

Hamilton Creek Metropolitan District

Spring 2002

www.hamiltoncreek.org

Water Repairs and Legal update

The District continues to SLOWLY move forward with the water repairs and legal issues. Some approvals from Federal Wildlife and stream flow agencies have been obtained, but additional permitting approvals are required before any of the scheduled water repair projects can continue.

In previous newsletters we reported that the Appellant Court returned two issues to the District Court. The District Court has scheduled a trial for August 22nd and 23rd on the question of the continuation of interest after the bond principal is paid off and to address the question of fluoride in the water at the time of the original bankruptcy in 1990.



The view from Hamilton Creek is still great, but the reduced snow pack may result in water shortages and restrictions throughout Colorado, even in Hamilton Creek.

Association News

Tips to Conserving Water

- Install sensible native landscaping following xeriscape principals of minimal water usage.
- Limit the use of “spray” irrigation. In our climate much of the water evaporates before it hits the ground. Drip systems provide the most efficient irrigation.
- Irrigate in the early morning or late evening when cooler temperatures and lower winds limit evaporation. Watering during the middle of the day does little for your landscaping and uses a substantial amount of the limited water available in the District.
- Fix any leaks in your home – leaky toilets are the leading cause of wasted water in your house.
- Run your dishwasher and washing machine with full loads for better water efficiency.

Septic System Pumping The District arranges for pumping of your septic tank. Cost of the pumping is part of your quarterly user fees. Most tanks are pumped every third year. Per Summit County code and to assist in pumping, your tank lids must be accessible. The pumping this year is scheduled for June. If your tank is on the pumping list, you will have a separate notice in this mailing. Add on costs of pumping including locating the tank, uncovering the lids, and boost cost due to tank location is not covered by the District and is billed to owners.

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Cleanup Day The homeowners clean up day will be Saturday June 15th. The hosts will be Karen and Dennis Archer, 0461 Lakeview Circle. The cleanup day will begin at 9 AM and will end with lunch being provided. Clean up tasks are assigned by need, ability and interest. All homeowners are encouraged to take part in this fun event. To ensure food is available for all planning to attend, please email Association President Niel Christensen @ nielc@aol.com if you will be participating in the clean up day.

Annual Meeting The annual meeting for all homeowners will be held Saturday June 22nd. As with the past few years the meeting will be held in a tent on Stormwatch Circle with lunch catered by Alpine Market. The meeting will begin at 10:30 AM with lunch scheduled for noon. A formal notice of the meeting (with proxy should you be unable to attend) will be mailed to you around June 1st.

Bears Depending on the available natural food supply, bears have been known to be frequent visitors (residents?) to Hamilton Creek. Keeping all trash (food) covered, preferably inside, can help discourage bears from visiting. Do not put your trash out the night before during bear season. Please promptly remove your trash receptacles following pick up. Trash cans left sitting by the road for days is also not a good visual amenity for your neighbors.

Slash Pickup In mid-June, just following the Clean Up Day, the Metro District will have a contractor pickup all forest slash stacked near the edge of the roadway. Owners are encouraged to clear all dead wood from their lots to reduce the fire danger. The Covenants of Hamilton Creek do not permit the storage of firewood unless it is inside or screened from view. Take advantage of this opportunity to have wood that has been sitting on your lot hauled away.

Signs & Metal Trim A thank you to owners notified who corrected the metal trim violation on their homes. If you haven't responded to the notice yet, please do so to avoid the next notice. There still remain some sign violations needing correction. Real estate, contractor and security signs must meet the standards in the Design Guidelines and be hung beneath your address sign.