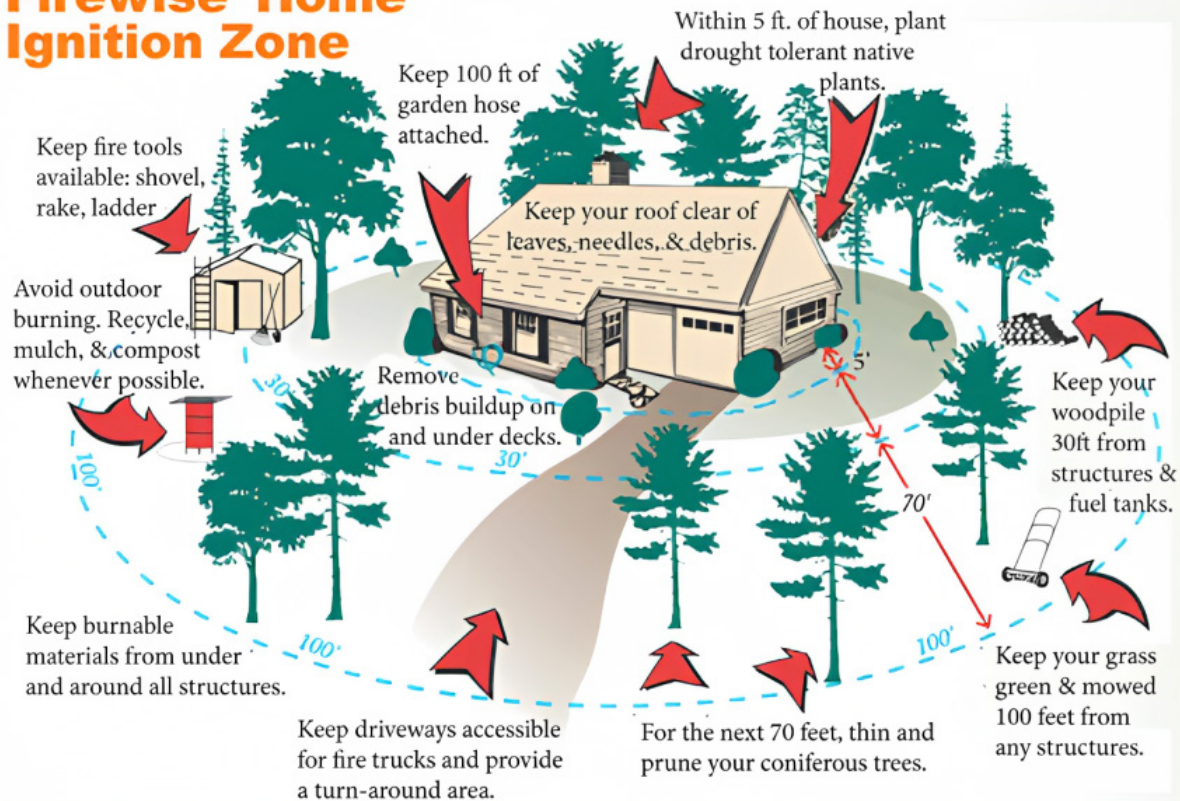
a) 2022 projects that were interrupted by spring rain storms necessitating emergency trench/culvert cleaning and repairs, b) 2023 Planned work including standard road, trench, culvert cleaning, c) new trench work on the south end of Carriage Drive, d) Permanent solar speed signs on Carriage Drive.

Resident Reminder: The culverts under a resident's driveway, are the sole responsibility of each homeowner when it comes to the maintenance of the culvert. Failure to maintain these culverts that leads to street and road erosion will not be the responsibility of GID 4.

WILDFIRE MITIGATION

Many in Carriage Hills may not realize how close we were in recent fires to losing everything. For a property owner in Carriage Hills it is critically important to conduct your own assessment or hire a professional to ensure proper fire mitigation around your property. Please take action this spring to ensure both safety for your property as well as your neighbors.

Firewise® Home Ignition Zone



Estes Valley Fire Homeowner Property Assessment Program

The best thing a property owner can do is take proactive steps to create defensible space on their property. Our Wildfire Mitigation Specialists conduct individual home assessments to evaluate your wildland fire risk and hazard and to provide wildfire information for homeowner's associations and events.

Property owners can complete a self-assessment utilizing this form or heading to [EstesValleyFire.org](https://est山谷fire.org)
https://evfpd.specialdistrict.org/files/72d72d699/538017_a335c7e4b7f548b9b5165885e6d94857.pdf
Contact the EVFPD at Prevention@EstesValleyFire.org to have one of our Wildfire Mitigation Specialists tour your property or HOA (a residential property assessment will take approximately two hours)



Joining Carriage Hills POA or Renewing a Membership

To join Carriage Hills Property Owners Association, or to renew your membership, use one of the options below. Dues are voluntary at \$30 per year and the year starts on January 1st.

Submit the form below or go online at <https://www.carriagehillspoa.org/joining-chpoa/> to join or renew your membership. Then choose one of the payment options listed under the form.

**** CHPOA Membership and Membership Renewal Form ****

COVENANTS REMINDER/ARCHITECTURAL CONTROL



We are a Covenant Controlled Community. What that means for everyone in one of the 8 filings of Carriage Hills is that you have read and understand and comply with our covenants. This is a legal agreement you made when buying within our subdivision. Some might have forgotten or were perhaps confused by the optional dues. Optional dues does not equal optional Covenants. The exceptions include Sanborn Acres (ruled by Deed Restrictions), and the “Harding Tract” (only a few homes). There is more detail on these and others on our website as well as defined map areas of filings. <https://www.carriagehillspoa.org/covenants/>

The most overlooked covenant is the requirement to notify CHPOA if you plan on doing any exterior home improvements. Examples would be painting your house, adding a garage or shed, building a new addition or building a fence. Email your plans with drawings or pictures to carriagehillspoa@gmail.com. Our Architectural Committee will then review your plans. We look for consistency and harmony with similar features on nearby properties. The process is quick and simple, and a response is usually received in less than 2 days.

PRESERVING THE NIGHT SKY

Carriage Hills Residents often say how much they value the night sky. On any given clear night one can look up and see a myriad of stars and planets. We are in a great place for stargazing, away from town lights and in an area without any streetlights. Exterior lights on homes can diminish our view of the night sky. However, an even more important issue is the impact of exterior lighting on neighboring properties. Bright lights shining horizontally can be a real bummer if you live nearby. The Town and County have regulations on exterior lighting. Whenever exterior lighting is added or replaced on a dwelling it must be dark sky compliant. All vacation rental properties must have dark sky compliant exterior lights. “Dark Sky Compliant” means that the fixture directs all of its light downward, not horizontally or upward. The Town & County have an informative handout on exterior lighting regulations. For more information on this, go to: www.colorado.gov/pacific/sites/default/files/Exterior%20Lighting.pdf



VOLUNTEERING FOR THE CHPOA BOARD

The Carriage Hills Property Owners Association is looking for neighborhood residents to join our board. We need your support as volunteers. Some areas of need are in assisting in discussions and planning events and activities, keeping our owner database current, helping with keeping our email list current, etc. Duties include attending 3 to 4 board meetings per year and helping with our projects and activities. Certainly, if we are to be a community we need more involvement from our residents, many of whom bring various and valuable skills to our community. Please consider volunteering if we are to help our association remain active and vibrant. If interested, please call 970-480-1528 or email carriagehill-spoa@gmail.com . Your support is greatly needed!

CARRIAGE HILLS HISTORY (Bob Leavitt)

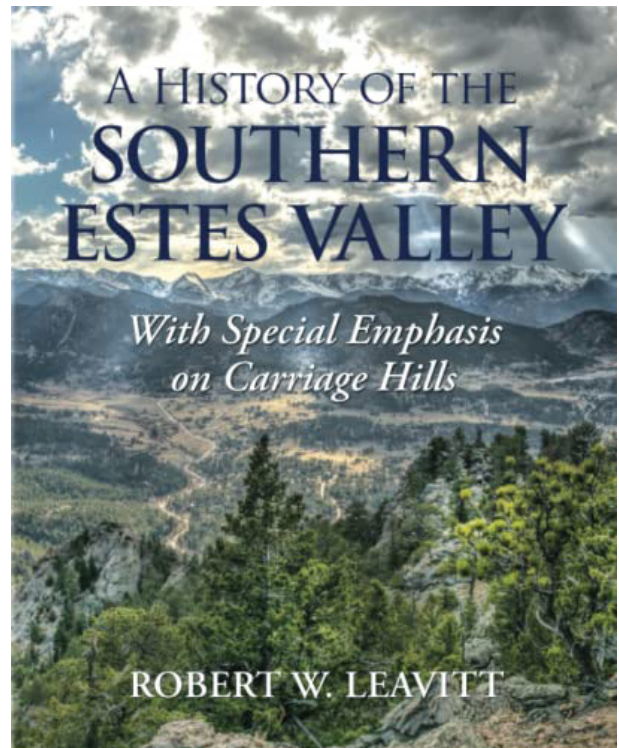
James McLaughlin and the Second Ranch in the Estes Valley

The second ranch in the Estes Valley was located in the area of today's Scott Ponds. James McLaughlin established a ranch there in 1871, making it the second ranch in the Estes Valley after the Joel Estes / Griff Evans ranch. When McLaughlin established his ranch, he was technically a "squatter" because the Estes Valley had not yet been surveyed and opened for legal homesteading. Immediately after the survey was completed in 1874, the Earl of Dunraven acquired much of the Estes Valley through questionable homestead filings, including the land where McLaughlin's ranch buildings resided. When McLaughlin found this out, he decided to file a homestead claim on nearby land as a way of getting paid for his ranch when he decided to sell. He did just that, selling his homestead claim to the Earl of Dunraven in 1878 for \$3,500 as he was leaving the Estes Valley.

At the same time, McLaughlin sold a nearby tract of land to the Earl of Dunraven that he didn't actually own.

Larimer County records show that there was never a grantor for the deed to that land. Nevertheless, McLaughlin had the nerve to sell this land to Dunraven for an additional \$3,500. We know for sure it was a false claim because another person filed a homestead claim on the same parcel in 1883 and also sold it to Dunraven. So, the Earl of Dunraven bought the same property twice!

After leaving the Estes Valley James McLaughlin had an interesting life in Aspen, Colorado and Silver City, Utah, becoming a wealthy hotelier and silver miner. For more on James McLaughlin, and the history of our area read my book, "*A History of the Southern Estes Valley: With Special Emphasis on Carriage Hills.*" Available at the Estes Valley Public Library, on Amazon.com, or by order from the Estes Park Museum.



Names(s) (required)

Please check one (required) ☐ Renewing Member ☐ New Member


Email Address (required) Kept confidential and will be used only for association communications.

Telephone number(s):

Carriage Hills Property Address (required):

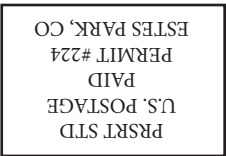
Other Mailing Address (complete if preferred mailing address is other than property address):

How will you make your payment? (see below) ☐ Personal Check ☐ Paypal

<p>Payment Option 1:</p> <p>Make your payment after submitting the membership / membership renewal form above.</p> <p>Then mail a check for \$30 to:</p> <p>Carriage Hills Property Owners Association</p> <p>P.O. Box 1047</p> <p>Estes Park, CO 80517</p>	<p>Payment Option 2:</p> <div></div> <p>Make your payment after submitting the membership / membership renewal form above.</p> <p>Then submit your payment below using Paypal, where a credit card, or debit card can be used. Note: when you make an online payment you will be charged a processing fee of \$1.21. This fee is charged by Paypal for providing the service. The total charge is \$31.21</p>
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Thank you for joining Carriage Hills Property Owners Association!
How To Contact Us
Carriage Hills Property Owners Association
P.O. Box 1047
Estes Park, CO 80517

Email: carriagehillspoa@gmail.com
Phone: 970-480-1528
Web: www.carriagehillspoa.org
Facebook: www.facebook.com/groups/carriagehills



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