



Peninsula Homeowner Newsletter  
SPRING 2006

*2006 Board Members*

<i>President</i>	<i>Jerry Flory</i>	<i>303-690-3043</i>
<i>Vice President</i>	<i>John Enger</i>	<i>303-688-0898</i>
<i>Treasurer</i>	<i>Bruce Caridi</i>	<i>303-814-9202</i>
<i>Secretary</i>	<i>Russ Luna</i>	<i>303-680-6223</i>
<i>Member</i>	<i>Randy Vier</i>	<i>720-733-9493</i>

**COMMON AREA BEAUTIFICATION UPDATE**

As of the writing of this newsletter, the Common Area project is well underway. We have contracted with TruGreen, and the project consists of a riverbed running down through the center of the area, from Sandwedge to Peninsula Circle, with adjacent walking path. The path will also connect to the various outlets that were created during the previous limited common beautification project. Also, a few bridge crossings will allow the path to meander through the common area.



Once the hardscape portion of this project is complete, we will begin the softscape improvements. This will include re-seeding of sparse areas with native grasses, as well as the addition of more trees and drought tolerant shrubs and bushes. We hope to have the entire project completed by the summer.

On a related note, the HOA has also contracted with TruGreen for the annual maintenance contract for the Peninsula. Therefore, you will see their trucks in the neighborhood on a regular basis, performing all the routine maintenance of our common areas that used to be done by Douglas County Maintenance.

**Updated Neighborhood Directory**

Enclosed is the latest update to the Homeowner's Directory. To add, change, or delete any information, please contact Bruce Caridi: [bcaridi@qwest.net](mailto:bcaridi@qwest.net).

**PLEASE VISIT OUR WEBSITE AT:**

**[www.plumcreekpeninsulaho.com](http://www.plumcreekpeninsulaho.com)**

- Read minutes of previous Board meetings
- Review the complete governing CC&R's
- Download Architectural Approval Form
- Get answers to other questions you may have.
- Links to town, county and community services are also provided.
  - **NEW!** [Up to the minute weather info for The Peninsula, courtesy of resident Steve Anderson's weather station.](#) (Click on the [Links page](#))

**NEWSLETTER DISTRIBUTION BY EMAIL**

Unfortunately, distribution of HOA documents and information such as this newsletter is not yet possible. We only have about 40 homeowner email addresses out of 110. Therefore, we will continue to send this newsletter and other important HOA correspondence by regular mail.

## The Peninsula at Plum Creek is a Covenant Controlled Community!

You will find a complete copy of the Declarations of Covenants, Conditions and Restrictions (CC&R's) on the homeowner website: [www.plumcreekpeninsulahoa.com](http://www.plumcreekpeninsulahoa.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
- >Emergency Reserves

### MONTHLY H.O.A. DUES:

An EFT transfer is in the works, and you will all receive a letter shortly regarding this.

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.

## ASSOCIATION BOARD MEETINGS RESIDENTS ARE ALWAYS WELCOME TO ATTEND & PARTICIPATE

- \* THIRD WEDNESDAY OF THE MONTH
- \* Philip S. Miller Library at 100 S. Wilcox
- \* 7:00 PM

### PENINSULA COMMUNITY BUSINESSES

If you are interested in listing your business on the HOA website, please contact Bruce Caridi. *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.

### RESIDENT CONCERNS



As summer approaches, we want to remind parents about the dangers of children playing in the streets, especially on bicycles and tricycles. Often parents are present, but many times they are not. We hope all parents will speak with their children about the hazards of playing in the streets.

### SUMMER PARTY!

We are looking for a few interested people to help plan the Peninsula Homeowner's Summer Party. Please call John O'Connor 303-663-3615



This is time when we can get heavy winds blowing through our neighborhood. On several occasions, resident's trash can lids have blown off, and trash has been blowing through the streets and yards. Please ensure that you trash can lid is secure, and that any loose trash is kept from blowing away.

**\*NOTE: If you are a landlord or non-resident of the community, please send a copy of this newsletter to the occupant.**

## NEIGHBORHOOD ISSUES:

- # Barking dogs
- # Dogs being allowed to run loose
- # Garage doors being left open for long periods of time.

The Castle Rock police report that thieves are now roaming our neighborhoods— stealing items from garages and unlocked cars, and in some instances entering homes. Unfortunately, earlier this year one of our homeowners had items stolen from their garage. Please lock your cars and all entrances to your home.

## KNOW YOUR CASTLE ROCK ORDINANCES

### **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 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.

## **Babysitters Wanted!**

We've had a couple of requests to recommend babysitters who are available in the Peninsula. If you or someone you know is interested in babysitting, please contact Bruce Caridi and we will post your contact information on the Community Businesses page of the website.

**\*NOTE: If you are a landlord or non-resident of the community, please send a copy of this newsletter to the occupant.**