



Peninsula Homeowner Newsletter
SUMMER 2006

COMMON AREA BEAUTIFICATION UPDATE

The hardscape portion of the Common Area project is pretty much complete. The cobble river bed and walking path are in place, along with the flagstone bridges. Also, the portions of the Common Area where the grasses were destroyed have been re-seeded. The next phase of the project will begin shortly, and will add significant softscape improvements to the area, including the eradication of weeds. Keep in mind that eliminating the weed problem we have in the Common Area is not a trivial matter, and we have sought the opinions of Douglas County experts for their advice on how we should proceed. Please be patient, as we should see some progress on the weed situation over the next 6 – 12 months. Also, the County expert recommends that we do NOT mow the native grasses this year to allow them to go to seed, and for better moisture absorption over the winter. However, we will be spraying the weeds shortly.



The softscape portion of the project 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 fall. Residents that live along the common area can help by watering any new plantings that are nearby their homes. Any help to establish the new plantings would be much appreciated.

NEW WALKING PATH: Please note that the path is a walking path only, and there are now signs posted that prohibit bicycles, skateboards, or any other types of vehicles on the path. Pets are allowed on the path, but per Town regulations, must be on a leash and please pick up after your pet.

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>
<i>Property Mgr</i>	<i>John O'Connor</i>	<i>303-663-3615</i>

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.

PLEASE VISIT OUR WEBSITE AT:

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, such as up to the minute weather info for The Peninsula, courtesy of resident Steve Anderson's weather station. (Click on the Links page)

BLOCK PARTY!

Please see attached flier with all the information on the upcoming community Block Party.



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

MONTHLY H.O.A. DUES:

An **EFT transfer** has now been established, and you can download the necessary forms from the website.

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.

What do my monthly dues pay for?

- >Trash pickup
- >Common area maintenance, landscaping and improvements
- >Emergency Reserves

ASSOCIATION BOARD MEETINGS

RESIDENTS ARE ALWAYS WELCOME TO ATTEND & PARTICIPATE IN THE HOMEOWNER'S FORUM

* THIRD WEDNESDAY OF THE MONTH

* Philip S. Miller Library at 100 S. Wilcox

* 7:00 PM

IN RECOGNITION!

On behalf of the entire community, the Members of the Board would like to thank Jim and Janet Herrington & Modern Woodmen of America for their time, effort, and funding to make significant improvements to the landscape and beautification along Emerald Drive. They took the initiative and followed through on a project that the entire community will benefit from. Thanks again!

Residential Speed Limit is 25 MPH!

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.*

Babysitters

Since our last newsletter, we have found a babysitter that has posted her contact information on the Community Businesses section of the website.

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.

MOTORIZED SCOOTERS

Please note that by Town Ordinance, motorized scooters are not allowed on any streets in Castle Rock. The HOA Board discourages the use of motorized scooters in our neighborhood primarily for safety reasons. We would appreciate your cooperation!



As you know, we can get heavy winds blowing through our neighborhood. Just a reminder to please ensure that your trash can lid and any loose trash bags are secure.

SIGNS, SIGNS, SIGNS !

As a reminder, Castle Rock Sign Code 19 prohibits most signs, including garage sale signs, open house signs, political signs, and business signs. Although the HOA has not actively enforced this code, we encourage homeowners to limit the use of posted yard signs, remove them within a reasonable amount of time, and try to adhere to the code. Thanks!

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