

# KETTLE CREEK Neighborhood News



Spring 2008

[www.kettlecreekhoa.com](http://www.kettlecreekhoa.com)

*For Residents of Bison Ridge and The Townes at Kettle Creek*

## Welcome!

Welcome to the first edition of *Kettle Creek Neighborhood News*! This newsletter is produced by your neighbors, who are part of the Your Kettle Creek HOA Board. We'd like to share some important news that you should be aware of. Plus, if you have any important news that you'd like to share, please feel free to do so by emailing [mmdesigns@mindspring.com](mailto:mmdesigns@mindspring.com) and we'll review it for the next edition.



We are looking for volunteers for our annual neighborhood cookout/block party in one of the cul-de-sacs.

Anyone interested should contact Michele McCann at [mmdesigns@mindspring.com](mailto:mmdesigns@mindspring.com)

## Bison Ridge Residents:

### Are you recycling?

Did you know your annual HOA dues include trash and recycling services? At \$108 per home per year, we get a great value compared to other cities where the same service costs nearly \$400 per home per year.



Dues cover both trash removal and recycling, yet only a minority of residents use recycling. Landfills are expensive to build and operate, whether privately or publicly funded.

Keeping recyclable materials out of landfills reduces landfill costs and helps keep Colorado green. We urge all residents to use the recycling service.

Simply place your stackable plastic bins curbside every other Friday. There's one each for newspapers/magazines, glass bottles/jars, and plastic container types 1 and 2 along with metal cans. Waste Management issues these three plastic bins per homeowner.

If you wish to take advantage of recycling service (and still need bins), resident Mike Cather has volunteered to gather resident names and addresses, then send one consolidated list to Waste Management / Z&R.

Mike can be reached at [809212876@comcast.net](mailto:809212876@comcast.net) or 528-6186.

## Spring 2008 Kettle Creek HOA Report

It's been an eventful past several months for the Kettle Creek Homeowners Association, and your HOA Board has been very active resolving several issues.

### Ownership of the Kettle Creek Entrance Sign Land

A little history: When the original land contractors planned the common areas, they intended for the city to own these strips of land along both sides of Chapel Ridge Drive and have the Briargate Special Improvement and Maintenance District (SIMD) maintain them, funded by tax levies on property values. These taxes would have been significant, and the SIMD would have controlled service frequency and landscaping design choices. If you've seen some of the areas the Briargate SIMD is responsible for, the upkeep is fair at best.

Using Pine Creek as a model, the contractors decided to have the city own these tracts (known as Tracts A and B), but create an easement with the maintenance responsibility assigned to the Kettle Creek HOA. Unfortunately, during that process, the documents weren't correctly filed.

Tract A in front of the detention pond was never actually transferred to the city (which owns the detention pond and is responsible for maintenance of it), although Tract B (along our fence line on Chapel Ridge) was correctly deeded to the city with HOA responsibility correctly designated for maintenance. The land contractors assigned maintenance responsibilities for Tract A to the HOA even though the city ownership did not take place as was originally intended by the developer.

The good news: Our developer Dean Venezia, his attorney, Jane Fredman, and Darren Burns from Z&R Management have been very helpful in correcting the error and in transferring ownership of both tracts of land to the Kettle Creek HOA. We were amazed to see how many people have acted on our behalf, and we could not have done this if Dean had

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not agreed to pay the legal costs for us to get the correct documentation in place with the city.

The better news: We will not owe taxes on these tracts, and we get to control landscaping and maintenance.

### **Kettle Creek HOA ... not Bison Ridge HOA**

As we moved through the process above, we confirmed the Kettle Creek HOA was always intended to be the master HOA for the entire development. There was never a plan for multiple HOAs with different names. That's why there was never a Bison Ridge HOA, even though the land filings with the city are noted as Bison Ridge at Kettle Creek. The Townes at Kettle Creek, as well as the land further developed down Chapel Ridge Drive, both to the west and the north, fall under the master Kettle Creek HOA.

Even though the Townes formed its own HOA, they still have financial responsibility for the maintenance of the common entrance areas at both the Kettle Creek sign, the Bison Ridge sign, and Tracts A and B. They were not aware of this until Jane and Darren helped them fully understand the covenants. Once the Townes units are fully sold out, they will pay the Kettle Creek HOA appropriate maintenance costs.

When the next development to the west and north ultimately occurs, shared maintenance will be built into the closing costs for each new home buyer. This means the future Kettle Creek HOA financial position looks promising, and we fully expect that our annual dues should drop in subsequent years as our HOA grows. Again, the Board extends sincerest thanks to Ren and Darren at Z&R, Dean Venezia, and Jane Fredman.

### **Financial Position**

Treasurer Dave Joyal reports our expenses have been running under budget, with less than expected snow removal and interest income from short-term CDs. With additional dues from The Townes and any future Kettle Creek development to the west and north, the HOA should be in good shape for this and future years.

### **Common Area Landscaping**

We're gathering bids from landscape contractors to renovate our entrance and common areas. We'd like to replace washed-away mulch, control eroding drainage areas by the Chapel Ridge fenceline with river rock beds, xeriscape some common areas, and replace some plants with better looking varieties. However, this appears to be a large financial undertaking that will likely take two-to-three years.

Here's an idea to help reduce costs for our immediate remulching needs: Ten to twenty neighbors with shovels and wheelbarrows could likely make the common areas look great in just a half day. We'll make a decision once bids are in, but meanwhile consider how a few hours of effort could save us a lot of money and greatly improve our neighborhood's appearance.

We'll see you at our annual meeting in December to summarize our year and plan for 2009.

Respectfully,

Your Kettle Creek HOA Board:  
Scott Plantenberg, President  
Rick Scroggs, Vice President  
Brenda Anderson, Secretary  
David Joyal, Treasurer  
Barry McCann, Member at Large



### *Other reminders...*

#### **Parking on neighborhood streets**

Be mindful that our covenants prohibit vehicles from being parked more than 24 hours without being moved. For safety and security, it's best to keep your vehicles in your garage or driveway, and sidewalks should never be blocked.

#### **Landscape and architectural changes — get approval first!**

Remember you must submit an Architectural/Landscaping Request for Home Improvement form posted at [http://www.kettlecreekhoa.com/CCR\\_Rules/Kett\\_ACC\\_Form.pdf](http://www.kettlecreekhoa.com/CCR_Rules/Kett_ACC_Form.pdf) for

- landscaping plan changes such as additional trees, shrubs, retaining walls, xeriscaping, etc.
- anything changing the appearance of the exterior of your property — front or back
- new additions, decks, walkways, fences and play structures
- new exterior lighting
- roof replacements

### *Community Website:*

**Did you know we have our own website at [www.kettlecreekhoa.com](http://www.kettlecreekhoa.com)?**

**If you would like us to add anything, please email**

**Barry McCann at [brmccann@mindspring.com](mailto:brmccann@mindspring.com).**