



Summer, 2009

Painters Ridge—New Resident Info

Inside this issue:

HOA Board Info	2
Board Liaison Grid	3
Landscape Info	4
Recycling Info	5
HOA Website Info	6
HOA News	7
Exterior Lighting Info	8

Welcome to Painters Ridge — Message from HOA President

On behalf of your Homeowners Association Board of Directors, please accept my congratulations on the purchase of your new home. You and your family have joined one of Castle Rock's premier custom home communities. As such, we have high standards and expectations for our community. I'm sure you will appreciate these as they safeguard the investments that all of us have made in our homes.

This newsletter will give you highlights of information to help you transition to Painters Ridge. Another valuable resource is our HOA website, found at www.paintersridge.org. Please take a moment (once you have unpacked your computer) to go online and join the website. The Board uses the website as our primary communication tool and updates are sent via email on a regular basis. If you prefer a "human touch," each Board member serves as the liaison to a portion of our community. The map on page 3 will show you who your Board liaison is. Feel free to contact them with any questions or concerns. Again, welcome and enjoy your new home in Painters Ridge!

Sincerely,

Jerry Hindman, President

HOA Dues Can be Paid Monthly, Quarterly, or Annually

Did you know that you can pay your Painters Ridge and CVR HOA dues annually, semi-annually or quarterly? Simply write a note with your check to indicate which months are being pre-paid, or include the monthly tear sheets from your dues coupon book. Please do not send partial month payments. Use this option if you are going on vacation and want to pre-pay a few months. There is currently no discount for paying dues in advance, although the board may consider doing so in the future.

Meet Your HOA Board:

President: Jerry Hindman
Vice President: Dan Lever
Treasurer: Stefanie Uhl
Secretary: Krista Zizzo
Member-at-Large:
Richard Brust

Future Communication to be Distributed via Email/Internet

To save funds and natural resources, HOA communications are conducted online at the HOA website or sent or by email. See page 5 for information on joining the website to receive information electronically. If you do not wish to join the HOA website, please give your Board Liaison an email address to be used for official HOA correspondence.

Homeowners Invited to Attend Monthly HOA Board Meetings, Open Forums

The 2009 monthly Board of Directors meetings are listed below. All homeowners are welcome and encouraged to attend. Meetings are held on the second Thursday of the month from 7:00 p.m. to 9:00 p.m. at the Philip S. Miller Library, 100 S. Wilcox Street. Our board meetings are informal and give homeowners an opportunity to meet the Board and discuss items of interest. The agenda for each meeting will be posted to the Painters Ridge website at least a week prior to each meeting.

Upcoming Meetings

Thursday, August 13

7:00 p.m.

Meeting Room:

CR Bank Room West

Thursday, Sept. 10

7:00 p.m.

Meeting Room: CR

Bank Room West

Thursday, October 8

7:00 p.m.

Meeting Room: CR Bank Room West

Thursday, November 12

7:00 p.m.

Meeting Room: CR Bank Room West

December—No meeting



Board Initiatives, Activities and Progress To be Tracked Online

Don't want to wait until April's Annual Meeting to hear what the HOA Board has accomplished? Homeowners can track the progress of 40 issues, concerns and projects that the board is working on via our website.

To provide more accountability to our residents, the board created a master list of the issues and concerns that have been voiced to board members and by homeowners at the last two Annual Meetings. This spreadsheet tracks the status of each issue or concern and shows the actions taken by the board to resolve the issue. The list includes 39 items, all of which are important to your board of directors and will be addressed as time and resources allow. Several "long term" issues may require a vote of the homeowners to ensure that the association's resources are being used appropriately.

Updates to the "Community Concerns List" will be posted quarterly. If you have any questions about these items or would like more information on an item, please contact your board liaison. *(See page 5 for information on who your board liaison is).*

The "Community Concerns List" can be found online at <http://www.paintersridge.org/page/officers/> or from the website home page, click on "Board Notes" at the bottom of the home page, then on the folder for the Community Concerns List.

Need a Mailbox?

If your home site does not have a mailbox, contact our property manager, John O'Connor, to have one installed. 303-663-3615

Trash Removal Information

Our HOA dues cover weekly trash removal by Waste Management. All homes are serviced weekly on Thursdays. You don't need to contact anyone for service to start at your house, but you can call WM at 303-797-1600 if you would like to request one 96-gallon waste container (free.) Information on recycling is on page 4 of this newsletter

Liaison Plan Created to Increase Communication with Homeowners

To increase communication between residents and the board, we have created a “board liaison” plan. Each homeowner will have one board member who will serve as their “point person” for any questions, comments or concerns.

Feel free to contact your liaison by email, phone, or in person. We're all here to help!

See the community diagram to the right to learn who your liaison is.

Board Liaisons to Homeowners

● Blue = Stefanie Uhl
4079 Lions Paw Street
mountainteam@earthlink.net
303-388-9354
Liaison to residents on Ash Hollow Place and 3921-4079 Lions Paw Street

● Red = Krista Zizzo
4383 Lions Paw Street
kristazizzo@yahoo.com
303-663-8980
Liaison to residents on Dewfrost Place, Elm Fork Place and 4243-4383 Lions Paw St.

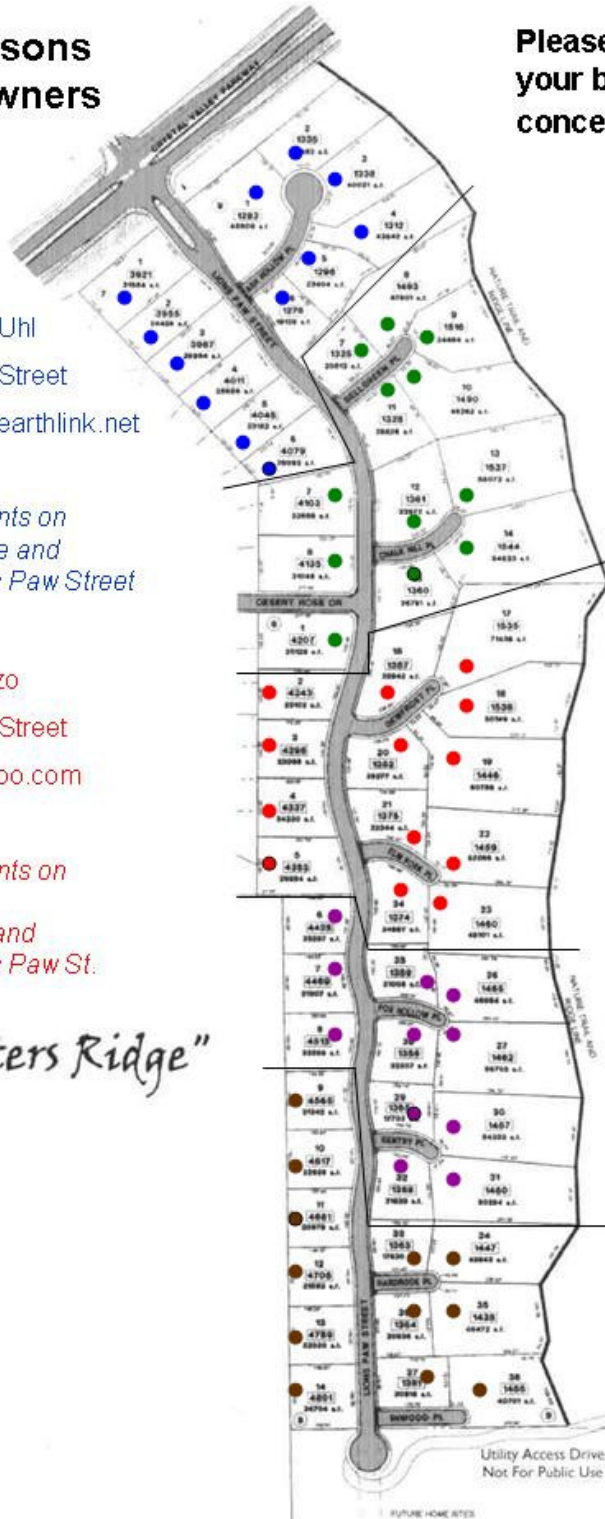
"Painters Ridge"

Please feel free to contact your board liaison with any concerns or questions.

● Green = Teri Topolnicki
1360 Chalk Hill Place
TeriTop@q.com
720-733-9355
Liaison to residents on Bellgreen Place, Chalk Hill Place and 4103-4207 Lions Paw St.

● Purple = Dan Lever
1365 Gentry Place
dlever@avaya.com
720-733-0876
Liaison to residents on Fox Hollow Place, Gentry Place and 4425-4513 Lions Paw

● Brown = Jerry Hindman
4651 Lions Paw Street
hjhindman@msn.com
303-948-5295
Liaison to residents on Hardrock Place, Inwood Place and 4565-4801 Lions Paw St.



Landscaping Project Coming Up? Please Read these Guidelines before you Begin!

Do you have plans to install or renovate your landscaping? If so, please consult the Landscape Design Guidelines before starting your project. All residential landscaping projects must be approved by the HOA Design Review Committee prior to work starting.

For more information see the Design Guidelines, which are posted online: www.paintersridge.org Click on the "About the HOA" tab, then scroll down to "Governing Documents" and click on "Design Standards" for the document and forms.

Questions? Contact the Landscape Design and Review Committee Chair:

Dan Lever
1365 Gentry Place
720-733-0876
dlever@avaya.com

Landscaping FAQs

How quickly do I need to landscape?

All new landscaping must be installed within 180 days of occupancy.

Is there a preferred landscape style?

The design standards are intended to guide landscaping within residential lots in a manner that allows for individual creativity while assuring compatibility within the overall natural and open character of Crystal Valley Ranch. Continuity may be achieved through

the use of native vegetation and other vegetation that is designated as hardy in the local climate. The open appearance of the community must be maintained. Site-specific landscaping improvements must integrate building structures into the site. Landscape designs should include transitions from more intensely built areas into the natural open space areas, appropriate use of buffer areas and screening techniques, re-vegetation of disrupted areas with similar plant materials, and incorporation of a native plant palette to "fit" into the overall character of the community.

When should I submit landscape plans?

Whenever you are changing the character of your landscaping, including the removal of gambel oak or the addition of retaining walls, fences, sod, significant plantings, a dog run, or playground equipment.

How much sod can I have?

The Committee will carefully scrutinize any submission having intensely irrigated sod or bluegrass totals of: *(the following are maximums)*

- (a) Sites having a gross square footage of one acre (43,560) or more, 5,000 sq ft of sod;
- (b) Sites having a gross square footage of $\frac{3}{4}$ acre (32,670) to 1 acre, 4,000 sq ft of sod;

- (c) Any site with gross square footage up to $\frac{3}{4}$ acre (32,669 or less), 3,000 sq ft of sod.

Must I have irrigation?

All planted areas shall receive automatic-type irrigation. The irrigation system shall provide complete coverage to the edge of the road and shall minimize spray on streets, walks, adjacent properties, etc. and shall be functional at the time of landscape installation.

Are there restrictions on outside lighting?

Per Ordinances of the Castle Rock Municipal Code, the use of "flood lights" is prohibited. Full cut-off light fixtures are required for all exterior light fixtures to reduce negative impacts to off-site land uses. The "Dark Sky" enhancement concept is recommended where possible. Non-glare landscape lighting is strongly encouraged. However, the Committee reserves the right to prohibit any lighting it deems a nuisance to adjacent properties. The owner must meet all local, County or State ordinances regarding lighting.

Can I have a dog run?

Doghouses, if approved, must be located in the back yard or back area of the lot. They must be screened from visual impact to any neighboring residence. Dog runs shall be restricted to 15' back

of the front plane of the house on the side and / or rear of the building envelope or setback area of the lot and shall not exceed 500 square feet in coverage. All enclosures must not exceed 54" in height and must be adequately screened from adjoining residences and roads with hedges, berms, etc.

Can I have playground equipment?

Play equipment of any kind may not be of bright colors (natural colors only) and must blend in the natural surrounding. Appropriate screening and integration into the overall landscape plan will be required. A detailed diagram and documentation should be submitted and approved prior to the installation of any equipment.

Can I remove gambel oak?

One of the primary goals is to minimize the disturbance to and preserve existing vegetation, which is essential to the visual quality of Painters Ridge and is important in preventing soil erosion and the protection of wildlife and other natural systems. Unit Owners and builders may not remove trees or gambel oak or begin clearing operations prior to final approval of plans by the Design Review Committee. Trees may be cut after such approval only for clearing the driveways and building pads. All other tree or gambel oak clearing must be approved as part of the Landscape Plan.

Keeping our Neighborhood Clean

Question: What is being done about the state of the community? There's a lot of construction mess still around, but there's no active building taking place!

Answer: 1) Last May, the board sent letters to all builders and homeowners who are past due with the completion of their landscaping projects. Builders have twelve months after a Certificate of Occupancy is issued to complete their landscaping while a new homeowner has six months after closing. Most builders hoped to have their house sold before their deadline, so the issue of landscaping would fall to the new owners. Builders are feeling the crunch of the economy and a few have responded to the board that they have no funds to complete the landscaping. The board is following up to reach a compromise. Builders and owners who have not responded to the board's requests for completion may be issued a daily fine until their landscaping is complete or they respond to our queries. In the summer when there is significant weed growth, we will also be following up with the owners of the vacant lots and homes to require them to mow down and spray for weeds.

2) Our budget allows for annual street cleaning. Once the spring rains have subsided, we will have the cul-de-sacs cleaned. The Town of Castle Rock is responsible for cleaning Lions Paw Street. We will contact them at the same time to ask that it be cleaned, too.



Please Pick Up Your Pooch's Poop!

We have all seen homeowners from outside Painters Ridge walking our streets and the ridge trail, admiring our neighborhood. Many choose to walk their dogs up here. Let's set a good example by cleaning up our own dogs' waste when walking them on our streets. It may be more convenient to let pets relieve themselves on vacant lots, the sidewalk, the edges of the properties that back to Lions Paw, and on the ridge trail... but unsightly piles of excrement are not a hallmark of Painters Ridge. Please remember to take a plastic grocery bag with you when walking your pet to clean up their droppings.

Waste Management Offers Expanded Household Recycling

Waste Management now accepts for recycling: plastics labeled 1-7, glass, aluminum, tin, multiple types of paper and cardboard. Our contracted trash service offers recycling every other Thursday. This is included in your HOA monthly dues, but you must "subscribe" to recycling. Homeowners wishing to participate in recycling will need to purchase recycling bins from Waste Management at a cost of \$32, or a 96-gallon toter for \$80. To get started with recycling, call the WM service line at 303-797-1600 to set up your recycling account and order your bins. This will get your address on the route list for recycling pickup. There is a separate truck used for recycling, so often your trash and recycling are not picked up at the same time. The recycling truck usually comes early in the morning and it will not stop at your house unless it is on the route list. For more information on which household items can be recycled and a calendar of dates that recycling will be picked up, visit the Painters Ridge website. *Click on "Board Notes" at the bottom of the home page and then click on the folder named "Recycling Info."*

City Offers Water Wiser Workshops

The Town of Castle Rock hosts workshops to help you become "Water Wiser." Utilities Department personnel teach participants about efficient irrigation methods and water conservation with a focus on landscaping practices. If you will be installing or renovating your landscaping, the class offers a lot of great information that will help you with your project.

Residents completing the workshop annually earn the "Water Wiser" designation, which exempts them from the mandatory watering restriction, allow-

ing them to water only when their landscapes really need it rather than watering simply because it is their watering day.

Classes are offered from April through August. To register, visit <http://www.crgov.com/crpub> and click on "Water Conservation."

More information on landscaping for efficient water usage is available from the Town. Call the Utilities Department at 720-733-6000 or visit <http://www.crgov.com/Page.asp?NavID=525>

HOA Website is a Valuable Communication Tool — Site is Now Updated Regularly

Have you visited the Painters Ridge website lately? The 2009-10 HOA Board has chosen to use the website as our primary communication vehicle and has made a commitment to providing more content and timely news and updates to the site. All board meeting agendas and minutes are posted before and after each meeting as well as the Association's monthly financial statements. The website is found at <http://paintersridge.org>.

To save funds and natural resources, all future communication will be posted to the HOA website or sent or by email. If you do not wish to join the HOA website, please give your Board Liaison an email address to be used for official HOA correspondence. If you do not have an email address, please let your Board Liaison know.

To protect HOA information, homeowners must join as a "member" to gain access to all areas of the site. The board can easily email updates and announcements to all members. The "**Members Directory**" function allows you to view directory information about homeowners who choose to make this information public. There are 30+ households signed up as "members" and our goal is to encourage all homeowners to enroll so we can use the website as our primary communication tool. There can be more than one "member" within a household, so you and your spouse can both join by signing up separately.

Signing up as a member of the website is easy:

- Visit <http://paintersridge.org>
- In the left column, click on the "**Join Site**" button
- Fill out the information requested.
- In a few days, a site administrator will approve your membership and confirm by email.

The board will post a monthly message to the **General Announcements** page, which will automatically be emailed to all members. You can also choose to subscribe to the **HOA Calendar** and **General Discussion** lists and an email will be sent to you when a new meeting or event is added to the calendar, or when someone posts a question or concern to the General Discussion page. To subscribe to the HOA Calendar, click on the **Calendar** button on the homepage, then click on the blue **Subscribe** link. To subscribe to the General Discussion list, click on the **News & Discussions** button on the homepage, then click on the blue **Subscribe** link.

Not computer savvy? Please call your board liaison, who will be happy to walk you through it. If visiting the website and receiving email from the board is not your preferred method of communication, please let your board liaison know and we will provide alternate methods — postal mail or phone calls while we support your transition to the electronic world of communication.

Thank you to resident and former HOA Board Treasurer **Barry Owen** for creating the website for the HOA and maintaining its content these past years.

Town of Castle Rock's "No Knock" List to Regulate Household Solicitation

In order to protect your right to privacy and safety in your home, the Town Council recently approved an ordinance requiring door-to-door solicitors to obtain a certificate of registration from the Town and comply with guidelines. The ordinance does not require community or political canvassers and noncommercial solicitors (like school children selling cookies, political and religious groups) to register, but they still must comply with the restrictions.

The ordinance provides that only registered solicitors will be allowed to knock on residents' doors between the hours of 9:00 a.m. and 7:00 p.m. Similar to the national "Do Not Call" list, any home address that appears on the "No Knock" list must not be contacted. You have the right to ask the solicitor to see a copy of their solicitor registration card, which each person (not just the company) must carry. Residents are encouraged to report non-registered commercial solicitors or any solicitors who contact you outside the above listed hours to the police.

To report violations: Call the Castle Rock Police Department, 303-660-6100.

To be added to the No Knock list: E-mail your name, address, subdivision name, phone number, and e-mail address to Town Clerk Records Technician Sally Holdsworth at sholdsworth@CRgov.com.

More information and the complete ordinance are available online at www.cr.gov (*Click on NO KNOCK LIST in the right column*).

Did You Know...

The Association is Investigating Conveying Our Cul-de-Sacs to the Town

At the Annual Meeting, the board introduced the topic of conveying ownership of the nine cul-de-sacs in Painters Ridge to the Town of Castle Rock. The cul-de-sacs are private streets, owned and maintained by the HOA. Lions Paw Street is already owned by the Town of Castle Rock. Why would we investigate this action? Currently, your Painters Ridge HOA dues pay for annual snow removal and street cleaning for the cul-de-sacs and we place \$9000 annually in reserve for future street maintenance.

If the Town owned the streets, these funds would be available for use for

other projects determined by the board and homeowners. In addition, all owners, regardless of their address, pay dues for the upkeep of the cul-de-sacs.

What is the process of conveying ownership to the Town?

Town staff have inspected the streets and issued a report on the cost and need for maintenance to



bring them up to an acceptable condition. The issue must be approved by the Town's Planning Commission and Town Council. The board will

also need to consider the cost for this and the funds we have available to pay for it.

If the board and Town decide to move forward, a

vote of the entire HOA membership will need to be taken to approve conveying ownership to the Town. If the vote passes

with 67% approval, then the legal documents will be drawn up to complete the transaction.

The board has already started discussing issues such as the need for supplemental snow removal for both the streets and cul-de-sacs, should homeowners feel that the Town's services are not sufficient. Last winter, the Town increased its snowplowing capacity and also created an agreement whereby HOAs that choose to do so can take financial responsibility and liability for snow removal.

Updates to this process will be posted to the Painters Ridge website.

Update on the Front Entry Landscaping

As mentioned at last April's Annual Meeting, the Board has decided to postpone any major renovations to the front entry landscaping until we learn the cost of conveying the cul-de-sacs to the Town of Castle Rock, should we decide to pursue it. (See above). When the project moves forward, all homeowners will be invited to share their ideas and desires for renovating the entry monument and landscaping to better reflect the neighborhood it introduces.

In the short term, last May a group of volunteers provided "spring cleaning" of the entry area -- spreading new mulch, pulling weeds and pruning foliage.

Thank you to the following residents for their assistance: **Brian Bates, Donna Crocetti, Martin & Donna Durham, Diana & Jerry Hindman, Patti Hostetler, Katie Janssen, Paul Lesser, Dan Lever, Gary Miller, Arlin Shepard, Teri & John Topolnicki, and Steve & Krista Zizzo.**

Neighbors Meet at Weekly Happy Hours

Join your neighbors for a weekly "Happy Hour" gathering at one of Castle Rock's local eateries. Drink and appetizer specials may be on the menu, getting to know your neighbors is always on tap! The group of "regulars" meets weekly on Fridays, usually arriving between 4:30-5:00 p.m. and departing between 6:00-6:30 p.m. Check the Painters Ridge website calendar for each week's location, or contact Paul Lesser at morepaul@aol.com. Happy Hours generally

rotate between three restaurants in Castle Rock:

Uniscali
611 N. Wilcox Street

The Old Stone Church
210 3rd Street

Carlos Miguel's
3982 Limelight Avenue
(near the Castle Rock Theater in the Meadows)

Union American Bistro
3 S. Wilcox Street

Town and HOA Policies on Exterior Lighting Reviewed. Are you in Compliance?

As homeowners spruce up their landscaping in preparation for spring, it's appropriate that we remind residents of the exterior lighting standards as outlined in the Painters Ridge Design Standards. We also ask that all homeowners review the standards below and ensure all exterior lighting for their property is in compliance. If you have questions regarding compliance, the guidelines or acceptable light fixtures, please contact your Board Liaison.

Painters Ridge – Design Standards and Guidelines
Per Ordinances of the Castle Rock Municipal Code (*see ordinance below*), the use of "flood lights" is prohibited. Full cut-off light fixtures are required for all exterior light fixtures to reduce negative impacts to off-site land uses. The "Dark Sky" enhancement concept will be recommended wherever possible.

Such fixtures, used for illumination of driveways, walks, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). A minimum of one driveway light per curb cut and one standard address light shall be required in the private driveway corridor, both of which must be activated by electric photocells.

These may be the same light. ("Dark Sky" illumination only).

Non-glare landscape lighting is strongly encouraged. However, the Landscape Design and Review Committee reserves the right to prohibit any lighting it deems a nuisance to adjacent properties. The builder or lot owner must meet all local, County and State ordinances regarding lighting.

Town of Castle Rock Ordinance
17.14.060 Building restrictions and visual impact mitigation.

Floodlights shall not be used to light all or any portion of any **primary or accessory structure facade**, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use **full cutoff light fixtures**.

A full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the property boundaries.

Examples of lighting fixtures that do and do not comply with the ordinance:

YES (light source is fully shielded):



NO (light source not shielded, even though bulb is flush with lamp housing):



Note: This light could work if it was shaded or concealed with rocks

MAYBE to YES (aimed correctly, it provides adequate shielding):

