



Peninsula Homeowner Newsletter
Summer 2004

Letter from your HOA board:

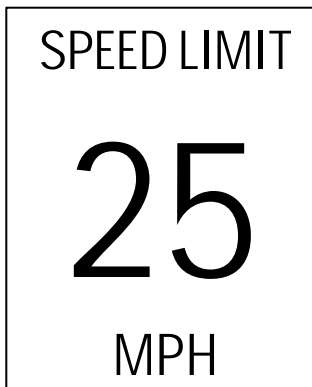
To address repetitive questions from residents your board will try putting out a quarterly or as needed newsletter to advise homeowners of what is going on in The Peninsula as well as to address items of concern to residents.

Please visit our website:

plumcreekpeninsulaho.com to read minutes of board meetings, review 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.
- Snow must be removed from sidewalks
- Residential speed limit is 25 MPH



CAN YOU GUESS WHAT THE BIGGEST NEIGHBORHOOD PET PEEVE IS?

Hint: ROSES to those who pickup after their dogs.

And the answer is?

NEIGHBORHOOD WATCH

Thefts have occurred from open garages and cars in open garages. Do not leave your garage doors open during the day. Call a neighbor if you notice their garage door open for an extended period of time or late at night, sometimes people simply forget.

HOME OWNER ASSOCIATION BOARD
MEETINGS
RESIDENTS ARE ALWAYS WELCOMED TO
ATTEND

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

BEAUTIFICATION PROJECT:

We are in the midst of a beautification project in the common areas maintained by your association.

The board has also recommended that certain "limited common" areas adjacent to this project be included in the beautification. However, these areas must first be turned over the association and redesignated as "common areas". Approval of 67% of Peninsula owners is required.

While these areas may not directly affect your property the beautification will show pride in our community and most certainly affect the resale value of ALL homes in The Peninsula as well as the desirability to live in the community on the parts of buyers when on a brief drive through.

NOTE: 67% of ALL residences must approve the change.

PLEASE MAINTAIN YOUR FRONT & BACK LANDSCAPING

**A LATE SUMMER
COMMUNITY BLOCK PARTY
IS BEING PLANNED
.....WATCH FOR MORE INFO
TO COME.**

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 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 -- 303-663-3615

What do my monthly dues pay for?

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

Can we have a gated community?

No. Castle Rock Town regulations do not allow for additional gated communities.

SUBURBAN EARTHWORKS

Greg Fuller of Suburban Earthworks is doing the common area improvements and will provide landscaping services to homeowners as well as to the "limited common" areas maintained by homeowners who wish to do something similar to what he is doing in the common areas. Greg 720-733-6252.

CHECK YOUR CC&R's for information on:

- Signs in the yard
 - only 1 FOR SALE or RENT sign
 - 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!

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

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

WEBSITE: plumcreekpeninsulaho.com