



Peninsula Homeowner Newsletter
FALL/WINTER 2004

Welcome to the second community newsletter. I would be pleased to hear from anyone who has a concern not addressed here or that you would like to see the board or this newsletter address in the future. Remember HOA board meetings are open to all residents to voice their concerns personally.

As a neighborhood of professionals who often relocate we are having a difficult time keeping the neighborhood directory updated. Please let Bruce Caridi (303-814-9202) know if you moved in during the last 6 months. We would like to distribute an updated directory after the first of the year.

Many thanks to those of you who heeded the last newsletter plea to pickup after their dogs. We rarely see a walker without a "bag" anymore.

*Anne Quinn, Board President
303-663-5111
annequinn@qwest.net (put HOA in subject)*

ASSOCIATION BOARD MEETINGS
RESIDENTS ARE ALWAYS WELCOMED TO
ATTEND

* THIRD WEDNESDAY OF THE MONTH
* SAFEWAY COMMUNITY ROOM
* 7:00 PM

SUMMER PARTY

We have delayed the party to next summer. We are looking for a few people to plan a family oriented activity. There is a small budget to work with. Please call Anne Quinn if you are interested in helping.

Please visit our website:
plumcreekpeninsulaho.com to read minutes of previous board meetings, review the complete governing CC&R's and to get answers to other questions you may have. There are also links to town and county websites as well as community resources.

KNOW YOUR CASTLE ROCK ORDINANCES:

- Dog owners MUST pickup their dog's droppings
- Dogs may NOT be off a leash
- Residential speed limit is 25 MPH
- **SNOW REMOVAL** – residents must remove all snow and ice from sidewalks within 48 hours of the termination of a snow event that causes two or more inches of snow. Snow must be piled on the lawn or other private area and may not be shoveled into the street or other public right-of-way.

BEAUTIFICATION PROJECT UPDATE

Enough signatures were secured to move forward with improvements to the central common area. As we enter the winter period projects have been prioritized as follows:

#1 We will be acquiring an additional water-tap from the Town of Castle Rock to regularly irrigate the lower central common area. As more developments are approved in the town your board felt that a tap needed to be purchased now while they were still available.

#2 Improvements to the mail box areas.

#3 In the spring, continue improvements to the central common area including the riverbed and path.

RECENT NEIGHBORHOOD ISSUES:

- **Unsafe conditions with children riding cycles in the street**
- **Barking dogs**
- **Dogs being allowed to run loose**
- **Garage doors being left open (unfortunately the neighbors don't like looking at your possessions, more importantly, the Castle Rock PD has reported thefts, so it is also unsafe to let garage doors remain open)**
- **Unkempt backyards – toys, items stored, inattention to landscaping**

Q & A

Where can I get a copy of the CC&R's, I can't find mine? (I never got one when I purchased my home)

Complete copies of the declarations of covenants, conditions and restrictions (CC&R's) are posted on the association website including amendments, supplements and exhibit C.

Exhibit C deals with additional regulations not in the CC&R regarding the exteriors of all homes including but not limited to landscaping, accessory structures, improvements, basketball backboards, fencing.

Exterior modifications INCLUDING landscaping MUST be submitted to the association board for approval in advance of construction.

If you do not have a computer please call John O'Connor of Pristine Communities to obtain a hard copy of the CC&R's -- 303-663-3615

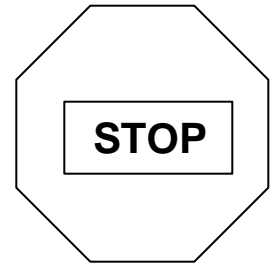
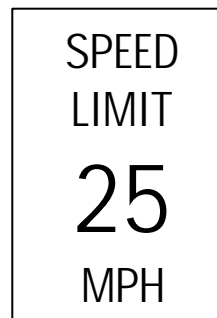
What do my monthly dues pay for?

Trash; common area maintenance, landscaping and improvements; reserves; Plum Creek Masters Association.

To reduce costs we would like to email future newsletters. Please send your email address to bcaridi@qwest.net

CHECK YOUR CC&R's for info on:

- Signs in the yard
 - only 1 FOR SALE or RENT sign in the front yard
 - **NO improvement signs**
- Parking outside the garage
- What types of motorized vehicles may not be parked in the community
- Leases (renting)
- Unsightly conditions
- Units to be maintained
- Miscellaneous improvements
- Vehicular parking, storage & repairs



Please STOP at all stop signs!

CASTING CALL:

Would you be interested in being on the homeowner's association board?

Elections are at the November meeting. Please call John O'Connor at 303-663-3615 if you are interested in being on the ballot or have questions.

To correct or request a Peninsula neighbor telephone directory email bcaridi@qwest.net

WEBSITE: plumcreekpeninsulaho.com

NEIGHBORHOOD DIRECTORY ADDITION AND/OR CORRECTION FORM:

Address: _____

Owner Name(s) _____

Renter Name(s) [list owner's name above] _____

Telephone No. _____ email _____

Please complete and return this form if you are not on the included directory or if your entry requires a correction or addition. In the future we would like to email the quarterly newsletter to residents.

Please mail or deliver to Bruce Caridi, 1428 Peninsula Circle or email information to: bcaridi@qwest.net