



CARRIAGE HILLS NEIGHBORHOOD NEWS

SPRING/SUMMER 2024 Newsletter

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. Top of mind is our work with an HOA/POA Law Firm who is assisting us on clarity around our State Compliance and around work with our current Covenants and By-Laws. As many know we were incorporated back in the 70's before much HOA Law or Regulations existed. Over time much has changed and Carriage Hills for the most part has done little beyond our 2009 Resolution "clarifying" the term Nuisance. We have a bit more work to do but we will be soon publishing NEW Resolutions to Clarify the Covenants for Nuisance and for Architectural Controls. Both of these legally enforceable documents will further clarify both terms with improved detail and is reflective of our community nearly 50 years after the initial set of covenants was issued for what was largely open land. We endeavor to ensure our compliance with The Colorado Common Interest Ownership Act (CCIOA), as appropriate, which is a set of laws that govern the formation, management, powers, and operation of common interest communities (HOAs) in Colorado. Currently we do not fall under these laws standards or requirements.

TIME TO JOIN OR RENEW YOUR MEMBERSHIP!

2024 Finances, Membership, and your Dues: This year we are currently ahead of our Q1/23 membership but still behind last years total number of CPHOA members. For full year 2023 we ended the CY with 222 members. So far this year we've had just over 200 paid memberships. We will again have a subdivision slash pickup and disposal and those costs continue to rise, yet are increasingly important due to fire risks and increasing insurance costs. As such we have applied for a Grant from Larimer County again this year as we did last year. Good NEWS as we applied for and were granted \$3000 toward our slash pickup. As with last years, this is only a partial grant covering roughly 37% of our mitigation costs and as it was received this year we will be unable to secure a grant next calendar year (2025). We took action in this past year to raise our 2024 dues to \$50/YR before April 1st and \$60 If paid after March 31st. This early payment incentive has helped with our early year membership numbers enabling us to budget more effectively. Thank you to all members who have paid early!!

DUES – WHAT DO MY DUES COVER?

- Representation to County/City Government and Utilities (New Water mains, new fire hydrants, etc.)
- Wildland Fire mitigation slash removal - Usually in July/August
- Annual Garage Sale ads and postings (June 14th & 15th)
- Annual Meeting associated fees (July 9th)
- Subdivision Legal Representation if required
- Covenant Enforcement when required
- Hardcopy Newsletter biannual
- Notification Mailings as necessary
- Carriage Hills Website and Hosting costs
- Maintaining Carriage Hills entranceway
- Annual Community Picnic (August 10th, 2024)
- Subdivision Outdoor Message Board(s) –announcing dates/activities
- Appropriate Subdivision POA Insurance



THE CHPOA ANNUAL HOMEOWNER MEETING IS SCHEDULED FOR JULY 9th, 2024 AT 6:30 PM

The meeting will be held at the **Estes Valley Community Center, 660 Community Drive**. Following the business meeting/discussion (**budget, possible Covenant Change(s) like mandatory dues, etc., activities, etc.**) and election of officers. We will receive an update from our General Improvement District 4 Road Board. We have a tentative speaker from Larimer County Compliance and other guest speakers may be added in the coming weeks!

ANNUAL SLASH PICKUP

Our annual slash pickup will **begin on/near late July, early August**. Ensure your slash is curbside **by July 20th, no later.** We will be using a local tree service as we have in previous years. 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: This is members only supported & funded activity. Non-members will be billed \$150 if their slash is curbside and accidentally picked up.***

ANNUAL CARRIAGE HILLS GARAGE SALE

Members only: Resuming our Annual Garage Sale, we will have throughout the subdivision on **Friday, June 14th and Saturday, June 15th** 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. Important that Participants who would like their Garage Sale identified in ads submit your address to our Carriage Hills email NO LATER than June 1st, so we can record your participation and list your address. Email: carriagehillspoa@gmail.com

Note: This is members only supported & funded activity.

FIRST CARRIAGE HILLS COMMUNITY PICNIC

All Residents Welcome: We will be joining many others from our Carriage Hills neighborhood at our first ever Community Picnic. We are excited and hope all of you will join us to meet other members of our community for some food, drink, and fun! We will host the event on **Saturday, August 10th from 4pm – 8pm at the Osprey Shelter, Stanley Park, 380 Community Drive, Estes Park.** Please Join us for this wonderful opportunity to enjoy some neighbor time and meet new friends! More details to follow on our Facebook Group.



GID4 (ROADS) UPDATE

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. We have an immediate need for minimally one more road board member. 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> **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.

LARIMER COUNTY CODE COMPLIANCE

As with many areas of the county we have some challenges with individuals who violate local regulations and code. You can seek support when someone in your area is violating code in the form of our Code Compliance office. Larimer County Code Compliance provides a variety of services to the community: To File and Online Complaint - <https://www.larimer.gov/codecompliance/report> --- To request Property Research - <https://www.larimer.gov/codecompliance/research-requests>---For general questions regarding Building or Land Use Code contact your Code Compliance Inspector Alan Kee at 970-498-7663 or keera@larimer.org

WATER MAINS and FIRE HYDRANTS STATUS UPDATE

The town has commissioned a Civil Engineering firm to complete a comprehensive study/design/report for the town to review and put out to bid. This report is currently ~30% complete. This study will determine the scope and design of the current water main removal and installation of a new water main(s) for Carriage Hills. This work would include a removal of current line, installation and repositioning (E or W of Carriage Dr.), as well as installation of substantially more fire hydrants. Current hydrant criteria call for a hydrant to be placed every 250'-350' and locations based on EVFPD recommendations. Once study/report is complete the town will put that design out to bid. Funding will be sought mostly or in part through various grant mechanisms. Timeline for actual work and roadway disruption TBD. Stay tuned for further updates.

WEEDS UPDATE

It is every property owners responsibility to pick, spray, and control the weed growth on your property. It makes no difference if you live here full time or not. Your property, your responsibility. Larimer County Code requires you to control the spread of noxious weeds. Here are a few tips:

- Find out which plants are considered noxious weeds and how to deal with them. The Town of Estes Park has a helpful page on noxious weeds at www.colorado.gov/pacific/townofestespark/weeds. The Larimer County Weed District has a great deal of useful information on its web site www.larimer.org/naturalresources/weeds.
- Make sure you deal with noxious weeds on your property. Either pull, cut down, or spray the weeds prior to emergence or before they go to seed.
- If you notice a property in your neighborhood that needs some weed attention you can either speak to them or you can contact (report them) the Larimer County Weed District. They will accept complaints and contact homeowners for weed problems within the County. There is an excellent online reporting tool available: [Report a Weed Issue \(arcgis.com\)](http://Report%20a%20Weed%20Issue%20(arcgis.com)) or their contact number is 970-498-5768. Within Town limits you can call the police non-emergency number 970-586-4000 for a similar service.
- Stay tuned for our Annual Weed Roundup in the Scott Ponds Area.

WILDFIRE MITIGATION

Anyone notice our home insurance rate increases? Insurance companies are raising rates reflecting the increased fire risk up here in the mountains. Be a good neighbor and assess and act on improving the wildfire safety on your property. Please take action this spring to ensure both safety for your property as well as your neighbors. Association Members can Leverage our Slash Pickup and Disposal service.

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://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).

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. 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/>

Perhaps 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.

NOTE: Please watch for the New Resolutions clarifying some covenants.

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, 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 carriagehillspoa@gmail.com. Your support is greatly needed!



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. After March 31st, dues are \$60. **New residents after March 31st**, can pay \$50 during that year.

Submit the form 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.

Payment Option 1: <u>Make your payment after submitting the membership / membership renewal form above. PREFERRED OPTION</u> Then submit your payment below using the Paypal secure service 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 \$2.50. This fee is charged by Paypal for providing the service. The total charge is \$62.50 (after April 1 st) 	Payment Option 2: <u>Make your payment after submitting the membership / membership renewal form online</u> Then mail a check for \$60 to: Carriage Hills Property Owners Association P.O. Box 1047 Estes Park, CO 80517
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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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