



Meadowdale Hills Property  
Owners Association  
Annual Meeting Notice and  
Newsletter 2017

Notice of Annual Meeting of the Meadowdale Hills Property Owners Association  
Saturday, July 8, 2017 - Ravencrest Chalet Dining Hall (The RidgeHaus)  
Pizza and potluck lunch at noon. Business meeting at 1:00 pm.



**2017-2018 Assessments**

Our assessments remain \$120 per lot, per year. Assessments are paid in advance, so the 2017-18 assessments are due on September 1, 2017. You may pay your assessment at the annual meeting if you would like to save a stamp.

**Reminder about 2016-17  
Annual Assessments!**

Your \$120 per lot 2016-17 annual assessment was due on September 1, 2016. To be eligible to vote at the annual meeting you must be current on your assessments. If you have not yet paid your 2016-17 assessments, please send your check, payable to MHPOA, to 100 Meadowview Dr, Estes Park, CO 80517.

Come meet your neighbors!

**Pizza Potluck and Annual  
Meeting 7/8/2017**

Pizza, soft drinks and paper goods  
supplied. Please bring salads or  
desserts.

Our Speaker this year:

Michael Whitley, Planner II

Larimer County Planning Department  
Michael will speak about the Larimer  
County Land Use Code and short-term  
vacation rentals (31 days or less), and  
will answer our questions on county  
issues.



## **"Cluster-phobia"**

Definition: the fear that your mail will be delivered to the wrong mailbox in the cluster box, and disappear forever.

Non-receipt of mail has been a rather consistent experience here in Meadowview Hills (and we're not alone) in the past few years. Many have brought this to the attention of the Post Office, and relief may be on the way.

The US Post Office has started a service called "Informed Delivery." You can receive a daily email with scans of the letter-sized mail which will be delivered that day. If you do not receive that mail, you can report which pieces were missing. Go to <https://informedelivery.usps.com> for more information.

Additionally, the Estes Post Office personnel tell us that they have now received permission to remove parcels from the parcel boxes if they are not picked up within three or four days. This should keep more parcel boxes available - which means fewer trips to town to pick up packages.

Please note that only permanent residents are to have a box in the cluster boxes. Available boxes are getting scarce, and the association is responsible for the cost of adding clusters.

New permanent residents should go to the Estes Post Office (215 W Riverside Dr.) to apply for a mailbox key. MHPOA does not have any keys for the mailboxes in the cluster boxes.

## **Reviewing Vacation Rentals**

Short-term vacation rentals (STVC) - rentals of less than 31 continuous days - have been discussed in our association since the 2012 annual meeting. Here are the facts you need to know.

1. Because Meadowdale Hills is in an "O" Open district in unincorporated Larimer County, vacation rentals in MHPOA are governed by Larimer County's Land Use Code - not by MHPOA nor by the Estes Valley Development Code.
2. Section 4.3.2 of Larimer County's Land Use Code does not allow residential use dwellings to be rented for less than 31 consecutive days.
3. Enforcement of the Land Use Code is done by Larimer County.

Your MHPOA board encourages compliance with the Land Use Code. The county has procedures both for applying for a Special Review to receive an exception to the Land Use Code, and also for filing complaints when the code is being violated.

*Be sure to come to our annual meeting, July 8, when Michael Whitley, Planner II with Larimer County Planning Department, will speak to MHPOA about the Land Use Code and STVCs.*

We encourage all our members to stay up-to-date on the issue, to attend Special Review hearings when scheduled, and above all, to stay neighborly about this important issue. For more information, visit our Land Use Code page on our MHPOA website ([mhpoa.com](http://mhpoa.com)).

## **This 'n that**

### **Staying connected**

Don't forget: MHPOA has a website (conveniently, the address is MHPOA.com) on which you will find current board minutes and financials, as well as all our documents such as covenants, our assessment policy, bylaws, information for contacting board members, meeting dates, etc. We also have webpages about the powerline project and the Larimer County Land Use Code. Additionally, you will find links to join our GoogleGroup email, and our Next Door neighborhood website. Check us out!

### **Dogs.**

Please remember Larimer County has a leash law. All dogs must be kept under restraint when off your property. (Sec. 6-76, Larimer County Code)

### **Cast-offs.**

The mailbox cluster boxes are not drop-off sites for things you no longer want. Please take all unwanted items to the thrift shops in town, or to the landfill. Please do not leave unwanted items under the cluster boxes or by the newspaper box.

Thank you!



**Western Area  
Power Administration**

## **Powerline Project Update as of December 2016**

The Estes-to-Flatiron transmission lines rebuild project is a proposal to rebuild the transmission lines from Estes to the Flatiron Reservoir, west of Loveland. There are currently two powerlines from Estes, on somewhat parallel paths, one of which is through our neighborhood. For five years, we have been following and participating in this process, lobbying for the removal of the lines through Meadowdale Hills.

Last December, after reviewing public comments on the Draft Environmental Impact Statement (EIS), the Western Area Power Administration (WAPA) finally announced its selection of the "agency preferred alternative." Disappointingly, WAPA chose running the lines through Meadowdale Hills rather than through the alternative unpopulated area. Their report said they would continue to traverse our neighborhood "making use of the existing ROW [right of way] that the residential development was designed around."

The board considered a Freedom of Information Act (FOIA) request in hopes of learning what went into this decision. However, based on the amount of data collected over the last five years, the initial cost (that is, the least it would cost) was over \$2000. At this time, the board is not giving further consideration to a FOIA request, as we await the final EIS.

The WAPA December news release said they anticipated releasing the final EIS in the spring of 2017. As of early May, there has been no further information from WAPA. Our website, MHPOA.com, has links to the WAPA site and all relevant news releases and documents.

### Fire Mitigation

*It has been a dry year, even with the recent welcome moisture.  
Here's some information to help keep all our homes safe in the months ahead.*

**Slash chipping:** To help with fire mitigation, MHPOA has contracted with Summit Forestry (970-481-0814) again this year to chip the slash we collect and pile by the side of the road. Please have your slash, up to six inches in diameter, brought to the edge of the association road (not your driveway) by your property by the first Saturday in June. Chipping will be done sometime during the weeks following. You can contact Tony at Summit Forestry for an estimate of the cost of any extra tree removal or trimming you might want done while his crew is in the neighborhood.

The chippers request that we pile the slash with the largest end facing the road, to help feeding the chipper. No pine needles, pine cones, trash, etc. please, or anything larger than 6 inches in diameter, as the chipping machine cannot "swallow" it.

After the chippers have gone, please do not continue to accumulate slash by the side of the road. This only creates a fire hazard!

#### **Slash burning:**

It is illegal to burn slash from May 2 through September 30, so try to get your slash piled for chipping before the first Saturday in June.

Slash piles may not be burned without a permit from Larimer County. The open burn period season is from October 1 thru May 1. Open burning without a permit is illegal and can result in fines of up to \$10,000 per day.

Visit <http://www.larimer.org/burnpermit/index.asp> for information and applications. All permits must have authorization from the county Health department and the Estes Valley Fire Protection District, which has final approval on all permits. Once a permit is issued, you must call the Fire District each day before ignition.

Please remember, even if you have a permit, there is no burning of slash permitted during Red Flag Warnings. Permits must be renewed each year.

#### **Can we reach you in case of emergency?**

Be sure we have your email address and cell phone numbers! Send them to [RLTWrites@aol.com](mailto:RLTWrites@aol.com) or visit [www.MHPOA.com](http://www.MHPOA.com) and click the contact button.

Also, join our Google Group! If you are not yet a member of our Google Group, please sign up now so you can stay informed about issues which are important to the association - especially in emergencies. There's a link for joining on [www.MHPOA.com](http://www.MHPOA.com).