

NOTICE & Agenda

Paradise Hills Homeowners' Association 2016 Annual Meeting

January 28, 2016

Crystal Rose, 636 Lookout Mountain Road

Dinner starts at 6:00 pm.

Home Owners Association (HOA) will provide the main entrée and nonalcoholic beverage.

Cash bar available.

Please bring a side dish or dessert to share with your neighbors.

Annual Meeting starts at 6:45 pm

Call to Order Wes Graf

Election of Board Members Wes Graf

The term for Board Members Lynch, Jespersen, and Carney expired at the end of 2015. Carney is willing to continue to serve on the Board.

The Board is looking for two new members. If other homeowners are interested in serving on the Board, please contact a current Board Member and we will post your name at the Annual Meeting.

Special Committee: Request for Volunteers Wes Graf

The Board is looking for volunteers who would:

- a) ensure compliance with the State and Jefferson County mandates on the control of noxious weeds,*
- b) coordinate maintenance of out lots including mowing and weed control,*
- c) coordinate repairs to the community fence, sign or other HOA owned properties, as needed, and*
- d) coordinate the annual neighborhood clean up*

Budget Presentation Sandy Harnagel

Vote on Proposed Budget Wes Graf

Architecture Review Committee Report Karen Keating

CARE Updated Deb Carney

Sheriff's Report Sheriff's Deputy

Volunteer of the Year Wes Graf

2015 Board Members	3-Year Term	Officers
Wes Graf	2015-2017	President
Pete Lynch	2013-2015	Vice President
Eva Maestas	2015-2017	Treasurer
Jill Sangster	2014-2016	Secretary
Carol Jespersen	2013-2015	Member
T.J. Carney	2013-2015	Member
Laura Elliott	2014-2016	Member

Paradise Hills Homeowners' Association Proposed 2016 Budget

INCOME	2016 Budget	2015 Budget	2015 Actual
Homeowners' Dues			
Current Year	\$18,360	\$18,360	\$18,183
Prior Years	<u>\$0</u>	<u>\$0</u>	<u>\$220</u>
Total Dues	\$18,360	\$18,360	\$18,403
Water System Dues	\$72,800	\$72,800	\$72,874
Interest Income	\$50	\$50	\$150
Status Letter Fees	<u>\$700</u>	<u>\$150</u>	<u>\$1,050</u>
TOTAL INCOME	\$91,910	\$91,360	\$92,477
EXPENSES	2016 Budget	2015 Budget	2015 Actual
Donations			
Lookout Mtn Residents United	\$0	\$1,000	\$1,000
CARE – General Fund	<u>\$100</u>	<u>\$100</u>	<u>\$100</u>
Total Donations	\$100	\$1,100	\$1,100
Insurance			
General Liability	\$1,600	\$1,500	\$1,563
Officer and Directors	\$1,300	\$1,280	\$1,299
Out Lots	<u>\$130</u>	<u>\$120</u>	<u>\$129</u>
Total Insurance	\$3,030	\$2,900	\$2,991
Meeting & Picnics			
Annual Meeting	\$850	\$850	\$850
July 4 th Picnic	<u>\$250</u>	<u>\$250</u>	<u>\$0</u>
Total Meeting & Picnics	\$1,100	\$1,100	\$850
Out Lot & Common Area Expense			
Maintenance	\$1,400	\$1,100	\$400
Property Tax	\$30	\$30	\$22
Weed Control	\$1,700	\$1,500	\$101
Mowing & Trimming	<u>\$2,400</u>	<u>\$2,320</u>	<u>\$2,300</u>
Total Out lot & Common Area	\$5,530	\$4,950	\$2,823
Accounting Services	\$2,300	\$2,075	\$2,277
Directory Costs	\$350	\$50	\$0
Filing Fees	\$75	\$75	\$38
Gifts-Volunteer Thank You	\$200	\$200	\$105
Interest Expense (Bank of CO)	\$10,000	\$10,620	\$12,200
Legal Fees	\$1,350	\$1,350	\$0
Office Supplies	\$100	\$100	\$48
Waterline Maintenance	\$5,000	\$5,000	\$5,000
Postage & Printing	\$400	\$535	\$192
Utilities-Electric	\$300	\$300	\$225
Web Site-Neighborhood Link	<u>\$120</u>	<u>\$120</u>	<u>\$120</u>
TOTAL EXPENSES	\$29,955	\$30,475	\$27,969
INCOME LESS EXPENSES	\$61,955	\$60,885	\$64,508

Paradise Hills Homeowners' Association

Dear Paradise Hills Homeowner,

This letter is to remind you of some important responsibilities we share as part of the privilege of living in our beautiful mountain community. Please review the three areas we summarize below as your responsibilities as a Paradise Hills Homeowner.

Architectural Review

All Paradise Hills homeowners are required to submit architectural and landscape changes to the Architectural Review Committee (ARC). These include but are not limited to:

- Remodels
- Additions
- Decks
- Fences
- New exterior materials or colors
- Landscaping, grading changes, and tree removal.

The ARC submittal form and directions for submittal may be found at <http://www.paradisehillshoa.org>. Please refer to the “Documents and Pages” section. You may have to open additional documents with the “more” pull-down in the lower right corner of this section.

Covenant Compliance

The Paradise Hills Covenants are designed to protect the aesthetic integrity of our community and maintain our individual and shared quality of life and property values. Paradise Hills' covenants are not as stringent as other HOAs, however, the ARC and the Paradise Hills Homeowners' Association Board are responsible for enforcing the covenants for the HOA's mutual benefit. Therefore:

- Please review your covenants to determine your compliance responsibilities. The covenants are available at <http://www.paradisehillshoa.org>.
- Homeowners will be notified of non-compliance and given an opportunity to correct the issue. Failure to do so may result in fines or legal action.
- Failure to submit an architectural or landscape change to the ARC, even if it meets the covenants, is still a covenant violation.
- Failure to control noxious weeds on your property is a covenant violation (see Weed Control below).
- Please report covenant violations to the ARC at paradisehillsarc@gmail.com
- The Board has learned that Lookout Mountain Water District (LMWD) will be monitoring, enforcing and fining homeowners for illegal water use – in particular, the use of water for outdoor purposes (sprinklers, irrigation, car washes, etc.). We recommend you familiarize yourself with LMWD policies. The policies may be found at <http://www.lookoutmountainwaterdistrict.org/>

Paradise Hills Homeowners' Association

Weed control

Jefferson County is notifying and warning residents of the requirement (under Colorado Revised Statute Sections 35-5.5-101) for property owners to control noxious weeds. Several of our homeowners received the letter last summer. Paradise Hills has several weeds that fall under the Control Lists, the most prevalent being Canada Thistle, Musk Thistle, Diffuse Knapweed, Dalmatian Toadflax and Myrtle Spurge. The county has notified the Board that it may start enforcing penalties for failure to control these weeds.

- Under our covenants, every owner and resident is required to control weeds. As your Board, we request that every owner and resident take the steps necessary to treat these infestations as soon as you find them on your property.
- Regarding this issue, the Board is reviewing the options for covenant enforcement.
- Jeffco has a website devoted to this topic at <http://jeffco.us/weed> and Alicia Doran is the Weed and Pest Management Specialist at the county (303) 271-5989, adoran@jeffco.us.
- There are many companies that assist with weed control. The following companies are familiar with Paradise Hills:

Mowing	Gary May; Mountain Property Services	303-526-0768
Spraying	LAM Tree Service	303-674-8733

If you have any questions, please contact one of your Board Members or the ARC at:

paradisehillsarc@gmail.com
paradisehillsboard@gmail.com

Thank you for your attention,

Paradise Hills Homeowners' Association Board

Paradise Hills Homeowners' Association Architectural Review Committee