



## Shanahan Ridge Four Homeowners Association December 2007 Newsletter



### Holiday Caroling

Our Silver Plume caroling tradition continues! If you'd like to tour the neighborhood for an hour or so, bringing holiday cheer to lucky listeners, please meet at the west end of Silver Plume (near 3600) at 7:00 p.m. on Saturday, December 15. Please come, and if you play a portable instrument, bring that too.

### Trash/Recycle Bin Reminder

Please remember to put your trash and recycle bins out no earlier than the morning of pickup, and to take them in as soon as possible after they're emptied. We know this is not always convenient, but our covenants require us to keep our trash bins out of view, and even more important, bins left out can attract bears and other wildlife and blow around in our strong winter winds. Thanks!

### Neighborhood Parking

A couple of important reminders here:

- Because Silver Plume is a narrow street, it's vital we keep it clear for emergency vehicle access and so your neighbors can get in and out. If you have friends visiting or contractors working for you, please be sure to have them park either in your driveway or in one of the parking islands.
- And so our parking islands can provide the space needed for visitors and workers, please try to park your rarely driven vehicles on your own property. The parking islands are intended for flexible use, not permanent storage. Thanks!

### Lost and Found

Have you lost a key? Katherine Velasco has found one. If you think it might be yours, call her at 303-499-4211.

### Street Plowing

We mentioned this last month, but thought it bears repeating: Because private companies can't plow Silver Plume without a contract from the City of Boulder (due to liability issues), our only recourse in the event of a big snow is to call the city's Street Maintenance department and request a plowing. The number is 303-413-7162. Don't hesitate to use it! The more of us they hear from, the more likely the plow is to arrive.

### Covenants Corner

Because, let's face it, people have little time and less inclination to wade through our governing documents, we thought we'd occasionally highlight a little-known item.

### ***Did you know that: There's an easy way to protect yourself from a claim of adverse possession?***

In following the local news, you may have recently seen that when conditions are right, one neighbor can claim ownership of a portion of another's property by *adverse possession*. Our lawyers have told us that there are simple ways to guard against such a claim. One is to write a letter. If your neighbor is exclusively using a piece of what you own, and you don't mind but would prefer to protect your future interests, send him or her a letter, within 18 years, officially granting permission to use the area.

On Silver Plume, most of us are both *property owners* and *easement owners*. To understand the difference, and the rights and responsibilities of each, see "Special Easements" on page 25 of the SR4 User's Guide ([www.shanahanridge4.org/PDFs/SR4Guide2007.pdf](http://www.shanahanridge4.org/PDFs/SR4Guide2007.pdf)).