

Painters Ridge Community Update

On January 17, 2019 Painters Ridge Owners Association (PROA) Board Directors Hackard and Topolnicki met with Jerry Richmond, Manager for Crystal Valley Recovery Acquisition, LLC (Rain Tree Investment Corporation) and were advised of the following.

Remodeling of the PR entryway

Mr. Richmond agreed to prioritize completion of the Painters Ridge entryway this coming spring 2019 with the addition of up lights on trees and bushes on the east side of the entryway in the area of the monument. New shrubbery will also be installed along with additional ground cover, weeds will be removed, and the area will be maintained properly.

Ridge trail maintenance

Mr. Richmond confirmed that the ridge trail will be improved, and/or reconstructed during construction of adjacent developments. Raintree may decide to complete the trail prior to adjacent development and will continue to maintain the existing improvements. The south end of the trail has been blocked with slit fencing in association with the grading activities re Raintree's Filing 13. During grading operations (that are expected to be completed by the end of March 2019) hiking south of the slit fencing is discouraged due to the danger presented by grading equipment. Raintree believes the height of the slit fence is enough to discourage hiking south of the fence rather than installing unsightly six-foot wire fencing. PROA Director Topolnicki requested that signs be posted at the north end of the trail and along the trail advising hikers that there is no south end access to loop road east of the ridge, or Lions Paw Street west of the ridge until grading activities are completed in Filing 13. The Painters Ridge Ultimately the trail and its associated open space will be deeded to and maintained by the Town of Castle Rock.

Survey stakes and grading on Filing 13 property located immediately south of far south end of Lions Paw Street

Mr. Richmond confirmed that the survey stacks and grading activities south of Lions Paw Street pertain to developing the property within Raintree Investment Corporation's Filing 13, which project is being monitored by Town of Castle Rock Staff. The grading is also for the purpose of moving needed dirt to Raintree developments on the east side of the ridge. Mr. Richmond confirmed the following.

- a. Dirt moving equipment will not be traveling on Lions Paw Street and will travel only within Filing 13.
- b. Survey stakes placed immediately south of the south end of Lions Paw Street with "concrete dump" markings are incorrect and no "concrete dump is planned for the area marked.

- c. Grading activity is expected to be completed by the end of March 2019. After completion the graded property is not expected to become an extension of Lions Paw Street (to accommodate 30 plus new custom or semi-custom home sites) until the housing market for homes costing \$850,000 and above improves (probably not less than 2 years from now). When Lions Paw Street is extended a piece of property will be deeded by Raintree to the Painters Ridge Owners Association to prevent any further southern extensions of Lions Paw Street. Raintree has also committed to install speed control barriers at the northern end of the extension and at the intersection of Lions Paw and Desert Rose streets.
- d. Dust control during grading operations is limited by the amount of water the Town of Castle Rock allows to be used to curtail the dust. After grading is finished native grasses will be seeded to control dust and prevent erosion until further development.
- e. Removal of scrub oak within Filing 13 boundaries is related to what is necessary to properly slope and prepare ground for infrastructure and housing construction.
- f. It is expected that the ongoing development within the Lanterns will result in a connector road (perhaps by the end of summer 2019) from an eastern portion of the Lanterns loop road to Filing 15 property owned by Maple Grove Land LP ETAL – MGL (Greg Brown - Managing Partner) to divert traffic from Filing 15 development through the Lanterns to reach Crystal Valley Parkway. Therefore Filing 15 will not impact traffic on Lions Paw Street.

Mr. Richmond provided several pages of plans for Filing 13 which can be examined by PROA Owners/Residents by contacting PROA Director Hackard. Directors Hackard and Topolnicki were introduced to the Raintree Construction Manager in charge of Filing 13 and were encouraged to seek further answers to concerns and inquiries from him instead of relying on information from persons working within Filing 13 that is often incorrect. Owners/Residents are encouraged to contact Directors Hackard and/or Topolnicki with concerns and questions.

Snow Removal

The Painters Ridge Owners Association and the Crystal Valley Ranch Master Association are NOT responsible for plowing Town owned streets within Crystal Valley and Painters Ridge. The Town “Priority Plowing Schedule” is:

- Priority 1 Crystal Valley Parkway
- Priority 2 From Lions Paw and Desert Rose Streets to Crystal Valley Parkway (because it is a school bus route)
- Priority 3 Lions Paw Street
- Priority 4 Painters Ridge cul-de-sacs

Town plows are supposed to avoid excessive blocking of driveways in a manner that **absolutely** prevents entry or exit. Contact the Town at o 720-733-2462 or by email (roads@crgov.com) to polity request the clearing of excess blocking. Otherwise, it is up to residents to clear plow rows along their driveways.

Town Ordinance requires property owners to clear sidewalks adjacent to their property within 48 hours after 2 inches of snowfall has accumulated.

Speeding on Lions Paw Street

Exceeding 25 mph continues to be a problem on Lions Paw Street and PROA Directors will be consulting with the Town re methods to keep speed in check. Residents of Antelope Ridge utilizing the intersection of Desert Rose and Lions Paw and outside contractors and venders contribute to the problem. Painters Ridge residents are encourage to speak with their contractors and family members encouraging them to keep their speed within the 25 mph limit.

Painters Ridge Owners Association Website

Board of Directors meeting minutes, Association financial statements, Association guidelines, social information, and other matters of interest can be located on the PROA website at www.paintersridge.org.

Painters Ridge Owners Association Annual Member/Owner Meeting

The required annual meeting of the Painters Ridge Owners Association is scheduled for April 23, 2019 beginning at 6:30 p.m. at the Pinnacle Recreation Center, 2160 Fox Haven Drive, Castle Rock, CO 80104. All property owners within Painters Ridge will receive notice of the meeting along with a proxy form by USPO delivery. Attendance (or proxy) is encouraged to ensure the required quorum. Notice, proxy form, agenda, and further information will be emailed to Owners having an email address on record with the PROA and will also be posted on the PROA website (www.paintersridge.org).

Future Painters Ridge Owners Association Director Board Meetings

PR Board Meetings are held at 6:30 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive, Castle Rock CO. Below are the dates, times, and locations for Board meetings for 2019.

Board of Directors Meeting	March 26, 2019
Annual Member Meeting	April 23, 2019
Board of Directors Meeting	May 28, 2019
Board of Directors Meeting	July 23, 2019
Board of Directors Meeting	September 24, 2019

Board of Directors Meeting November 26, 2019
Special Director Meetings will be scheduled as needed

Note: Crystal Valley Ranch Master Association Board of Directors hold their Board Meetings beginning at 6:00 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive, generally on the third Thursday of every month (except for December). CVRMA minutes can be viewed by logging onto the CVRMA website at:

<https://www3.senearthco.com/homepage.cfm?&association=5808&key=8292fd27ae25>,
and then clicking on “Association Business” and “Meeting Minutes”.