

The Shores at the Highlands

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December 2020 Newsletter

2020 has turned out to be quite the year, with the health concerns and restrictions due to COVID-19, the election cycle, early closure of last year's ski season, cancellation of the 4th of July events, and the numerous other changes impacting our lives and communities. By early summer, many homeowners and guests were working remotely or seeking refuge in our beautiful mountain community. Despite the disruptions, the developer was able to complete construction of the remaining new homes and close on the final home sale in September. It is great to have our neighborhood fully built out and being enjoyed.

Homeowners Association (HOA) Annual Meeting

Please plan to attend the virtual **HOA Annual Meeting on December 28, 2020 at 10 am MST**. At this Zoom meeting, we will provide an update on the community improvements in 2020 and the HOA's financial status and outlook for 2021; discuss the changes and upcoming vote to approve the Second Amended and Restated Declarations; and elect a homeowner to fill an open Board position.

HOA Director Election

Upon 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 was comprised entirely of homeowners (replacing two Board positions previously held by the developer) with initial staggered one, two- and three-year terms. Starting last year, we annually elect a single homeowner to fill an open Board position for a three-year term. Thanks to Wendy Tancheff for her valued service and insight on the HOA Board during her two-year term.

Transfer of Development to the HOA

With build out completion of the 56 residential units and common areas (including Red Quill Lane and the trash and recycling building), certain of the developer's rights have terminated and our community common areas and governance have transferred to the HOA. In conjunction with this transition, we are amending the required Declarations to primarily remove unneeded references to the developer (Declarant) and to provide clarity on homeowner responsibility to maintain their driveway easement (both within their property line and deemed common area). This draft Second Amended and Restated Declarations, and a summary of changes, will be circulated for discussion at the upcoming Annual Meeting, prior to a subsequent formal vote in early 2021 that requires positive approval by 67% of our 56 homeowners. Also, in early next year, the HOA Board will update and amend the HOA Bylaws and related policies (does not require homeowner approval). HOA documents and other information for The Shores are available online at basicproperty.com and updates will be posted as finalized.

2020 Community Improvements and Areas of Focus

Highlighted below are several community improvements and focus areas during 2020. There are currently no major projects contemplated for 2021.

River Trail Improvements

In late spring, a defined trail was created to navigate the steep sections on the southern river bend. After noticing increased usage and receiving feedback from homeowners, additional trail improvements were made in early November to enhance its safety and walkability as well as to protect the riverbank from erosion. The trail is on HOA common property beyond the rear property lines of the river backing homes. In early summer, a small improvement was made at the north end of the development allowing easier and safer trail access from The Shores around the dredge rock tailings into the Town of Breckenridge Open Space to the north.

We also installed private river trail access signage in various access locations in an attempt to reduce the foot traffic along our stretch of the river by guests of the Welk Resort and others from outside of our neighborhood.

Given the flatter contour and easily walkable area along the northern portion of the river, there is currently no plan to develop a similar defined trail. Whether there is a defined trail or not, full river access within The Shores is open to all homeowners and their guests. There are several designated paths to access the river, including one centrally located between 229 and 211 Shores Lane and another at the southern end next to 119 Shores Lane and the Welk Resort fence. Please use caution while walking along the river and respect homeowner privacy.

Swallow Mitigation and Deterrence

We all have observed that the swallows like our river community. While beneficial in eating the insects around the river, they leave quite a mess on our houses. The HOA Board has consulted with pest professionals on the habits of the swallows as well as the most effective solutions and the related costs to discourage their nesting under the eaves of our houses. In an effort to maintain consistent high-quality appearance of the neighborhood, the HOA Board has determined that the approved swallow mitigation and deterrence solutions available to homeowners include the professional installation of low cost spike strips under the eaves (painted to match original paint scheme) and dark colored netting from under the eaves (clearly the most expensive option). Professionals have recommended removing the empty nests and installing swallow deterrence prior to their return in the spring. Since the swallows return to the same nesting location, there is no guarantee that they will not simply move to an unprotected eave or neighboring house. Like other exterior alterations or improvements, swallow mitigation and deterrence solutions require HOA Board pre-approval before installation.

Other

A dog waste station was centrally installed. Please use the available bags to pick up after your pet.

Since the Red Quill Lane does not meet Town of Breckenridge street specifications, the HOA is responsible for its maintenance and repair. As a matter of prudence, sealant was applied to road cracks during the summer to protect the pavement.

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 the services and maintaining the appearance and infrastructure of our community and common areas.

The HOA contracts directly or through Basic Property Management 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** (expanded from two to three times per week in peak periods)
- Limited **summer landscaping** in the community and near the front entrance signage, including deep root fertilizing of all trees, four mowings, weed control, front entrance and berm maintenance, activate and deactivate home irrigation systems, and repair winter plow damage to irrigation systems. New for 2021, weed eating of the native grass behind the houses on the southern end of the river will be part of the mowing cycle. Please provide your garage code to Basic Property Management for Neils Lunceford to activate (May) and deactivate (September) your home irrigation system.

Responsibilities of Homeowners To keep HOA dues low for the community as a whole, individual homeowners need to engage third parties or perform additional services to maintain their property. Basic Property Management can assist individual homeowners with any home maintenance for a fee.

The HOA has contracted with Neils 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. Neils 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 need to re-stain or repaint the exterior of their house about every five years. Basic Property Management maintains a list of painters and the stain and paint colors for each house.

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

US Postal Service (USPS) Mailboxes Each residential unit has a numbered USPS mailbox, with each address registered as a "deliverable address" to receive mail and packages. The mailbox pedestals have separate boxes for small to medium packages, with larger packages delivered to your doorstep.

Trash/Recycling Building The trash and recycling building has an enclosed metal trash dumpster and blue bins for recyclable items. Please break down large boxes and stack them against the rear inside wall. Additional usage rules have been posted inside the building.

We continue to experience frequent contamination of the recycling materials with regular waste. This may be due to the increase in renters who are unfamiliar with our local recycling protocols. To avoid contaminating our recycling, please remind your guests to follow our local recycling rules that prohibit glass, bagged items, plastic bags, stained pizza boxes, and household trash and food waste. Thanks for helping keep clean and properly use this HOA facility so we can recycle responsibly.

Other Reminders

Homeowners should maintain adequate property insurance (including your driveway easement) and at least \$1 million of general liability coverage. Basic Property Management will annually solicit and maintain evidence of this coverage.

While it's great that homeowners are pursuing additional investments in their property, remember that all exterior alterations or improvements (including solar panels, swallow mitigation, driveway resurfacing and repairs, patios, landscape and hardscape barriers, awnings, or other visible additions or changes) require advance approval by the HOA Board. When submitting your proposal, please provide schematics, design plans, pictures or other information that will assist the Board evaluation and approval. The intent of this HOA process is to maintain the high-quality appearance of our community and minimize adverse impacts to neighboring homes.

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 the tracking of payments.

In 2019, Summit County approved a permitting process for short-term rentals (STR). This includes 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 Basic Property Management and they will contact the responsible homeowner during normal business hours.

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

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