



ESTES PARK • COLORADO

Carriage Hills Property Owners Association

Annual Meeting 2026

Tonight's Agenda

1

Introductions & Board Elections

2

Financial & Operational Reports

3

Fire Mitigation & Slash Pickup Update

4

Community Projects & Guest Speakers

5

Q&A and Board Recruitment



CHPOA Officers & Directors

OFFICERS

- **Libby Rehm** *President*
- **Bob Leavitt** *Vice President*
- **Amanda Luchsinger** *Secretary*
- **Johnnie Buzek** *Treasurer*

DIRECTORS

- **Jim McCormick**
- **Sally Parks**
- **Mike Wold**
- **David Born**

Treasurer's Report

CHPOA Financial Summary 2026 for Annual Meeting 22 July 2026	To Date	Projected to EOY	Projected EOY
Starting Bank Balance 2026	14,537.88		
Income			
Dues	14,100.00	100.00	14,200.00
Grants		5,000.00	5,000.00
Other	246.66	100.00	346.66
Dues collection for next year		1,000.00	1,000.00
Total	14,346.66	6,200.00	20,546.66
Expenses			
Fire mitigation	0.00	10,000.00	10,000.00
Communications	1,613.16	2,500.00	4,113.16
Insurance	1,452.00	0.00	1,452.00
Other	815.95	450.00	1,265.95
Total	3,881.11	12,950.00	16,831.11
Ending Bank Balance	25,003.43		18,253.43

FISCAL YEAR

2026

Financial Overview

Treasurer's Report

	2022	2023	2024	2025	2026
Starting Bank Balance	15,882.88	12,018.39	10,281.59	12,548.42	14,537.88
Membership Dues	4,732.33	7,040.00	12,430.00	14,050.00	14,200.00
Grants		2,300.00	3,000.00	2,000.00	5,000.00
FOCH Donations		1,935.75	391.55	0.00	0.00
Other	1.51	434.41	2024.04	758.34	346.66
Total Income	4,733.84	11,710.16	17,845.59	16,808.34	19,546.66
Fire Mitigation	6,975.00	7,396.00	7,400.00	10,384.08	10,000.00
Communications	206.46	3,786.12	4,397.27	2,955.11	4,113.16
Insurance	929.00	704.00	1,147.10	1,344.72	1,452.00
Other	487.87	2,660.84	2,734.39	1,434.97	1,265.95
Total Expenses	8,598.33	14,546.96	15,678.76	16,118.88	16,831.11
Dues collected for next yr		1,100.00	100.00	1,300.00	1,000.00
Ending Bank Balance	12,018.39	10,281.59	12,548.42	14,537.88	18,253.43
Number paid members	158	235	271	283	310
% Increase in Pd Mbrs		48.76%	15.48%	4.43%	9.54%

*Annual
Comparison
2022 to
2026*

Fire Mitigation Funding

\$2,000

SOURCE

Larimer County Grant

\$3,000

SOURCE

Estes Valley Grant

Allocated for **community slash pickup efforts.**



2026 Slash Pickup Guidelines

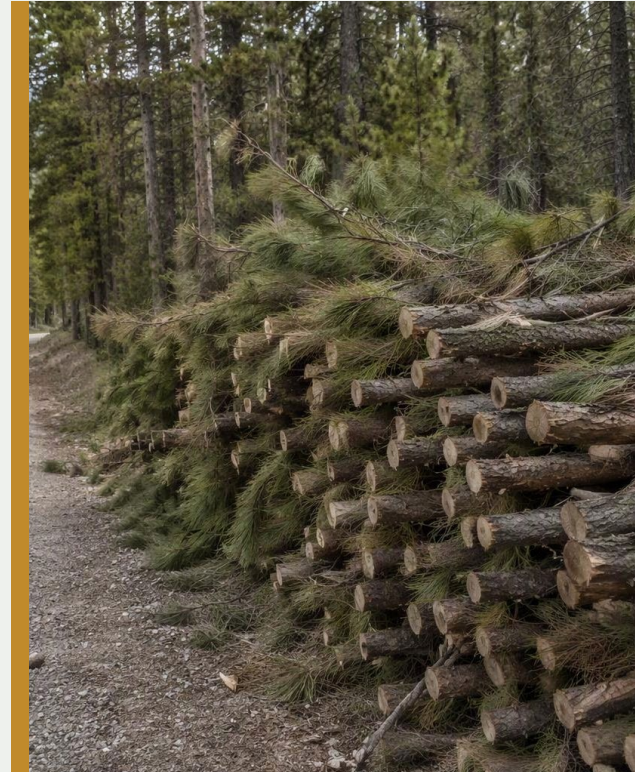
Begins the week of July 27, 2026 *(CHPOA Members Only)*

Size Limits: Limbs up to 3" diameter, max 4-foot lengths, stacked neatly.

Prohibited: No root balls or debris larger than 3" will be taken.

Placement: Stack neatly near the front of your property along the road.

Note: Piles put out after crews have cleared your street will not be picked up.



Mandatory Dues Initiative Suspended

The Board has **officially suspended** the mandatory dues initiative.

Community Feedback

The 2025 survey and annual meeting results showed insufficient support to pursue compulsory dues.

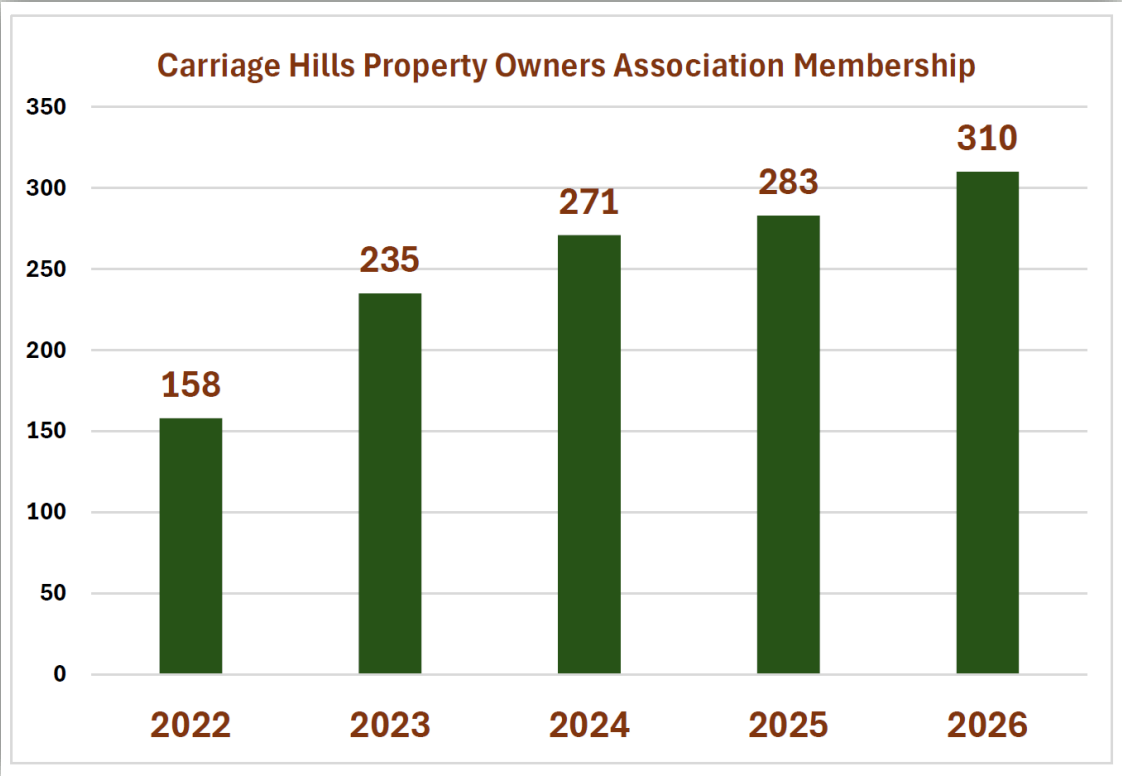
Financial Reality

Operational costs of implementation and enforcement risked absorbing most or all of the new revenue generated.

Board Decision

The CHPOA Board has officially suspended this initiative and will not pursue it further.

Membership Trends



Your Dues at Work: Community & Safety

What CHPOA does for you — Part 1

Wildfire Safety

Slash pickup coordination, fire mitigation grants, and protective supplies.

Neighborhood Aesthetics

Architectural review, property standards enforcement, and upkeep of the Carriage Hills entranceway.

Community Hub

Informational message boards, annual garage sale advertisements, and community event coordination.

Your Dues at Work: Representation & Operations

What CHPOA does for you — Part 2

Civic Advocacy

Dedicated representation to Town Trustees, County Commissioners, EVFPD, and Estes Park Utilities.

Real Estate Support

Direct liaison to Realtors and Title Companies to ensure smooth local property transactions.

Communication & Legal

Website, newsletters, and social media, plus neighborhood liability insurance and legal representation.

Infrastructure Update

Carriage Hills & Spruce Knob Improvement Project

- ✓ Over 2 miles of new watermain installed, including 22 new fire hydrants and 73 service re-connections.
- ✓ 49 new valves to help isolate and control the water system.
- ✓ 4 new interconnections (on Pawnee, Grey Fox, Ramshorn, and up to South Morris Court) and an improved interconnection at Lakeshore.
- ✓ Significant reduction in "lost water" due to the leaks in the existing main line. Lost water is a waste of a valuable resource, plus it's wasting water we all paid to treat.

Infrastructure Update

Carriage Drive

There are three areas of work for Town's contractor has to complete.

1. A "repair" to the waterline valve on Carriage Drive near Ramshorn, requiring a portion of the asphalt to be removed and replaced,
2. A section on Carriage Drive between Whispering Pines and Spruce that is "wavy" and must be removed and replaced, and
3. An area of settlement just below Whispering Pines (in the southbound lane) that needs to be corrected.

Once this work is completed over the next few weeks, the County's contractor will come through and mill and overlay the entire Carriage Drive portion that is the County's (roughly Lake Shore through the end at Fish Creek). This is anticipated for August.

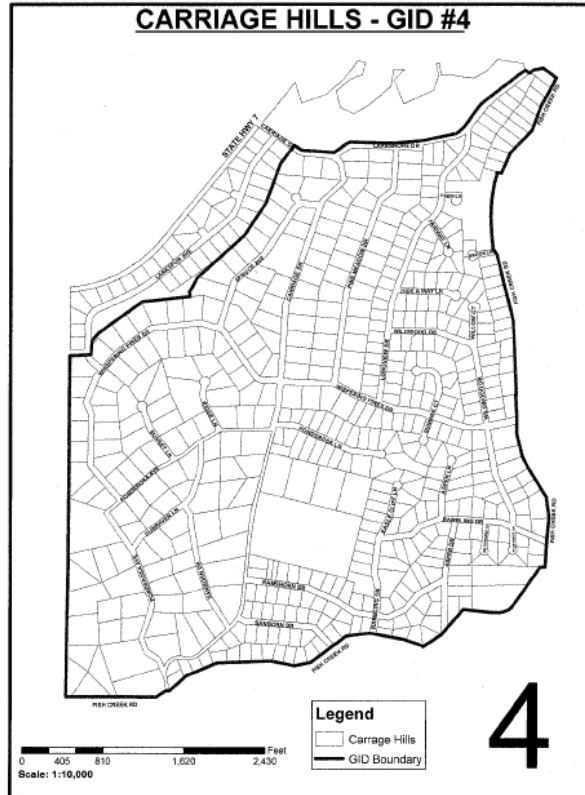
Infrastructure Update

Whispering Pines

Whispering Pines waterline work is nearing completion.

- The County is blading and applying mag chloride on their section of Whispering Pines.
- For the PID portion (approximately Larkspur to Ponderosa), Xcel Energy will be lowering their gas line and will be responsible for the final restoration.
- This work is not part of the waterline project, but a separate project by Xcel Energy.

Carriage Hills General Improvement District 4



Area Map



Carriage Hills General Improvement District 4

Streets

Aspen Drive	Aspen Lane	Carriage Drive	Eaglecliff Lane
Fairway Lane	Fawn Lane	Hideaway Lane	Longview Drive
Pine Meadows Drive	Ponderosa Ave	Ponderosa Lane	Rambling Drive
Ramshorn Drive	Ridge Lane	Sanborn Drive	Spruce Drive
Sunrise Lane	Sunset Lane	Whispering Pines	Wilderness Lane
Wildwood Drive	Wildwood Lane	Willow Lane	

Carriage Hills General Improvement District 4

MISSION

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.

BOARD MEMBERS

- **Mel Causer**
- **Zachary Zeschin**
- **Lauren Halsey**

Carriage Hills General Improvement District 4

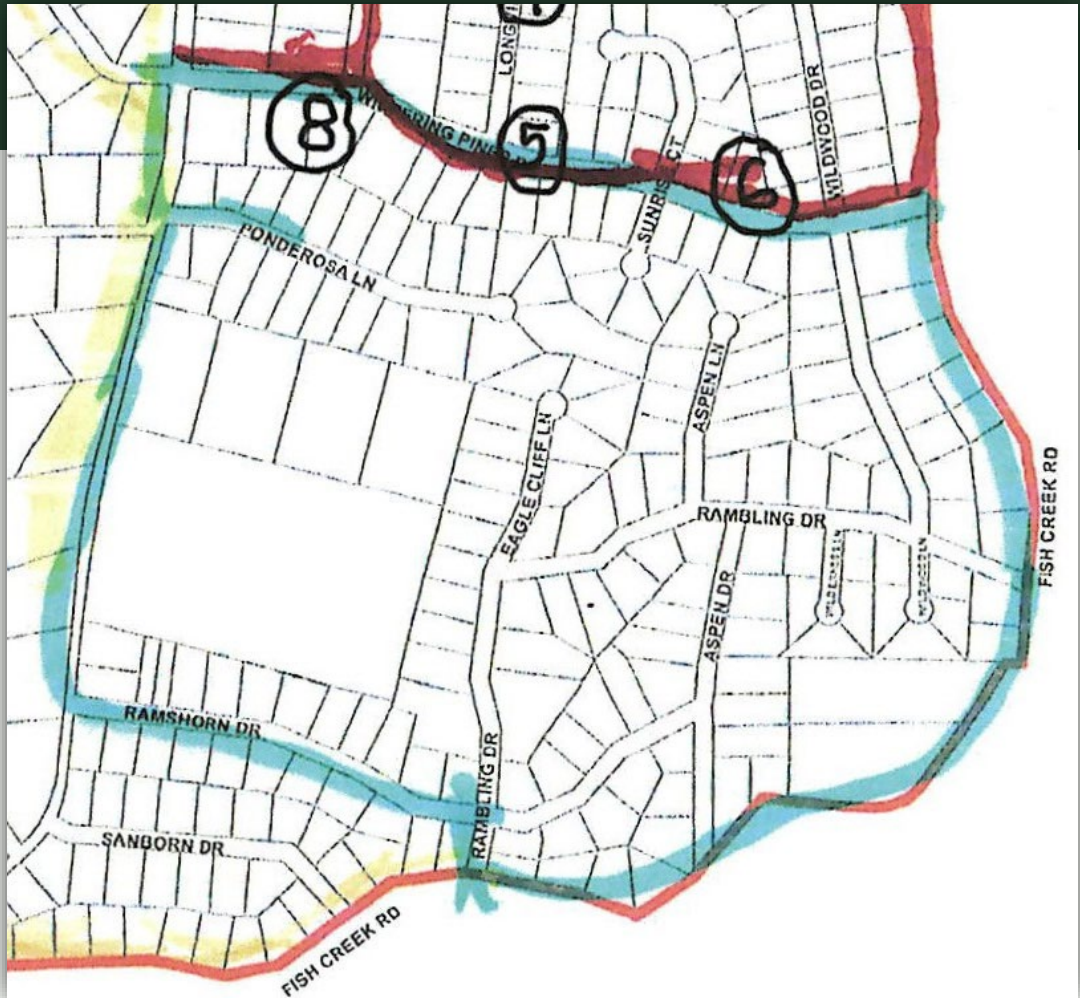
METHOD

The GID 4 advisory board assist and make recommendations to the county commissioners on the affairs of the districts including:

- Developing an annual budget for expenditures,
- Identifying improvements to be made to the district, Retaining contractors to carry out the district's projects, and
- In some instances, the advisory board may be asked to implement resolutions and policy directives of the Board of County Commissioners.

GID-4 Priorities

BLUE ZONE



GID-4 Priorities

BLUE ZONE

Priority 2

- Ponderosa Ln Top of the road attention to trenches and wash boarding around 730 Ponderosa Ln.
- Wildwood intersection with Whispering Pine?
- Rambling Dr intersection with Fish Creek. Pot hole.
- Eagle Cliff intersection with Ramshorn. Maintenance issue.

Priority 3

- Ramshorn intersection with Carriage Dr. Wash-boarding and Maintenance Issues.

YELLOW ZONE



GID-4 Priorities

YELLOW ZONE

Priority 1

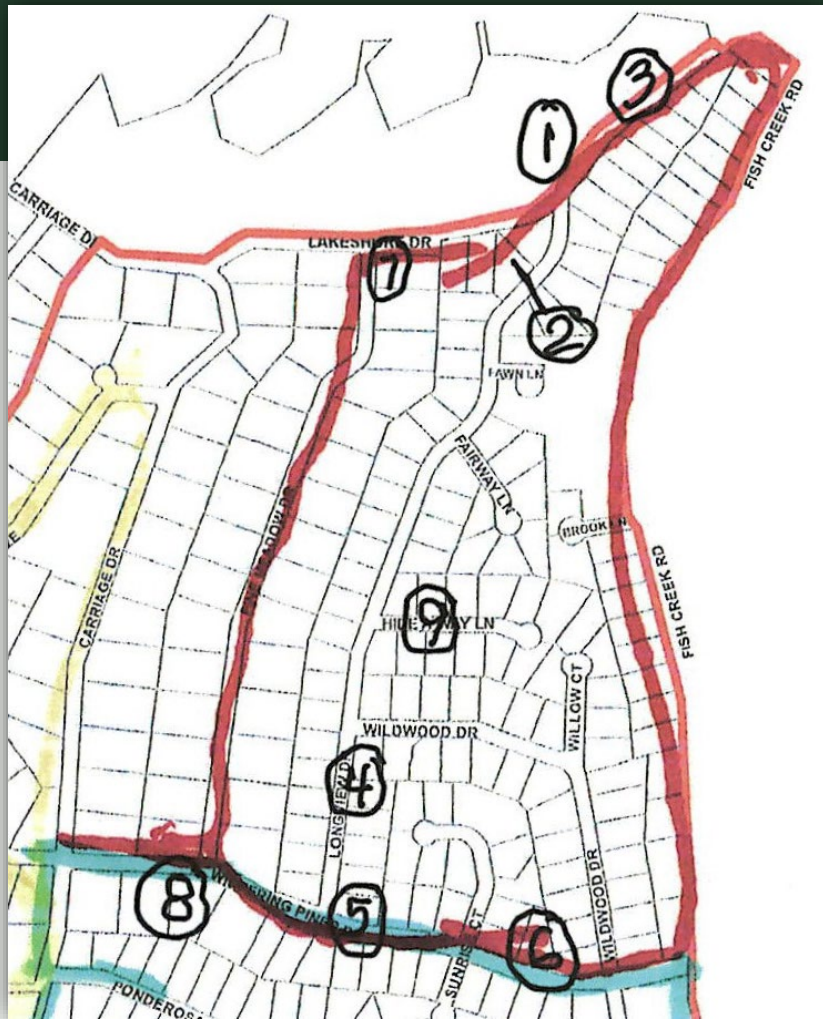
- Ponderosa Ave. Wash-Boarding,
- Sanborn Dr. Hazardous due to depth of trench. Add rocks on both sides

Priority 3

- Broadview Ln Deep ruts wash-boarding at end on lane affects 5-6 houses

GID-4 Priorities

RED ZONE



GID-4 Priorities

RED ZONE

Outside of GID-4, town issue

- Trees on North side of Larkspur Ave. obstructing view of oncoming traffic when heading West and turning onto Longview Dr.
- Crushed asphalt that buffers concrete trail and road washes out due to lack of curb and trench.

GID-4 Priorities

RED ZONE

Priority 1

- Larkspur Ave intersection with Pine Meadow Dr 36 " drop into trench,
- Whispering Pine intersection with Wildwood Dr. People starting and stopping at mailboxes on steep grade (1015) causing issues

GID-4 Priorities

RED ZONE

Priority 2

- Whispering Pine intersection Long Wood Dr. no culvert /trench at North-East corner causing some erosion to corner of intersection.
- Southbound traffic turning onto Whispering Pines from Pine Meadow causing some potholes,
- Longview Dr. intersection with Wild wood Dr. Asphalt road damage due to tree roots from large Cottonwood on East side of road,
- Hideaway Dr. intersection with Longview Dr. Lake of trench on North side of road causing some drainage intrusion onto main road.

GID-4 – To Report an Issue

CARRIAGE HILLS GID #4

Board Minutes

-Select Minutes-



Go

Important Documents

-Select Document-



Go



Board Information

Board Agendas

-Select Agenda-



Go



GID Financial Statement (Unaudited)

[Carriage Hills Line Map](#)

[Carriage Hills Aerial Map](#)

Carriage Hills GID was formed in 1974. The streets in Carriage Hills GID are gravel and have no curb and gutter.

[Report an Issue or Make a Request](#)

www.larimer.gov/engineering/improvement-districts/more-info#carriage-hills

COMMUNITY SAFETY UPDATE

Chief Ian Stewart

Estes Park Police Department

Join the CHPOA Board

Seeking New Board Members!

Low-Key Commitment: Quarterly meetings; a few hours of involvement per month.

Flexible Access: Open to full-time and part-time residents. Meetings are in-person with active ZOOM capabilities.

WAYS TO GET INVOLVED

- Organize neighborhood garage sales & social events
- Manage community outreach & operational programs
- Maintain the website, Facebook group, and entranceway
- Welcome new residents & field community feedback





Stay Connected

Carriage Hills Property Owners Association

P.O. Box 1047, Estes Park, Colorado 80517

EMAIL

carriagehillspoa@gmail.com

WEB

www.carriagehillspoa.org

FACEBOOK

[groups/carriagehills](https://www.facebook.com/groups/carriagehills)