

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 07/17/14

**Location:** Rinn Valley Park

**Minutes:** Meeting began at 6:34pm

### **Roll call**

Tabitha Butler, Rick McCaskill, William Butler, Jeff Nieuwsma, Susan Carlson

\*11 residents, 2 DRC members

### **Approve agenda**

Agenda approved

### **Proof of meeting notice**

Meeting notice was posted on website.

### **Approval of minutes**

Minutes were approved unanimously

### **Board Terms**

Jeff Nieuwsma – President – Elected through 2015

William Butler – Vice President – Elected through 2014

Susan Carlson – Treasurer – Elected through 2014\*

\*Jackie Sexson was voted in to replace Susan thru her term

Rick McCaskill – Community Improvement– Elected through 2014

Tabitha Butler – Secretary/ Enforcement Contact – Elected through 2015

### **Treasurer Report**

Lennar has 10 homes not closed. For the remaining Lennar homes, they will have a \$50 fine on top of their \$300 annual due when the new owners close on their homes because of the annual dues not being paid on time.

3 homes have not paid their 2014 dues. We have continued with the fining process.

Jackie Sexson has been unanimously voted in as our new treasurer. Susan will work with Jackie to show her the ropes. Thank you to Susan for your time as our treasurer & thank you Jackie for volunteering your time as a new homeowner!!

### **DRC**

The DRC is currently looking for volunteers to help with design reviews. If interested in helping out, please contact them: [drc@rinnvalleyranch.org](mailto:drc@rinnvalleyranch.org).

For **all landscaping changes** please submit a complete lot plan as the entire plot must be considered for adequate vegetative cover. **This is also true if installing a fence.** If you have something to submit, you may email the [DRC@rinnvalleyranch.org](mailto:DRC@rinnvalleyranch.org). Please include as much information as possible. You may NOT submit paint colors; they must be hand delivered. You can drop off submissions at 3416 Red Hawk Lane.

The DRC welcomes changes to the new Lennar homes. As long as the new design is within the DRC Guidelines and the guidelines of the city, we welcome changes for uniqueness of the community. Follow the submission guidelines.

**General note for new Lennar homeowners.** It is the DRC's understanding that the builder is leaving the front ditch as 'native'. The following excerpt from the Design Guidelines addresses ditch cover:

*Section 3.19.*

*The drainage ditch along the street right of way along property lines will be seeded in native vegetation by the builder(s). All Lot Owners are required to maintain the native vegetation, replace with turf or use 4 to 6 inch cobble as depicted on the Drainage Ditch Detail attached here to as Exhibit C. In either case, the Lot Owners are responsible for maintenance of the drainage ditches and keeping them free of obstructions and overgrowth so the water can flow freely. Native vegetation, turf, or cobbles are the only acceptable landscaping alternatives for the drainage ditches.*

The DRC cannot approve or deny a plan that would potentially impede a neighbor's view. As long as the landscape meets the DRC guideline requirements, location on the property is only determined as to not bother the neighbor's property because of growth. Please think about talking with your neighbors about possible landscaping issues.

### **Rinn Valley Ranch Homeowner's Association Design Review Committee Notes**

12 June, 2014 through 17 July 2014

3349 Mourning Dove Ct - Approved Fence & Dog Run and subsequent full Landscape design.

3353 Birch Rd - Approved Full Landscape design, including shed, noting privacy fence limited to 60 LF.

3345 Mourning Dove Ct - Approved Full Landscape design, noting accessory drive must have culvert diameter to match the main drive. Homeowner specified 2 phases completed by Spring 2015.

3371 Birch Rd - Full Landscape design pending additional details.

3307 Birch Rd - Approved Full Landscape design and deck extension. Preliminary approval of outbuilding pending final dimensions/setbacks.

3351 Mourning Dove Ct - Approved installation of partial plan including Fence, Concrete Patio and Firepit. Final plan must satisfy 70% vegetative cover per guidelines.

3346 Mourning Dove Ct - Approved fence installation.

3390 Homestead Dr - Full Landscape plan not approved, requesting reduced 'native' space, and additional trees, shrubs, design elements in that space. DRC working with homeowner.

9360 Homestead Dr - Approved landscape modification to add a berm for snow block next to driveway.

3384 - Approve a resubmit of full landscape plan with adequate vegetative cover that meets guidelines.

3499 Cottonwood Circle - Approved a Full Landscape plan with in multiple phases outlined including parking space that is a placeholder for future outbuilding.

3340 Birch Rd - Approved fence installation.

3385 Birch Rd - Approved Full Landscape design. Homeowner inquired about a Shade Sail which is not a permanent structure and does not require DRC approval.

3311 Birch Rd - Approved outbuilding, revised lot location, window placement, concrete drive and pad. Recommended adding shingle type siding as an accent to street facing side to complement the home.

3325 Birch Rd - Approved Fence installation.

One homeowner asked about neighboring views consideration in the approval process. The DRC cannot restrict building or landscape feature placement outside of Town of Frederick required setbacks and building guidelines. With that said, the DRC encourages each homeowner to discuss plans with their neighbors as they may be unaware of a concern such as views and allow coordination of tree/feature placement close to the property lines as well as

shared fencing cost. The DRC may recommend placing heavily fruiting and shooting/suckering trees away from property lines.

## **Enforcement**

27 notices went out to homeowners for various violations. 4 fines have been issued with the request to attend a meeting for a hearing.

The only homeowner to show was Nancy Lecoque. We discussed her plans to finish her landscaping. She submitted a plan via email that would finish out all but the sod by the end of the year. As long as this is happening, no more letters will be mailed. If by the end of the year, all but the sod is not finished, she will be in breach of her contract and we will continue with the fining process.

Dave Papini had spoken with Tabitha about the progression of Jared Papini's landscape. He said it should be at the final stages by the end of summer. Again, we will honor this verbal agreement & check back after the next meeting.

Our new neighbors with chickens have been notified about being in violation of the covenants. It was discussed that before moving in, they sent an email to the board asking about them to which the board said no. They have been granted 30 days to find new homes for the chickens.

It is important that you do not ignore HOA letters or requests. We have an HOA in the community to keep consistency and value to our homes.

Enforcement will now be headed up by Tabitha with the help of Lauren. If you are interested in helping us with enforcement, please contact the board.

Jeff Franks offered to set up a work team if there is anyone in the neighborhood who could use some help on a project. Please reach out to the board with questions. As seen during the September 2013 flood, we have a great neighborhood that will pull together for each other. This is just another way that we can build community.

We have updated our enforcement letters with our lawyer & will resume issuing violation letters. If you receive a letter & have any questions, please contact the board- [board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org).

## **Community Improvement**

Irrigation ditch between Cottonwood & Homestead liner is falling down, Rick purchased longer spikes to get a better hold. We will be asking for help from the community to assist in replacing these spikes. Weeds on the path have been sprayed.

### **Park**

Lennar has hired a new landscaper to work on the park. The dry spots seem to be getting better. They have replaced the dead trees. They are still working on low areas where water is standing. They are also still working on finishing the open area. If there is something in that space you would like to see, please let us know.

Lennar has completed the relocate of the trail on the west & repaired the remaining trail damage. We are now having issues with current landscaping projects along the path; their construction vehicles are causing damage to what was just fixed.

Wards has repaired most of the trail due to flooding. We have voted to allow the use of \$3500 for the completion of this trail. The board voted yes.

## Open Floor

The discussion about chickens was had. At this point, it would take rewriting the covenants, which needs to be done to update some out of date material. We will be working the next few weeks on updating the covenants and possibly making some changes. It will require a 2/3's vote of the community in order to change the covenants. If there is anything in our current documents that you would like to see updated, please contact the board. [board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org)

Until we have our vote, we must stick to what is currently written.

**Please remember that DOGS MUST BE ON A LEASH if not confined in your fenced in yard. This is a town ordinance. If you see an animal off a leash, please remind the dog owner or contact the Frederick PD non-emergency line (720) 652-4222. Any owner not cleaning up after the dog will be subject to a \$50 fine. Please clean up after your animals. This is especially important in the park where children play. Please pick up after your dog!**

We are looking for a committee to help re-write & update the covenants & DRC guidelines. If interested, please contact the board or attend our next meeting.

**Tuesday, August 5<sup>th</sup>** 6:30pm-8:00pm is the annual **Neighborhood Night Out**. Marg McCaskill will put together the events for the evening that will be held in the park. Games for families & a visit with the Police patrol. Refreshments will be served.

**Wednesday, August 13<sup>th</sup>** will be the town led **BBQ in the park**. 6:00-8:00pm. The town will supply the BBQ & hot dogs, buns & condiments. We will supply chips & cookies. If you are interested in donating baked goods of side, please let us know. Thanks!

### **STREET SWEEPING:**

*Beginning April, the street cleaner will be around on **Fridays**. Please do not park on the roads on **Fridays**.*

Next meeting:

Monday, September 8<sup>th</sup> from 6:30pm-8:00pm @ the Rinn Valley Ranch Park.

Monday, October 6<sup>th</sup> from 6:30pm-8:00pm @ the Rinn Valley Ranch Park.

ANNUAL MEETING: Monday, November 17<sup>th</sup> from 6:30pm-8:00pm @ the Rinn Valley Ranch Park.

{Rain/cold location: Butler's 3498 Cottonwood LANE}

**Meeting adjourned at 7:50pm.**

[www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)

[www.frederickco.gov](http://www.frederickco.gov)