



Peninsula Homeowner Newsletter
SPRING 2005



BEAUTIFICATION PROJECT UPDATE

2005 Board Members

<i>President</i>	<i>Anne Quinn</i>	<i>303-663-5111</i>
<i>Vice President</i>	<i>Jerry Flory</i>	<i>303-690-3043</i>
<i>Treasurer</i>	<i>Bruce Caridi</i>	<i>303-814-9202</i>
<i>Secretary</i>	<i>Randy Vier</i>	<i>720-733-9493</i>
<i>Member</i>	<i>John Enger</i>	<i>303-688-0898</i>

ASSOCIATION BOARD MEETINGS

RESIDENTS ARE ALWAYS WELCOMED TO
ATTEND & PARTICIPATE

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

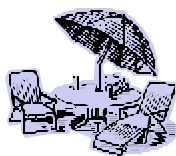
Please visit our website:

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. Links to town, county and community services are also provided.

SUMMER PARTY PLANNING

We are looking for a few interested people to help Denise Sackett plan the Peninsula Homeowner's Summer Party. We would like to have one or two people with children who can organize children's games. If interested please call

John O'Connor 303-663-3615



1. We are now working with the City of Castle Rock to complete projects along the common areas.
2. Castle Rock Gift & Garden is offering a special **20% discount** on all trees to Plum Creek Peninsula homeowners during the next 2 months to assist you in upgrades you would like to make to your front and/or back landscaping. See the included letter. **ALL TREES/SHRUBS MUST BE APPROVED BY THE HOA.**
3. We are also trying to obtain a similar discount program with a service to provide boulders.
4. The final outcome of the board meeting with the City is that the possibility of a permanent sprinkling system for the common area is probably not feasible. The temporary system will continue for a period to help establish grasses in the common areas. Please refrain from walking or playing in these areas to avoid damaging the native grasses. Until established native grass sometimes looks like unkempt weeds but are beautiful when allowed to grow to a foot or more and allowed to come back year after year.

ONE LAST SHOT - Landscaping

For home owners who back to the CENTRAL common and limited common areas surrounded by Sand Wedge, Peninsula and Foursome, you will have until June 1, 2005 to use trucks to bring in your backyard landscaping. Residents are responsible damage/repairs (such as tire tracks) from trucks. After June 1, truck access to those areas will no longer be available as we will be completing the beautification projects and the rock entries will be finished.

DIAMOND HEAD ESTATES

This is the new development coming up on the east side of Emerald Drive above the entrances to the Peninsula at Plum Creek.

- A sales office is coming up.
- The first building phase will be the southeast side of Diamond Head Estates by Kahala Circle.
- It appears the first construction will begin in the very near future.

PENINSULA YELLOW PAGES

If you are interested in listing your business on the HOA website, please contact Bruce Caridi by email bcaridi@qwest.net *The board reserves the right of refusal.*

ARCHITECTURAL REQUEST FORM

As a reminder, any and all exterior changes to your home or landscaping MUST be pre-approved by the HOA's Architectural Committee. The proper form is located on our website, or may be requested from John O'Connor. Please submit this form to any Board member or at the monthly meeting, prior to beginning any improvements.

WELCOMING COMMITTEE

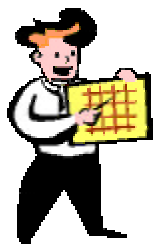
If you are interested in forming a welcoming committee for new residents please contact Anne Quinn.

SHOULD WE FORM A NEIGHBORHOOD WATCH?

Please call or email Anne Quinn if you would like to see a neighborhood watch program. If there is enough interest we will set-up an informational meeting with the Castle Rock Police Department. annequinn@qwest.net

FREE RECYCLING

Suburban Waste is now providing free service every other week. The next pickup is March 17. MARKED "recycle" containers are to be placed on the opposite side of the driveway from your regular trash. Paper must be separate from cans and bottles.



KNOW YOUR CASTLE ROCK ORDINANCES DID YOU KNOW?

Residential Speed Limit is 25 MPH.

On-Street Parking

No person shall keep, maintain, store or park any trailer of any type, boat or detached pickup camper on a public right-of-way or private roadway for a period of more than 24 hours. Further, no truck over one ton, tractor or semi-trailer shall be parked in any residentially zoned area. (17.64)(10.6)

Obstructions on Sidewalks

It is the responsibility of all property owners to maintain all curbs, gutters and sidewalks on or adjacent to their property free from all obstructions and other hazards. (12.66)(9.04)

Garage/Yard Sales (17.20.020 G3)

Subject to the following restrictions

- a. Limited to the principal or accessory residential structure and the driveway of the dwelling.
- b. Limited in duration to forty-eight (48) hours and to two (2) such sales per residential property per calendar year.

Animals (6.02.140)

Noise: No animal owner shall permit any animal to cause annoyance, alarm or noise disturbance for more than five (5) minutes at any time of the day or night, by repeated barking, whining, screeching, howling, braying or other like sounds which can be heard beyond the boundary of the owner's property.

Excrement: No person shall appear with an animal upon the public ways, within public places or upon the property of another, absent that person's consent without some means for the removal of excrement; nor shall any person fail to remove any excrement deposited by such animal.

Running at Large: No person shall suffer or permit any dog or wild animal of which he or she is the owner, caretaker or custodian to run at large. Any such animal shall be deemed to be running at large when it shall be off the premises owned or rented by its owner and not under the control of the owner. Any such animal may be impounded. (Dogs may NOT be off a leash)

Public Places: No domestic animal shall be permitted in any public place, unless under the control of its owner. Public places include but are not limited to: public property, common

areas of private property, parking lots, churches, cemeteries, parks, schools and swimming areas.

Escaped animals: Within one (1) hour after an animal escapes from either the owner or the person having custody of the animal, the owner or custodian of the animal shall report the escape of said animal to the police department or the animal control officer. (6.02.100)

Procedures/remedies

Hearing and impounding: Any person owning or having in his or her possession or under his or her control any animal constituting a nuisance in violation of this Section may be summoned before the Municipal Court to show cause why such animal should not be confined, disposed of or removed, or the nuisance otherwise abated. Upon hearing and a finding that the animal constitutes a public nuisance in violation of this Section, the court shall order the animal in question either to be confined, to be disposed of or to be removed, or such other relief as the court deems appropriate.

Cost of impoundment: Any person who owns any animal that has been adjudged a nuisance pursuant to this Section shall be responsible for the costs of disposal, removal or impoundment.

CONTINUING NEIGHBORHOOD ISSUES:

- **Unsafe conditions with children riding powered cycles in the street**
- **Barking dogs** (see county ordinance above.)
- **Dogs being allowed to run loose**
- **Garage doors being left open for long periods of time.**

Police report that thieves are now roaming neighborhoods with universal garage door openers at night – stealing items from garages, unlocked cars, cars themselves and in some instances entering homes. Lock your cars and entrances to your home from the garage at night.

**SPEED
LIMIT
25
MPH**

To correct or request a Peninsula neighborhood telephone directory email or call Bruce Caridi (bcaridi@qwest.net)

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.

I'm a renter and the landlord didn't give me one.

You will find a complete copy of the Declarations of Covenants, Conditions and Restrictions (CC&R's) on the homeowner website: www.plumcreekpeninsulaho.com

Exhibit C: Deals with additional regulations not in the CC&R's regarding the exterior of home 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.

If you do not have access to a computer please call John O'Conner to obtain a hard copy of the CC&R's including amendments and exhibits. 303-663-3615

What do my monthly dues pay for?

- * Trash pickup
- ** Common area maintenance, landscaping and improvements
- *** Reserves

MONTHLY H.O.A. DUES:

An EFT transfer may be possible in the near future.

We still have several homeowners who are delinquent on their HOA dues. Please make every effort to stay current with your dues, so we can avoid unnecessary legal costs to the Association.