

The Shores at the Highlands

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Newsletter

Hope you enjoyed living or spending time in our beautiful community along the Blue River this year. We enjoyed abundant spring snow, a wonderful summer, beautiful fall color, and early winter season snows. We want to extend a special welcome to the many homeowners new to The Shores this year.

Development Update

Meriwether, developer of The Shores, expects to complete construction of the remaining three homes by February 2020, with currently five homes left to sell (two river and three off-river units). Upon completion, The Shores will have 56 residential units.

Homeowners Association (HOA) Annual Meeting and Board

Based on achieving the needed threshold of home ownership in the community as prescribed in the Declaration of Covenants, Conditions and Restrictions for The Shores (Declarations), beginning in 2019 the three member HOA Board is comprised entirely of homeowners (replacing two Board positions previously held by the developer). At the HOA Annual Meeting held in December 2018, three homeowners were elected to the HOA Board with initial staggered one, two- and three-year terms.

Please plan to attend in person or by phone the **HOA Annual Meeting to be held on December 30, 2019 at 10 am**. At this year's HOA Annual Meeting, we will provide an update on the community improvements in 2019, the HOA's financial status, and an outlook for 2020. We will also elect a single Board member beginning January 2020 to replace the position held by Larry Willhite. We appreciate Larry's many years of valued service as our homeowner representative on the HOA Board. Current Board members Larry Abston and Wendy Tancheff will continue to complete their terms. Going forward, the homeowners will annually elect a single open Board position for a three-year term.

2019 Community Improvement Highlights

We would like to highlight several community improvements completed this past year.

Trash/Recycling Building The new trash and recycling building constructed by the developer at the north end of Shores Lane is available for use. This attractive and functional facility was designed to complement the design and appearance of the homes in the community. In addition to the enclosed metal trash dumpster, bins are available for smaller recyclable items. Since bulky boxes have commonly filled the trash dumpster in the past, please break down large boxes and stack them against the rear inside wall. Additional usage rules have been posted inside the building. Please do your part to maintain and properly use this HOA facility and service.

US Postal Service (USPS) Mailboxes USPS mailboxes have been installed adjacent to the trash/recycling building with a numbered mailbox for each residential unit. Each address in The Shores is registered as a "deliverable address" to receive mail and packages. Your mailbox keys will be available at the Annual Meeting; afterwards, arrange pickup from our property management company (Basic Property Management). If you want your keys prior to the Annual Meeting, please contact Wendy Tancheff.

Hope you enjoy the convenience of having USPS mail and package delivery in The Shores. The mailbox pedestals have separate boxes for small to medium packages, with larger packages delivered to your doorstep. If you have a Breckenridge Post Office (Ridge Street) box, cancel it to avoid an annual fee.

River Trail Access Landscaping and other improvements were made during the summer to the central access to the Blue River (between houses located at 229 and 211 Shores Lane). In addition, a new river access trail was

installed at the southern end of The Shores (next to the fence with the Welk property). These improvements were made to provide easy access to the river by all homeowners in The Shores.

Looking Ahead to 2020

River Trail Improvements Next spring, a defined trail will be installed along the southern portion of the river to allow more convenient and safer river access by all homeowners in The Shores. The trail will be on HOA common property and will navigate the steeper sections of the river bend without encroaching on the rear property lines of the river backing homes. We are looking to have a diagram developed depicting the planned path of the trail between the river and the rear property lines. Please continue to use caution while enjoying this trail for river access and respect have homeowner privacy.

Transfer of Common Property from Developer to the HOA Following the last new home sale, the community common property (including Red Quill Lane) will be transferred from the developer to The Shores HOA. In addition, the HOA will also formally adopt amended Declarations and By-Laws which will reflect the removal of the developer and other needed modifications now that the community is in homeowner control.

Information About Your HOA

HOA Provided Services It is the intent of the HOA Board to provide basic community services, maintain a simple oversight role, and continue to keep dues low. The HOA makes decisions to maintain the high quality of our investments and consider the benefit/impact to the overall community while keeping an awareness of the varying individual ownership objectives and home usage. The HOA has engaged a property management company (Basic Property Management) to assist in monitoring and maintaining the appearance and infrastructure of our community.

The HOA contracts directly or through our property management company for the following services:

- **Snow removal** of driveways, sidewalks to front door, access to mailboxes and the trash/recycling building (generally 4" minimum)
- Routine **trash and recycling pickup**
- Limited **summer landscaping** in the community and near the front entrance signage, including deep root fertilizing of all trees, four mowing's, weed control, maintain front entrance and berm, turn on and shut-off of irrigation systems, and repair winter plow damage to irrigation systems

Responsibilities of Homeowners To keep HOA dues low for the community as a whole, individual homeowners may need to engage third parties or perform additional services to maintain their property. The property management company used by the HOA can also assist individual homeowners with any home maintenance for a fee.

The HOA has contracted with Neil's Lunceford for certain community landscaping services. Since the HOA requires lawns to be well maintained, if you have a non-native grass type and/or water your lawn frequently, you need to arrange for additional mowing's beyond the four provided by the HOA. Neil's Lunceford offers individual homeowners a summer maintenance program to perform additional lawn and flower bed maintenance.

Due to the intense sun exposure we experience, homeowners will likely need to re-stain or repaint the exterior of their house about every five years. The HOA's property management company will contact homeowners when they identify the need to re-stain/repaint. They also maintain a list of the stain and paint colors for your house.

Homeowners are responsible for the maintenance and repair of their shared driveways (including resealing and filling in cracks), regardless of driveway length or whether on common property or within their property line. Seek HOA Board approval for materials and repair specifications.

Other Reminders

Homeowners should maintain adequate property insurance coverage and general liability coverage of at least \$1 million. The HOA's property management company will annually solicit and maintain evidence of this coverage.

All exterior improvements (including driveways, patios, barriers, or other visible additions or changes) require HOA Board approval.

Homeowners, and not the HOA, are responsible for replacing trees or flower gardens on their property.

There is no parking on any street in The Shores. Seek HOA Board approval for temporary/short-term event parking on Shores Lane or Red Quill Lane.

If you have not already done so, please sign up to pay your monthly HOA dues via ACH bank drafts. This convenient and easy payment method administratively benefits payment tracking by our property management company.

As part of Summit County approving earlier in 2019 a permitting process for short-term rentals (STR), it established a complaint hotline for non-emergency issues associated with STRs such as noise, parking, occupancy violations, trash, pet nuisance or other code violations. Complaints are to be submitted online at SummitCountyCO.gov/STR or by calling the STR Helper hotline at (970) 368-2044. Once a complaint is filed, the homeowner's registered agent will be contacted and have one hour to respond and resolve the complaint. In addition, you can also inform our property management company and they will contact the responsible homeowner during normal business hours.

Access to HOA Documents

HOA documents and other information for The Shores at the Highlands are available online at basicproperty.com. Basic Property Management can be reached at (970) 668-0714.

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Thanks for the opportunity to serve you. Enjoy our beautiful river community in the high country!

The Shores HOA Board

Larry Willhite
Wendy Tancheff
Larry Abston