

September 2020 Newsletter

Hello All,

In the last weeks, we had heat, smoke, snow, and back to heat. Yes, the year 2020 has been interesting.

The late summer snowstorm did break a fair number of branches. Jere and Merilee Eggleston, Don Middleton, Janet and Bob Evans, and others have cleaned up the common area and parking areas, and assisted HOA members with branches on the individual's property. There are quite the mounds of branches along the roads. The city has pledged to pick up properly placed limbs. (See: <https://bouldercolorado.gov/public-works/special-curbside-collection>) This site should give some indication of the daily progress, but we've not been able to see that it has been updated.

The perimeter fence repair is completed. We now need to move on some more landscape/common area projects. There are dying cottonwood trees that we had budgeted for removal. The late spring snow and the late summer snow did a great amount of damage to trees all over the city, and the local tree maintenance companies are overwhelmed. So as yet, there is no schedule for this removal.

The news and the smoke this summer have kept us mindful of the wildfire hazard we face in our neighborhood, and we continue to address it. Volunteers have removed one juniper hazard on our west side, and we need to address still more highly flammable junipers in our parking islands. These aging junipers are also becoming unsightly, encroaching on parking spaces, and in some cases, presenting sight-line hazards. We have enough funds to address most of them this year, but we'd like to meet with the homeowners adjacent to them for discussions before we finalize our plans. We'll be contacting groups of neighbors directly to set up meetings.

Covenant violations may seem trivial, but can have serious consequences -- especially if the property is to be sold. The sale is dependent on the property being in compliance. Title companies ask, and the board must answer truthfully. So if you know or suspect that some part of your property is not in compliance, please contact the board.

Along those lines, a reminder from the Architectural Review Committee (ARC) that any modifications to the exterior of your home, including window or garage door replacements, painting, and of course additions or other exterior remodels, must be submitted to the ARC for review *prior* to undertaking the work. The submittal process and other requirements are covered in the **Shanahan Ridge Four Homeowners' Association Policies and Guidelines** document, an updated version of which is posted on the HOA website. A copy is also attached to this newsletter.

Reminders, per our covenants and policies:

- **No** trailers, detached campers, boats, or mobile homes may be parked or stored in Shanahan Ridge 4 unless in a closed garage. Please review the new information about parking and campers in the revised policies document.
- Trash and recycle bins are to be placed out of sight of neighboring residences and the street.
- Wire for pet control may be attached to the homeowner's side of the split-rail perimeter fencing, and should be of a type detailed under the fencing guidelines in the Policies & Guidelines document.

Note: There is an opening on the board for another member to fill the position of Secretary.