

A large, weathered metal sign stands in a rural setting. The sign is dark and has a mountain range silhouette at the top. Below the silhouette, the words "Carriage Hills" are visible, though partially obscured by the text overlay. The sign is surrounded by large, light-colored rocks. In the background, a paved road curves through a green field towards rolling hills under a clear sky.

# Carriage Hills Property Owners Association

**Annual Meeting, Tuesday July 9<sup>th</sup> 2024**

An aerial photograph of a town with numerous buildings featuring red-tiled roofs. The buildings are densely packed, and the scene is captured from a high angle, showing the intricate patterns of the rooftops and the varied colors of the building facades, including shades of yellow, white, and red. The text is overlaid on this background.

WELCOME TO OUR  
ANNUAL PROPERTY  
OWNERS MEETING

# Agenda

- **Introductions**
- **Officer/Board Elections**
- **Association Financials**
- **General Improvement District (GID) 4 – Roads**
- **Larimer County Compliance**
- **Estes Park Water Department**
- **State of the Association – Discussion: Mandatory dues**
- **Summary**

# Officer Elections & Directors

- Tom Moretti – President (7mo)
- Jim McCormick – Vice President (7mo)
- **Johnnie Buzek – Treasurer**
- Secretary – Amanda Luchsinger
- Directors – Opportunities Exist
  - Technology, Social Media, other
- **GID4 need also exists for new Board Member**



# Upcoming Events/Activities

- New signs being installed:
  - Front HWY 7/Carriage Drive 1<sup>st</sup>. Scott Ave/Fish Creek 2<sup>nd</sup>
- Community Picnic – Saturday, Aug 10<sup>th</sup>, 4pm-8pm
  - Stanley Park, Osprey Shelter (near H.S. Tennis Courts)
  - Hot dogs, burgers, BYOB, bring dish to share, games
  - **RSVP please**
- Slash pickup/removal – After July 15<sup>th</sup>
- Fall/Winter Newsletter – TBD



# Subdivision Financials 2024



# CHPOA 2024 Financial Summary

- Membership continues to increase

| 2022 | 2023 | 2024 to date | 2024 projected |
|------|------|--------------|----------------|
| 158  | 235  | 255          | 300            |

- Increased revenue allows doing more for membership
  - Increased dues from \$30 to \$50, increase # of members, increased grant funding from Larimer Cty
  - Following summary based on getting 300 members by EOY 2024

| Description  | 2023    | 2024 projected | Increase/ (Decrease) |
|--|---------|----------------|----------------------|
| Total Income   | 9,775   | 18,900         | 9,125                |
| Expenses   |         |                |                      |
| - Membership communications (2024: 2 newsletters, signage) | 3,800   | 5,800          | 2,000                |
| - Slash pickup   | 7,400   | 7,500          | 100                  |
| - Garage sale, community picnic                            | 277     | 1,120          | 843                  |
| - Other (insurance, PO box, legal, supplies, etc.)         | 3,073   | 4,380          | 1,357                |
| Total Exp  | 14,550  | 18,800         | 4,300                |
| Operating surplus/(deficit)                                | (4,775) | 100            |                      |

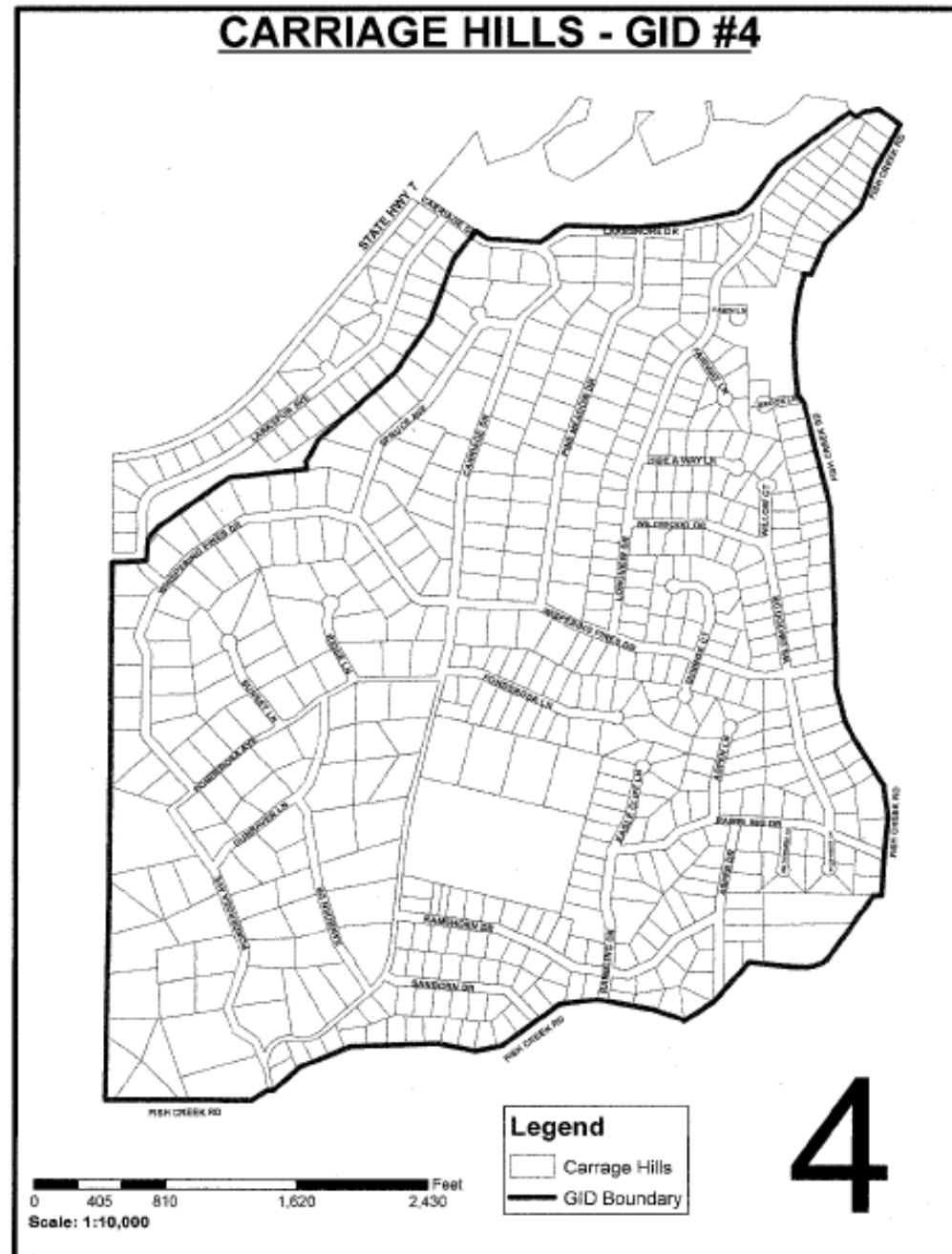
| <b>Carriage Hills POA Summary Financial Statement as of 28 June 2024 (revised 7 July 2024)</b> | <b>2022</b>       | <b>2023</b>       | <b>2024 actual to date</b> | <b>2024 projected</b> | <b>2024 projected EOY (actual to date plus projected)</b> |
|--|-------------------|-------------------|----------------------------|-----------------------|---|
| <b>Starting Bank Account Balance</b>   | <b>15,882.88</b>  | <b>12,018.39</b>  | <b>10281.59</b>            |                       | <b>10281.59</b>   |
| <b>Income</b>  |                   |                   |                            |                       |   |
| Dues current year  | 4,732.33          | 7,040.00          | 11660.00                   | 2,250.00              | 13910.00  |
| Dues prior year  |                   | 415.93            | 120.00                     |                       | 120.00  |
| Grant  |                   | 2,300.00          | 0.00                       | 3,000.00              | 3000.00   |
| Current year dues over/under payments  |                   |                   | 1071.82                    |                       | 1071.82   |
| Misc   | 1.51              | 18.48             | 608.13                     | 200.00                | 808.13  |
| <b>Total Income</b>  | <b>4,733.84</b>   | <b>9,774.41</b>   | <b>13459.95</b>            | <b>5450.00</b>        | <b>18909.95</b>   |
| <b>Expenses</b>  |                   |                   |                            |                       |   |
| Insurance  | 929.00            | 704.00            | 0.00                       | 750.00                | 750.00  |
| PO Box   | 204.00            | 188.00            | 194.00                     |                       | 194.00  |
| Member communications (newsletters, signs)   | 206.46            | 3,786.12          | 2801.26                    | 3,000.00              | 5801.26   |
| Slash pickup   | 6,975.00          | 7,396.00          | 0.00                       | 7,500.00              | 7500.00   |
| Website  | 138.87            | 151.87            | 164.87                     |                       | 164.87  |
| Garage sale  | 0.00              | 276.94            | 0.00                       | 500.00                | 500.00  |
| Annual meeting   | 145.00            | 153.97            | 192.50                     | 100.00                | 292.50  |
| Community picnic   | 0.00              | 0.00              | 120.00                     | 500.00                | 620.00  |
| Legal fees   | 0.00              | 1,800.00          | 922.50                     | 2,000.00              | 2922.50   |
| Paypal fees  | 0.00              | 30.06             | 0.00                       |                       | 0.00  |
| Other  | 0.00              | 60.00             | 10.00                      | 50.00                 | 60.00   |
| <b>Total Expenses</b>  | <b>8,598.33</b>   | <b>14,546.96</b>  | <b>4,405.13</b>            | <b>14,400.00</b>      | <b>18,805.13</b>  |
| <b>Net Operating Surplus/(Deficit)</b>   | <b>(3,864.49)</b> | <b>(4,772.55)</b> | <b>9,054.82</b>            |                       | <b>104.82</b>   |
| <b>Dues collected for next year</b>  |                   | <b>1100.00</b>    | 0.00                       |                       |   |



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|--|------------------|------------------|----------------------------|-----------------------|---|
| <b>Ending bank balance excluding FOCH</b>  | <b>12,018.39</b> | <b>8,345.84</b>  | <b>17400.66</b>            |                       | <b>10386.41</b>   |
| <b>Friends of Carriage Hills</b>   |                  |                  |                            |                       |   |
| Starting balance   |                  | 0.00             | 1935.75                    |                       | 1935.75   |
| Donations  |                  | 1,935.75         | 391.55                     |                       | 391.55  |
| Expenditures   |                  | 0.00             | 0.00                       |                       | 0.00  |
| <b>Ending balance</b>  |                  | <b>1,935.75</b>  | <b>2,327.30</b>            |                       | <b>2,327.30</b>   |
| <b>Ending Bank Account Balance</b>   | <b>12,018.39</b> | <b>10,281.59</b> | <b>19,727.96</b>           |                       | <b>10,777.96</b>  |
| Change in bank account balance   | (3,864.49)       | (1,736.80)       | 9,446.37                   |                       | 496.37  |
| <b>2024 Membership Dues rcvd to date</b>   |                  |                  | <b>12760.00</b>            |                       |   |
| <b># paid members</b>  | <b>158</b>       | <b>235</b>       | <b>255</b>                 | 45                    | <b>300</b>  |

# GID 4 - Roads

GID 4 Volunteer Board  
Mel Causer  
Tom Moretti  
Tom Maher



# GID-4 Larimer County

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.

If you are interested in serving on this board or would like more information contact Tom Moretti at: [larimercountygid4@gmail.com](mailto:larimercountygid4@gmail.com) or Katherine Beilby - (970) 498-5726 (Larimer County Liaison) [beilbykm@co.larimer.co.us](mailto: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:

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

# GID 4 2024

- Review 2023
  - Normal grading and new road materials added
  - Improved road materials were utilized (<clay)
  - Budget and contractor scale impacted work
  - New permanent speed sign installed
- 2024 Plans
  - Normal road work
  - 3<sup>rd</sup> year now trying to complete trenching on south Carriage Drive
  - Adding rip rap (rock) to several trenches where washed out conditions exists
  - Severely damaged or eroding roadways will get new fill material
  - Additional trench work where excess sediment has collected
- Resident Responsibility
  - Most are good! Some driveway culverts are clogged and causing road damage
  - Do not take remove or move roadway base or new fill materials
  - Civil Engineering design for drainage remains unchanged – includes trench/drainage across residents property – Do NOT change flow, you are liable





**Alan Kee**  
Code Compliance Inspector

Community Development Department  
Code Compliance  
200 W Oak Street, Suite 3100  
Fort Collins, Co 80521  
W: 970.498.7763  
Keera@larimer.org



# LARIMER COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

## CODE COMPLIANCE OVERVIEW

JULY 9TH, 2024





## INTRODUCTION

JULY 9, 2024

# Who am I and what do I do?

Alan Kee - Code Compliance Inspector

With Larimer County Community Development for 8 ½ years. With 3 years as a Code Compliance Inspector for SW Larimer County.

Enforce Building Code, Land Use Code including the Floodplain, and County Ordinances including :

- Short-term Rental Ordinance
- Rubbish Ordinance
- Wildlife Protection Ordinance
- Marijuana Resolution

Enforce Right-of-Way Development

Damage Assessment Team Member





## INTRODUCTION

JULY 9, 2024

# How do I handle Enforcement?

Enforcement comes with education first. I will partner with any of you to explain not only the what but the why of the codes in Larimer County.

If you ever have Building, Zoning, Flood, or Land Use questions call or email me.

[Keera@larimer.org](mailto:Keera@larimer.org)

970-498-7663 Office

970-222-6597 Cell

If I can not answer your questions, I will put you in contact with the correct staff.

If you are in need a more formal property research report, we provide that service as well. It can be applied for online or in person at our Fort Collins office.

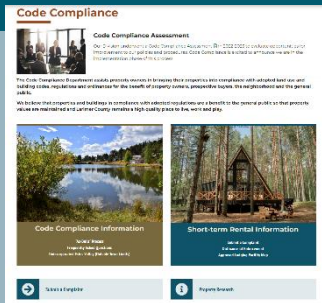
Larimer County  
Community Development – 3<sup>rd</sup> Floor  
200 W Oak St  
Fort Collins, CO 80521





# SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

Most of our enforcement must start from a formal submitted complaint

### Code Compliance



#### Code Compliance Assessment

Our Division underwent a [Code Compliance Assessment](#) in 2022-2023 to evaluate opportunities for improvement to our policies and procedures. Code Compliance is excited to announce we are in the implementation phase of this process.

The Code Compliance Department assists property owners in bringing their properties into compliance with adopted land use and building codes, regulations and ordinances for the benefit of property owners, prospective buyers, the neighborhood and the general public.

We believe that properties and buildings in compliance with adopted regulations are a benefit to the general public so that property values are maintained and Larimer County remains a high quality place to live, work and play.



#### Code Compliance Information

"As-Built" Process  
Frequently Asked Questions  
Unincorporated Estes Valley (Outside Town Limits)



#### Short-term Rental Information

Submit a Complaint  
Ordinance of Enforcement  
Approved Lodging Facility Map



Submit a Complaint



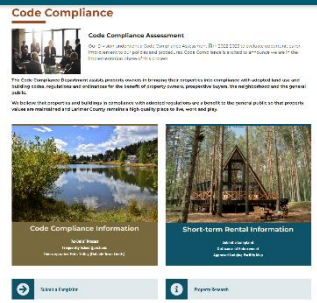
Property Research





# SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

### Submit a Complaint

#### COVID-19 PUBLIC HEALTH ORDER COMPLAINTS:

All complaints related to COVID-19 are handled by the Environmental Health Department.

If you have a complaint, please email [covidconcerns@larimer.org](mailto:covidconcerns@larimer.org). If you have any questions, please visit our [COVID-19 web page](#) for more information.

#### LANDLORD/TENANT DISPUTES:

If this is a tenant/landlord dispute, we are unable to provide assistance in these matters as they are civil in nature. There is a free legal clinic at the Fort Collins Old Town Library that may be able to offer some assistance on the 1st Friday of the month (2:00-3:30 PM). There is limited space and it is a 1st come, 1st service basis with a paper sign up sheet.

For more information about the free legal clinic, please call (970) 221-6740.

**MOBILE HOME PARK OVERSIGHT PROGRAM:** Mobile home owners, mobile home park owners, and mobile home park managers can submit complaints for dispute resolution through the Department of Local Affairs, instead of taking issues to court, which can be costly. Visit the [Mobile Home Park Oversight Program](#) website for more information.

#### COMPLAINTS HANDLED BY OTHER DEPARTMENTS:

- Animal Control contact [NOCO Humane](#)
- Noise contact the [Environmental Health Department](#)
- Vehicles parked on public streets longer than 48 hours contact [Larimer County Sheriff](#)
- Noxious weeds contact the [Weed District](#)
- More contacts listed on our [Complaints Handled by Other Agencies](#) page.

#### OTHER DISPUTES:

1. Try to make contact with the responsible person. Describe your perception of the problem and how it affects you. Then discuss possible solutions.
2. Confirm whether the situation is a violation of County regulations. <https://www.larimer.gov/codecompliance>
3. If you cannot resolve the issue, submit a complaint to the Code Compliance Section. (refer to the "How to Submit a Complaint" tab below)

Expand All Collapse All

How to Submit a Complaint (unincorporated Larimer County).



## SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

Complaints that should use this form

- Building without a permit such as:
  - Additions
  - Decks
  - Remodels
  - Reroofing
- Excessive or unlicensed vehicles, RV's, or trailers being stored outdoors – Based on Lot Size
- Rubbish Ordinance Violations – Junk & Debris stored outdoors
- Wildlife Protection Ordinance – Trash Can storage & latching operation
- Marijuana Resolution – Sight and Smell only
- Living in unapproved structures – Detached Dwelling Units or RV's
- Illegal Home Occupation – Car Repair or lots of visitors coming and going

If you are unsure contact me and I can help you determine if there is a violation.



# SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023

**Code Compliance**

**Code Compliance Assessment**

The Code Compliance Assessment process allows us to identify the impacts and compliance with national best practices and standards. This process is designed to be a benefit to property owners, professionals, and the general public.

**Code Compliance Information**

**Short-term Rental Information**

News Topics | Property Issues

# Code Compliance

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Expand All Collapse All

[How to Submit a Complaint \(unincorporated Larimer County\)](#)



# SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023

**Code Compliance**

**Code Compliance Assessment**

**Code Compliance Information**

**Short-term Rental Information**

# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

Expand All Collapse All

▼ **How to Submit a Complaint (unincorporated Larimer County).**

Any County citizen may make a complaint alleging one or more code violations. You may submit a written complaint:

- In person at our office(s) located at 200 West Oak, Suite 300, Fort Collins or in Estes Park at 1600 Brodie Street
- [Complaint Form.pdf](#)
- [Online Complaint Form](#)

▶ **How To Tell If the Violation is Within City Limits or Unincorporated Larimer County**

▶ **File a Complaint in Other Jurisdictions**

▶ **Will It Be Known Who Filed the Complaint?**

▶ **Are Anonymous Complaints Accepted?**

▶ **What Happens After I Submit a Complaint?**

▶ **How Do I File a Complaint Against a Contractor?**



# SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023

**Code Compliance**

**Code Compliance Assessment**

**Code Compliance Information**

**Short-term Rental Information**

# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

### Code Compliance Complaint

Use the following form to submit a complaint to the Larimer County Code Compliance Section. Upon receipt, Code Compliance staff will investigate complaints or forward the complaint to the proper agency for action. In order to process your complaint with minimum delay, certain information is required.



Please complete the following information fields—describe the problem and location as exactly as possible. If you have any questions, Code Compliance staff are available to assist you. Call (970) 498-7683.

**NOTE: This complaint form is a public record subject to disclosure pursuant to Colorado State law.**

Address of Alleged Violation \*

Property Owner Name

Phone

Address

City

State

Zip

Tenant's Name

Phone

Alleged Violation

How long has the alleged violation existed? \*

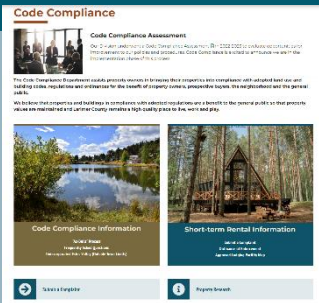
Description of alleged Violation \*

All complaints must be signed. While that information is public record it is only shared if a formal CORA request is filed. Anonymous Complaints are not generally accepted.



## SUBMIT A COMPLAINT (NOT A STR)

JULY 9, 2023



# Code Compliance

## Submit a Complaint

What to expect now?

All complaints are researched to determine the validity of the complaint and to determine Priority.

As mentioned earlier we begin with education and work toward voluntary compliance. If voluntary compliance can not be reached, and it is a high priority violation, the County may seek the Courts help to bring the property into compliance.

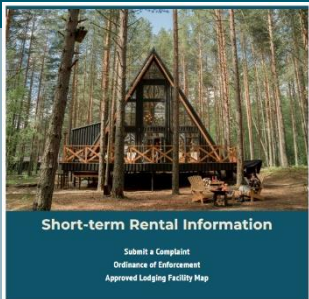
Compliance may look like several things from strict code compliance to substantial compliance.

If you would like updated on any complaint, please reach back out to me. Unfortunately, keeping all interested parties updated is not typically done due to work loads.



# SUBMIT A COMPLAINT ON A STR

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

### Code Compliance



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#### Short-term Rental Information

[Submit a Complaint](#)  
[Ordinance of Enforcement](#)  
[Approved Lodging Facility Map](#)



Submit a Complaint

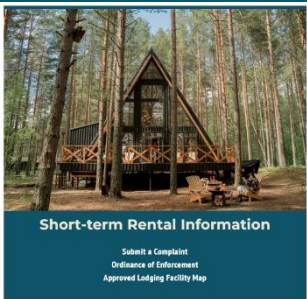


Property Research



## SUBMIT A COMPLAINT ON A STR

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

### Complaint Process

Short-Term Rentals uses a "Three Strike" system. Once 3 valid complaints are received, a code compliance case will be initiated and the STR approval will be reviewed.

First, use the [Approved Lodging Facility Map](#) to locate the phone number for the Property Manager of the Short-term Rental (STR). Reach out to the Property Manager with your complaint or concern.

If the Property Manager does not respond, use the below options to inform Larimer County.

**To file a Short-Term Rental complaint**, please call (970) 480-0865

Or Submit a Short-Term Rental [complaint online](#).

Short-term Rental complaints handled by other departments:

- For *noise complaints* contact the Larimer County Sheriff's non-emergency number (970) 416-1985
- For *wildlife complaints* not related to the Larimer County [Wildlife Protection Ordinance](#):
  - Estes Valley Planning Area:
    - Contact Colorado Parks and Wildlife Officer Chase Ryland Phone: (970) 652-0591.
  - Larimer County Unincorporated outside of the Estes Valley Planning Area:
    - Colorado Parks and Wildlife Regional Office – Fort Collins – Phone: (970) 472-4300.

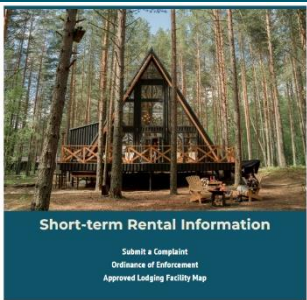
See our [Code Compliance website](#) for general information not related to Lodging Facilities in Residential Dwellings & other FAQs.





SUBMIT A COMPLAINT ON A STR

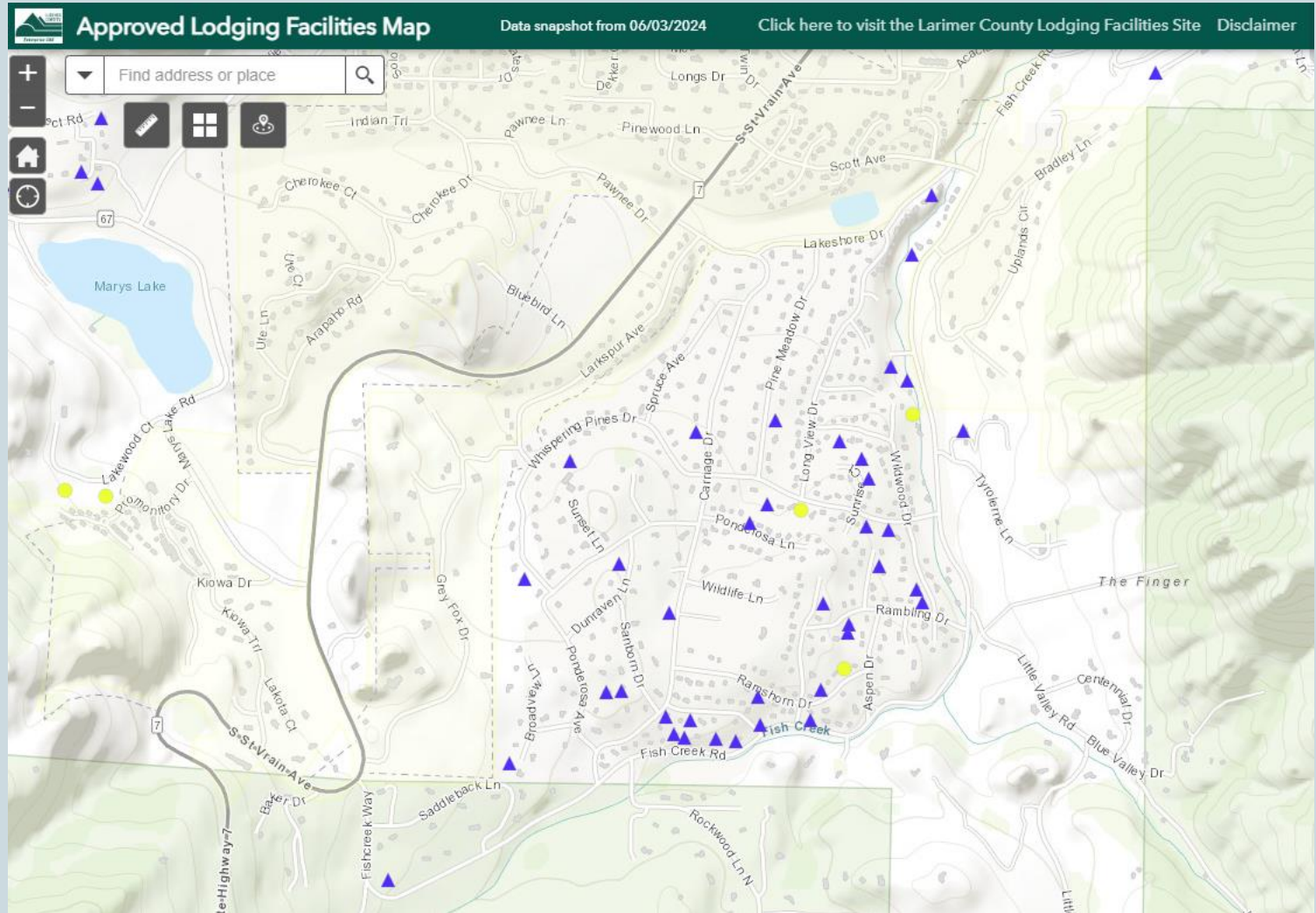
JULY 9, 2023



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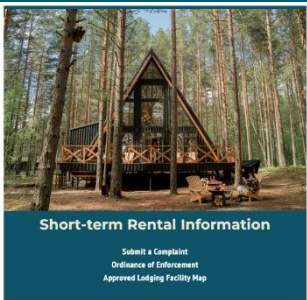
### Approved Lodging Facilities Map





SUBMIT A COMPLAINT ON A STR

JULY 9, 2023



# Code Compliance

## Submit a Complaint on a STR

First Contact the Property Manager Prior to Submitting a Complaint

**Approved Lodging Facilities Map** Data snapshot from 06/03/2024 [Click here to visit the Larimer County Lodging Facilities Site](#) [Disclaimer](#)

Find address or place

**400 Whispering Pines Dr (20-NCD0105)**

Parcel Number: 3401207011  
Plan Number: 20-NCD0105  
Lodging Facility Type: Vacation Home (VH)  
Address: 400 Whispering Pines Dr  
Estes Park, CO 80517  
Subject to Estes Valley Cap: Yes  
Plan Status: Current renewal complete  
Expiration Date: 12/31/2024  
Description: Vacation Home with 4 bedrooms, 1 sleeping area, 8 max occupancy.

**Property Manager: Matt Boston**  
**Property Manager Phone: (406) 600-2705**

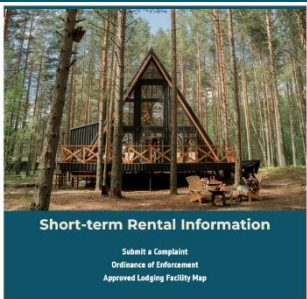
Data Last Updated: 6/3/2024, 6:00 AM

Visit the Larimer County Lodging Facilities Site  
Zoom to



## SUBMIT A COMPLAINT ON A STR

JULY 9, 2023



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  - Larimer County Unincorporated outside of the Estes Valley Planning Area:
    - Colorado Parks and Wildlife Regional Office – Fort Collins – Phone: (970) 472-4300.

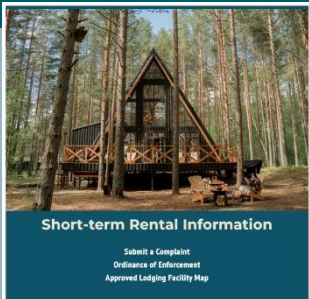
See our [Code Compliance website](#) for general information not related to Lodging Facilities in Residential Dwellings & other FAQs.

The County is currently transitioning to a new 3<sup>rd</sup> party for our STR tracking so the phone number will be changing so go to the website for the most up to date contact information and not this slide.



## SUBMIT A COMPLAINT ON A STR

JULY 9, 2023



# Code Compliance

## Submit a Complaint

<https://www.larimer.gov/codecompliance>

Complaints that should use this form

- Unapproved STR
- Contacted the Property Manager and they did not address an issue
- Believe that it is being used outside of its approval
  - Exceeding Occupancy
  - Used as Wedding Venue
  - Guests Staying in RVs on the property
  - Fire pits (this is tricky as most in Carriage Hills are allowed for 3 more years)
- Follow up reporting of a Noise Violation with the Sheriff
- Follow up reporting of trespassing with Property Manager and/or Sheriff.
- Dark Sky Violations – bistro lights or exterior lighting issues



# CODE COMPLIANCE

JULY 9, 2024

**Code Compliance**

**Code Compliance Assessment**

The Code Compliance Department assesses property owners to bring their properties into compliance with adopted local use and building codes, regulations and ordinances for the benefit of property owners, occupational safety, the neighborhood and the general public.

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Our office of that assessment and building to compliance with adopted regulations and a benefit for the general public in that property values are maintained and our County remains a high quality place to live, work and play.

**Code Compliance Information**

**Short-term Rental Information**

[Send a Request](#) [Report a Problem](#)

# Code Compliance What we can do for you

Come get it straight from the Horses Mouth.  
Call, Email, Stop by, Set up a Meeting.





# QUESTIONS

DEC. 7, 2023

# Questions?

**Code Compliance**

**Code Compliance Assessment**

The Code Compliance Department assesses property owners to bring their properties into compliance with adopted local use and building codes, regulations and ordinances for the benefit of property owners, emergency responders, the neighborhood and the general public.

Our office is that assessment and building to compliance with adopted regulations and a benefit for the general public as their property values are maintained and their County remains a high quality place to live, work and play.



**Code Compliance Information**



**Short-term Rental Information**

[Send a Request](#) [Report a Violation](#)

# Carriage Hills and Spruce Knob Improvements Project

Jacqui Wesley  
[jwesley@estes.org](mailto:jwesley@estes.org)

POA Annual Meeting  
July 9, 2024



# Agenda

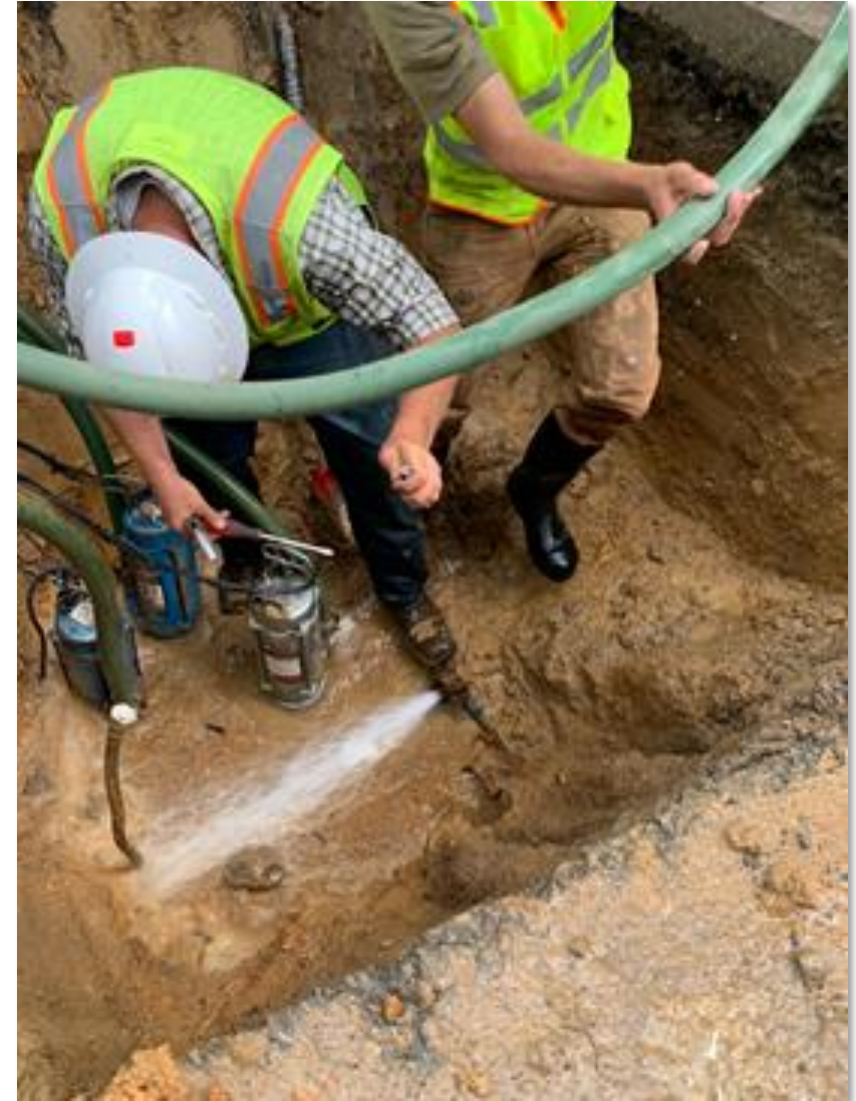
- Project Introduction
  - Spruce Knob
  - Carriage Hills
- Cost and Funding
- Construction Considerations
- Next Steps and Open Discussion





# Project Goals

- Eliminate areas with prevalent breaks
- Bring systems to current standards
- Improve water quality
- Balance system pressures
- Ensure compliant fire flows
- Add more fire hydrants
- Reduce water service interruptions
- Interconnect our system





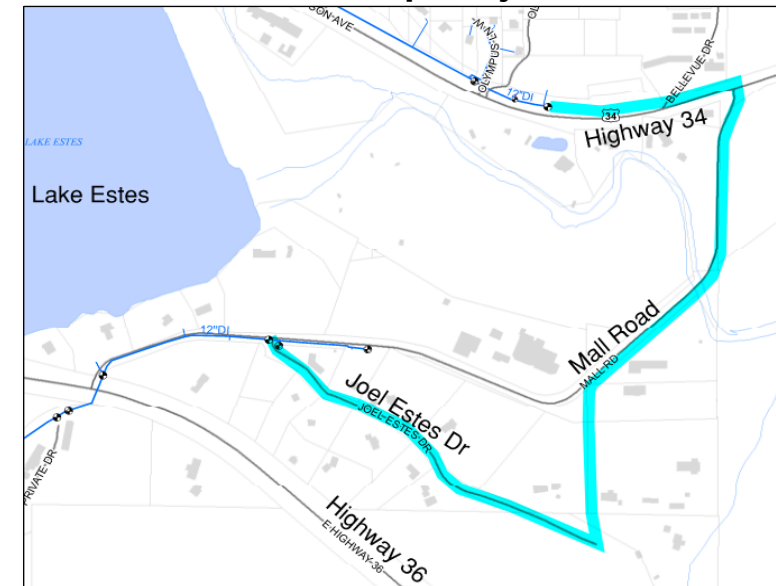
# Spruce Knob Water System Improvements

- Serves 12 households
- Public safety issues, inadequate fire flows
- Offers the Town a key system looping opportunity
- Incorporates system into Town's larger network
- Costs paid by benefitted property owners
- Improved fire protection

**Current Spruce Knob Project**



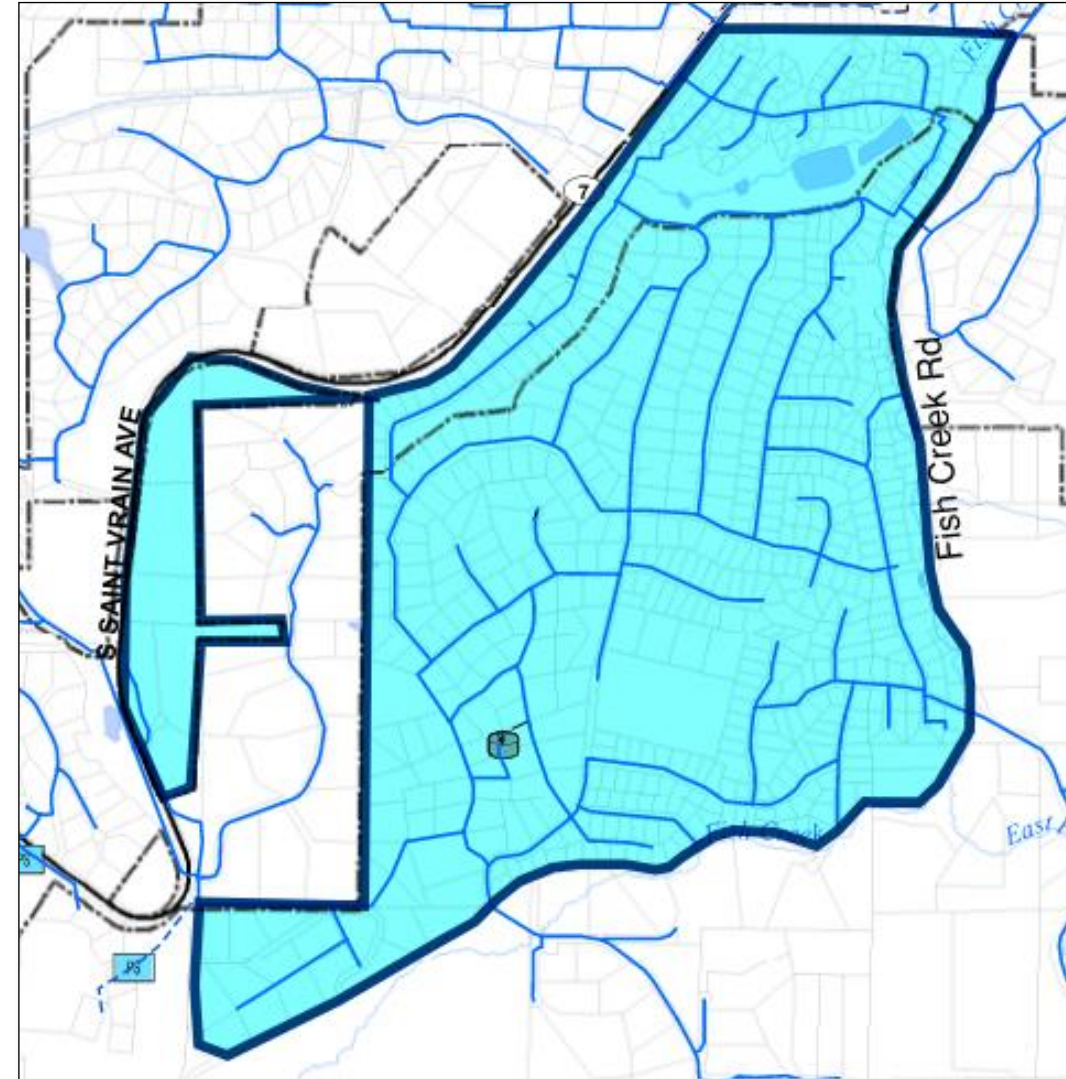
**Future Mall Road Loop Project**





# Carriage Hills Water System Improvements

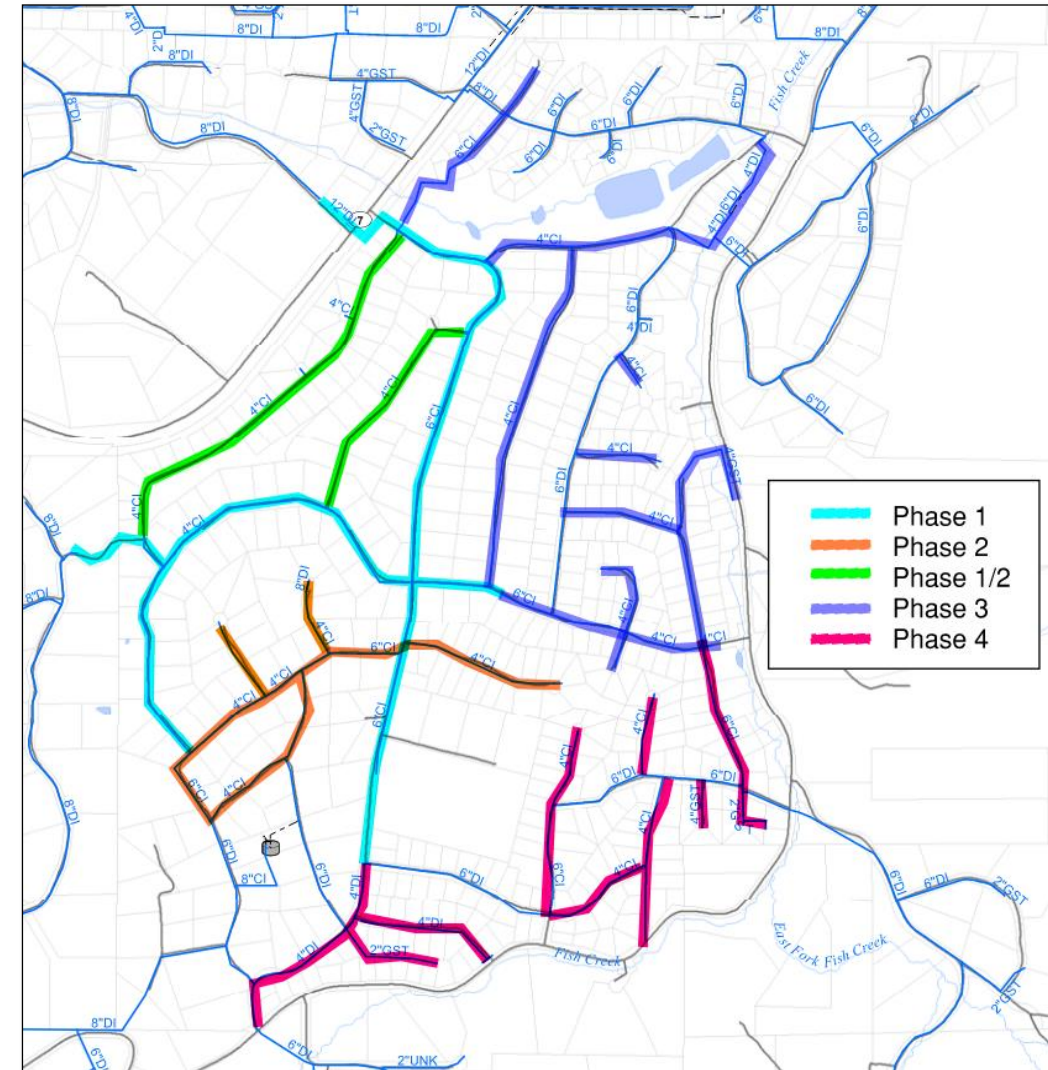
- Serves over 1,000 people
- 540 properties
- Private system incorporated into the Town in 1988/89
- Not constructed to Town standards
- Waterline breaks and costly maintenance (50 breaks since 1995)
- Pressure issues and limited looping
- Fire protection





# Carriage Hills Phasing Plan

|           |  |                            |
|-----------|--|----------------------------|
| Phase 1   | Grey Fox Dr.<br>Carriage Drive (Highway 7 to Ramshorn Dr.)<br>Whispering Pines (W of Pine Meadows Dr.)                 | Pawnee Dr.                 |
| Phase 2   | Dunraven Ln.<br>Sunset Ln.   | Ponderosa Ave<br>Ridge Ln. |
| Phase 1/2 | Larkspur Ave.  | Spruce Ave.                |
| Phase 3   | Lakeshore Dr.<br>Pine Meadows Dr.<br>Hideaway Ln.<br>Wildwood Dr. & Willow Ct.<br>Whispering Pines (E of Pine Meadows) | Fairway Ln.<br>Sunrise Ct. |
| Phase 4   | Remaining areas  |                            |





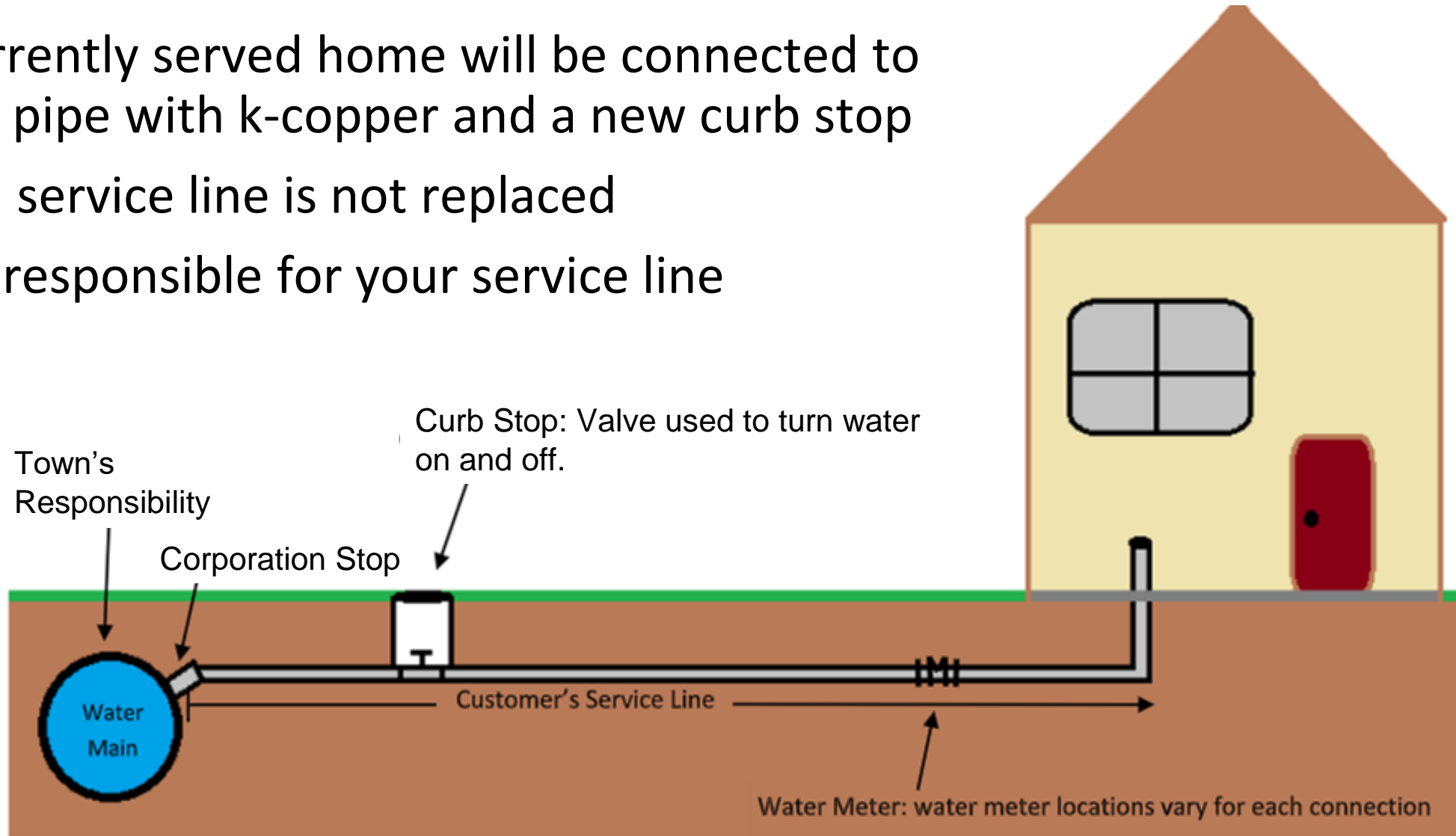
# Funding and Financial Strategy

- Project Costs
  - \$6-8M for Carriage Hills (adjusted to align with available funding)
  - \$0.4M - \$0.6M for Spruce Knob – paid for by them
- Funding Sources
  - CDPHE Drinking Water State Revolving Fund (SRF) Loan
  - Bipartisan Infrastructure Law (BIL) Principal Forgiveness (up to \$1M)
  - DOLA Energy Impact Assistance Grant (up to \$1M)
  - Water Enterprise Fund Cash



# Service Lines and Connections

- Each currently served home will be connected to the new pipe with k-copper and a new curb stop
- Your full service line is not replaced
- **You** are responsible for your service line





# What Construction Looks Like

- It's messy! Lots of big equipment and people.
- Construction under the roadway





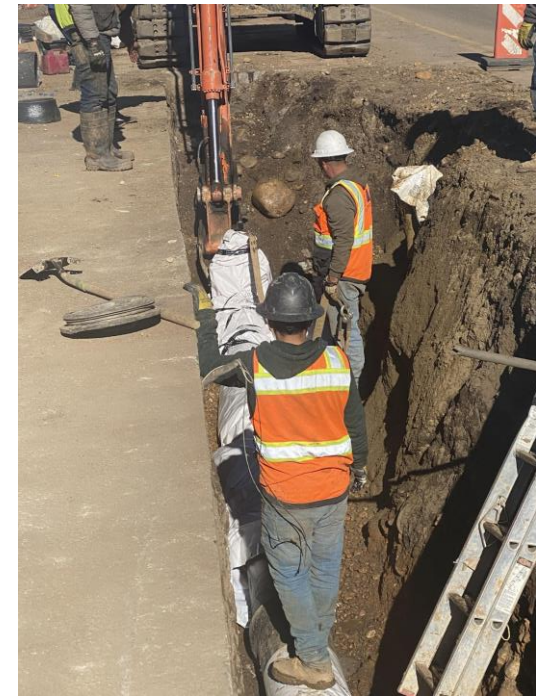
# Construction Impacts

- Temporary Construction Impacts
  - Noise and dust
  - Increased construction traffic
  - Detours and changes in traffic pattern
  - Possible interruptions when being connected

The contractor will mitigate to the extent possible









# Anticipated Schedule – Phase 1/2

| CONSTRUCTION*         |                          |                          |
|-----------------------|--------------------------|--------------------------|
| ADVERTISE FOR BIDS*   | START                    | END                      |
| Late Summer/Fall 2024 | Late 2024/<br>Early 2025 | Late 2026/<br>Early 2027 |

\*The schedule presented is based on the Town receiving a completed loan and funding package by CDPHE in September 2024.

Thank You



# Thank You Carriage Hills Community!

- Increased memberships – aids in rebuilding reserves, activities
  - Could consider other enhancement projects
- “Friends of Carriage Hills Donations”
- Increased Architectural Controls requests and adherence
  - Aids in maintaining beauty of area, keeps community wildlife friendly
- Increased asks of the Association for covenant/compliance issues
- Improving participation from community members
  - Spring trash, weed collection, entranceway tree, signage postings and permanent sign efforts, other!
  
- Our working together only aids in a better community



# Carriage Hills Owners Assoc. – Current actions/spend

- Subdivision representation to trustees/commissioners, EVFPD, Estes Park Utilities, etc.
  - Applied for and secured Grant – Partial funding slash removal (Wildfire Mitigation)
- Representation to Realtors/Title Companies in the support of real estate transactions
- Web Site/hosting fees and support
- Communications via Social Media, Hardcopy/Electronic Newsletter bi-annually
  - Regular resident Q&A – Architectural, roads, covenant or county regulation violations, other
- Wildland fire mitigation slash removal annually (largest single expense)
- Annual garage sale ads and postings
- Annual meeting & associated fees (EVCC is a fee use facility)
- Subdivision insurance coverage
- Covenant reminders and enforcement as required/architectural control reviews/responses
- New: Permanent subdivision outdoor message board(s) – announcing dates/activities
- Subdivision legal representation (By laws, covenants, state/local compliance)
- Summer community picnic (facilities rental/food/etc.)
- Maintaining Carriage Hills entranceway - tree triage, possible future landscaping
- Weed and wildlife guidance

# Carriage Hills Owners Assoc. – Current actions/spend

- Other items we'd like to implement include if funds/volunteers permit:
  - Fencing/landscaping communications equipment Carriage Hills entranceway?? Thoughts?
  - Other “potential” ideas: Similar Carriage Hills entranceway landscaping off Fish Creek/Scott
  - Winter event for Community
  - Other USPS cluster box(es)?
  - Shared services, ie. Tree spraying or other
  - Thoughts?

# Carriage Hills subdivision – Recent Feedback

- “Proud to be in the subdivision....first time since living here”
- “POA has been doing a great job...”
- “Been here for years, and this is the first year I’ve been a member....the signage kept reminding me”
- “Hardcopy newsletters have been helpful”
- “Appreciate the efforts on the pine at the entranceway...”
- Areas for improvement:
  - Covenant enforcement has been spotty.
    - Limited volunteer bandwidth and little reporting
    - Covenant enforcement mechanisms not in covenants (no fines, etc.)
  - What’s with the new resolutions?
  - Some moved here to avoid covenants....just let me do what I want attitude
    - Little to no regard toward neighbors or neighborhood
  - Some were misinformed when moving to Carriage Hills – Dues are optional and so is adherence to covenants

# Carriage Hills subdivision – Current/Past

- Marginal “Subdivision” community engagement/involvement
- Poorly written and formed filings, by-laws, and covenants
  - Made some improvement in clarification/resolution process
- We are not bound by “most” of the Common Interest Ownership Act (CCIOA)
  - No or very low annual dues keep us exempt from most of CCIOA
- Financially challenged or “at risk” due optional dues
- Covenant awareness & enforcement lacking impacting look/feel
- Dues participation varied over years from ~400 to near ~100 paid members
- Near POA soft shut down just a couple years back due lack of participation – both community members and officers/board
- Owners association sustainability and health at risk – year to year status
- Currently have “\_\_\_\_\_” membership, and solid BOD



# Discussion around concept of Mandatory Dues

- Currently only filings 1-5, 8 covered by Carriage Hills Covenants
- Any change in covenants would be covering only the above filings
- Regardless of any decision – nothing would change for other filings/areas
  - Paying property owners receive services and coverage

## Homes per filing/area:

- ~39 Filing 6 (Larkspur)
- ~80 Filing 7 (Scott Ave.)
- ~57 Sanborn Acres
- 5 Hooper/Harding Tracts combined
- ~459 Filings 1-5, 8
- Total ~640 Homes

# Pros & Cons of Mandatory Dues

Regardless: We do remain subject to the public policy provisions of CCIOA, limiting the Association's ability to regulate certain uses of property (ex. ADU)

## • Pros

- Sustainability of Existing Services
  - Reserve funds
- Possibility for physical improvements
  - Rock signage, landscaping, etc.
- Potential for POA Mgmt. Service
  - Collections, record keeping, etc.
- Equality
- Very low annual membership fee
  - Would remain very low in perpetuity. Would be locked in via change
- Everyone has a small vested interest in community

## • Cons

- It's a change, why change?
- Do I see the value for my \$50/year?
- "Mandatory" when I didn't have it before
- I don't want anything to do with POA
- I was told if I'm in the POA I'm liable
  - False

# If feeling is to move forward – Process

- Openly continue to solicit feedback/Input
- Listen, learn, educate on Pros & Cons of mandatory dues
  - Door to door discussions where possible
- Eventual vote would be via in person vote, mail vote, proxy
  - Timeframe TBD
  - Every filing would independently approve or decline, “all or none language...”
- Any such Covenant change would include language specifics on:
  - Dues/Assessment amount and maximum tied to cost of living increases.
    - Current Dues are \$50/Year – No increase needed or projected
  - Penalty fee(s), legal, lien expenses for non payment
  - Any legal fees (limited by state regulations CCIOA)
- Given our Dues/Assessment amount:
  - We currently are a non-CCIOA Community – little to no regulatory oversight
  - At current dues levels we would remain a “limited expense community”
    - This would continue to keep Carriage Hills as exempt from majority of CCIOA laws
    - Full CCIOA requires significant overhead
  - Dues level for CCIOA mandate is ~\$1000/Year

# Property Owners Input



*Carriage Hills Residents . . . . starts with you!*



*Summary & Wrap*

*Up*

## How To Contact Us

Carriage Hills Property Owners Association

P.O. Box 1047

Estes Park, CO 80517

Email: [carriagehillspoa@gmail.com](mailto:carriagehillspoa@gmail.com)

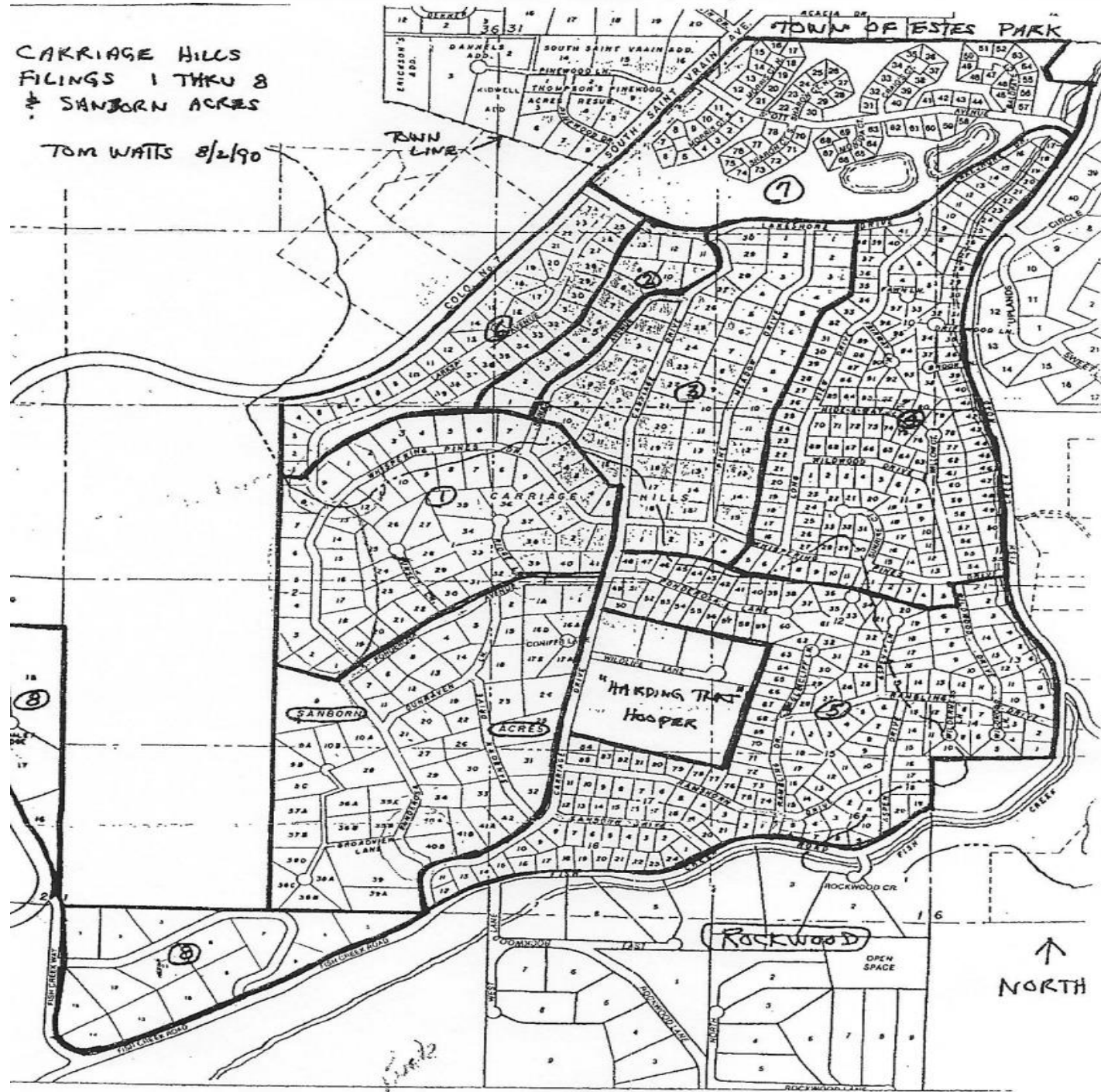
Phone: 970-480-1528

Web: [www.carriagehillspoa.org](http://www.carriagehillspoa.org)

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

CARRIAGE HILLS  
FILINGS 1 THRU 8  
& SANBORN ACRES

TOM WATTS 8/2/90



RAIN LINE

①

②

③

④

⑤

SANBORN

ACRES

Rockwood

↑  
NORTH

Fig. 12



Carriage Hills Property Owners Association, Inc.  
Post Office Box 1047  
Estes Park, Colorado 80517

**BYLAWS OF CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC**

**NAME:**

The name of the association shall be the CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC.

**PERIOD:**

The duration of the Association shall be perpetual.

**PURPOSE:**

The Carriage Hills Property Owners Association, Inc. is a non-profit corporation which can act through its officers to benefit the property owners in the Carriage Hills subdivision including the Sanborn Acres area in Larimer County, State of Colorado, all hereafter referred to as the Subdivision.

The Carriage Hills Property Owners Association, Inc. has the authority to act to protect the rights of the property owners in Carriage Hills as specified within the Protective Covenants for Carriage Hills. The Association does not have the authority to (1) enforce the Sanborn Acres "Deed Restrictions" nor (2) impose the Carriage Hills "Protective Covenants" upon the Sanborn Acres property owners.

**MEMBERS:**

Membership shall be limited to owners of property, improved or unimproved, in the Subdivision.

**VOTING:**

Voting shall be limited to members of the Carriage Hills Property Owners Association, Inc. A qualified voter is one who owns property in the Subdivision and whose dues for the year are paid.

**OFFICERS:**

Officers shall be elected for two (2) year terms. However, in order to assure that approximately one half of the officers are elected each year, the Executive Board may, prior to an election, designate a one (1) year for an office. Officers shall consist of the following.

- |                   |                |                |
|-------------------|----------------|----------------|
| 1. President      | 4. Treasurer   | 7. Director #3 |
| 2. Vice President | 5. Director #1 | 8. Director #4 |
| 3. Secretary      | 6. Director #2 | 9. Director #5 |

Said officers shall constitute the Executive Board. Vacancies on the Executive Board, due to resignations or other reasons, shall be filled by appointment by the President with the concurrence of the Executive Board. Any person so appointed shall serve until the next Annual Meeting.

**COMMITTEES:**

There shall be such committees as the President shall appoint with the concurrence of the Executive Board.

**ELECTIONS:**

Prior to the Annual Meeting, the President shall appoint a Nominating Committee of three from the voting membership to present a slate of officers for the coming year. Additional nominations may be made from the floor at the Annual Meeting. All proposed officers must have given their consent to have their names included on the slate.

Thirty days prior to the Annual Meeting, the proposed slate of Officers shall be mailed to all qualified voters. Elections shall be determined by a simple majority of ballots cast by qualified voters present at the meeting.

**MEETINGS:**

The Annual Meeting shall be held during the month of July for the purpose of election of officers for the ensuing year and any other pertinent business on hand. Other meetings may be called by the President, or in his absence by the Vice President, whenever deemed necessary. A quorum shall consist of the members present.

The President, or in his absence, the Vice President, may call a meeting of the Executive Board at his discretion. A quorum shall be present to make any transacted business official, and three members of the Executive Board shall constitute a quorum.

**FINANCES:**

The annual dues shall be \$50.00 for all members, including owners with lots upon which dwellings have been erected and owners of lots, none of which have a dwelling erected thereon. Should the need arise for additional funds for legal, emergency or other purposes, the means by which funds shall be raised shall be determined by the Executive Board. Funds derived from dues, or otherwise, shall be placed in such accounts with the financial institutions as the Executive Board shall determine appropriate. All disbursements shall require either general or specific approval of the Executive Board or the General Membership. Accounting or all funds shall be made at the Annual Meeting. Annual Dues are \$50/Year if paid between December 1st, the previous payment year and March 31st, of the payment year. Dues on or after April 1st, of the payment year will be \$60 (\$10 is considered late fee). Only exception is for new Property Owners after April 1st will be charged the standard \$50 annual fee.

**DISPOSITION OF RESIDUAL ASSETS:**

In the event that the Association is dissolved or disbanded, any residual assets shall become the property of LARIMER COUNTY (STATE OF COLORADO) GENERAL IMPROVEMENT DISTRICT - 4, or its successor.

**AMMENDMENTS:**

Proposed amendments to the Bylaws shall be presented to the Executive Board in writing by a qualified voting member. The Executive Board shall instruct the Secretary to submit to membership, in writing, any proposed amendment at least thirty (30) days prior to the Annual Meeting, or any special meeting. A two-thirds majority of votes cast by those present at the meeting is required to effect the proposed amendment.

Approved by majority vote of the Carriage Hills Property Owners Association, Inc. membership at the Annual Meeting on July 11, 2023.