

2015/2016 Comments From CKS/E Homeowners With Board Responses

The remaining suggestions/comments received from homeowners along with their dues for fiscal year 2015/2016 are summarized below along with your Board's responses. As normal practice, the Board/ACC likes to address any comments or concerns given to the Board/ACC as an ongoing courtesy. Please note that 2015/2016 comments received that concerned the activities associated with our Parks Committee were responded to in the February 2016 Scroll.

A. There were several comments that stated appreciation for the work of your Board/ACC. Your Board thanks everyone for those comments.

B. Need More Information on the Neighborhood Watch Program.

Response: This item was discussed by Jefferson County Deputy Gordon Neuenfeldt at our January 2016 monthly Board meeting and reported in the meeting minutes published in the February 2016 Scroll. Basically, the Neighborhood Watch Program has been terminated by the Jefferson County Sheriff's Office. The Sheriff's Office has determined that posting crime and safety notices on the Nextdoor.com website is a more effective means of communication to specific neighborhoods. It should be noted that these crime and safety postings are of a non-emergency type of information and that Reverse 911 and Code Red Jefferson County are the means used to push emergency alerts out to the general public.

C. A Neighborhood Website for Donating or Selling Items Would be Great.

Response: At the present time, the CKS/E website is used to archive the incorporating governing documents of CKS/E, documents such as meeting minutes and financial reports and other important information. It is not intended to be a social networking site. The Board suggests that signing up and establishing an account on Nextdoor.com might meet this request.

D. Unsolicited Emails to Residents.

I was just wondering if you send unsolicited emails to residents. I have received a couple of those from an address that looked like a legitimate CKS/E HOA address. I did not open those and deleted them. Since I do not remember giving you my email address, I thought they may contain a virus. You may wish to mention this issue in the Scroll if you believe it to be a problem. Perhaps this is from the alternative roofing group as I do still have a shake shingle roof. Just thought it may be of interest to you.

Response: The Board does not send out any unsolicited emails or publish any homeowners' personal email addresses. There are only two ways that a homeowner will get an email from the CKS/E HOA Board.

1. The email administrator sends out the monthly Jefferson County Sheriff's publication "Behind the Badge" to any resident that has signed up for the Neighborhood Watch program and supplied their current email address to the CKS/E HOA email administrator. The return email address in this case is always cksehoa@gmail.com.

2. If a homeowner has sent an email to the CKS/E HOA email account, the administrator will reply to that email and depending on the subject and content of the email, a Board member may be asked to respond to the homeowner's email. The CKS/E email administrator's email is cksehoa@gmail.com and the Board member's email address will be in the format cksexxxx@gmail.com where the xxxx is an abbreviation of the Board member's position on the Board.

If anyone has questions about whether Board has their email address, please contact Becky or Gary Englebright, using the administrator's email or call them at 303-973-4062.

E. Don't Like Way Funds Allocated.

Response: Historically, the annual budget is divided into two parts. The first part is the allocation of funds to pay the yearly expenses. These include, but are not limited to, funds for special events, spraying weeds at the CKS/E entrances, legal fees, directors and officers insurance and office supplies. Allocations for these expenses are primarily driven by historical data and any known additions/deletions the Board knows of at the time the budget is developed.

The second allocation is for long-term funds that are not needed on an annual basis, such as monument repair, Yarrow fence repair and park improvements. Allocations for these expenses are based on long term goals the Board has established in the past. These long term goals are reviewed annually and modified as required.

As a voluntary HOA, we are not bound by the same Colorado statutes as a non voluntary HOA, but based on legal advice, the Board does try to follow the Colorado statutes which do drive some of our long term fund allocations.

The budget is published on the CKS/E website along with the monthly treasurer's reports. If any resident has questions, concerns or suggestions about the budget, please contact the treasurer at cksehoa@gmail.com.

F. Roofing Materials

Received comments from seven homeowners asking the Board/ACC to consider composite (asphalt) roofing products.

Response: The Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates cannot be revised until 2032 and then will require a vote of approval of a majority of the property owners. The recorded covenants state that "Roofing materials that do not meet the requirements for visual harmony by not having a strong resemblance to wood shakes or wood shingles in terms of color, contrast, pattern, design or size, are prohibited." The dimensional roofing products such as CertainTeed Presidential TL do not meet these requirements. They do not have the thickness or visual harmony that a wood shake has. There are no known new asphalt roofing products on the market that have "visual harmony or a strong resemblance to wood shakes".

G. Taller Fencing Along Wadsworth

Would like to see all fence heights taller than what's currently there to be able to block out traffic noise & give us privacy.

Response: Neither Jefferson County or the State has any funds or plans to install taller sound fencing. Fences such as those along Wadsworth in the Columbine Knolls South II area were installed by the homeowners and require a variance because they are taller than the allowable six feet limited by the Official Development Plans.

H. Lawns Not Maintained and Shrubs Untrimmed

As our residents grow older (some of them) I notice lawns unwatered and shrubs untrimmed. It is difficult to deal with this problem, but maybe an article in the Scroll about hiring that done if they lack the energy to do it anymore? Several Properties are making CKS/E look like Columbine West. Use lawyers, not letters.

Response: Unfortunately, some residents do not maintain their yards or trim their shrubs and they are definitely an eyesore. The Board/ACC does contact residents whose yards are poorly maintained and have shrubs/tree limbs blocking sidewalks. It is the homeowner's responsibility to keep both maintained and hiring someone is a great idea. It takes three impacted residents and a Realtor willing to testify in court to proceed with litigation.

I. Trash Containers

General comment on trash containers not being properly stored out of sight.

Response: The covenants require that trash containers be stored out of sight between collection days. This should be a very simple thing to do, but unfortunately some homeowners leave them in public view. The Board/ACC sends covenant violation letters to those homeowners.

J. Boats, Trailers and Motor Homes

We want to continue to see the area stay "neat & clean" as it has been for the past 12 years we have been here. Starting to see boats & trailers, motor homes in front of homes?

Response: Unfortunately some residents do push the 72 hour allowed period stated in the Covenants. Keeping a boat/trailer hooked up to a pickup does not extend the 72 hour period. The Board/ACC does not do daily or weekly monitoring to catch these violations. County requirements limit the parking of recreational vehicles to a total of 30 days a year. Residents are encouraged to call a Board/ACC member or send an email to cksehoa@gmail.com when they see a violation.

K. Dead/Dying Trees

We received a letter about a dead tree and a few days later received a registered letter with cost \$6.74 to send. That cancelled out the extra dollars we give for special events. This was a complete waste of money. If we had been non-compliant maybe but the neighbors behind us have had obvious dead trees for a few years. Hopeful they did receive a registered letter. Thanks however for all you do!

Response: Covenant E-5 requires two letters to be sent, one by regular mail and one by Certified Mail with return receipt. Twenty-eight homeowners were contacted in 2015 concerning dead/dying trees on their property. Thanks to the 13 homeowners who have removed their tree(s) and two others who responded saying they will remove them this spring. The remaining homeowners will be sent letters this spring if the dead/dying trees have not been removed.

L. Storage Units, Multiple Cars and Trucks

I don't understand why a trash can at the side door and a camper or boat is such an infraction but a storage unit and multiple cars and trucks can sit in front of homes.

Response: Two residents were contacted in 2015 for storage units on their property for an extended period of time. One was necessary because of extensive water damage to the house and the remodeling that was needed. It was removed. The other homeowner moved into the house and is working to unload/remove the storage unit. There is not any covenant restriction on the number of cars/trucks that can be parked in front of a home. If the car/truck is not properly licensed, the Sheriff's Office will ticket the car/truck.

M. HOA Dues

Won't pay because of roof rules.

Response: It is truly unfortunate that some homeowners choose not to pay their dues or support the Homeowners' Association because of their feelings on the roofing issue. There are so many other areas within CKS/E that require attention or are provided to the homeowners that can benefit from the minimal \$35/year dues. The Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates run with the land. Each owner is provided a copy of the covenants at their closing which binds them to comply with the covenants. The Board/ACC is charged with enforcing the covenants approved by a majority of the property owners and apply to all property owners.