

# Hamilton Creek Metropolitan District

April 2008

[www.hamiltoncreek.org](http://www.hamiltoncreek.org)

**FOREST MAINTENANCE** The Metro District will continue with fire mitigation work during 2008 in the common areas. Grants have been obtained to cover work around the water tank area and another location still to be determined. The District will also continue with the spraying of approximately 1,000 common trees. Last year residents sprayed another 600 trees.

There are mixed results with the spraying. The concept behind the spraying is to assist the natural defenses of the trees to ward off the beetle infestation. The lodgepole trees in our area are more susceptible to the infestation from the affects of the drought a few years ago and the age of the trees. Within Hamilton Creek there have been pockets of trees that the spraying has had little affect in preventing the infestation. However, in the overall long-term concept of forest management followed by the District, the spraying remains one of the tools used.

Residents who were on the spray list last year for trees on their lot will automatically be included in the spray list for this year. If you do not want spraying please contact the District.

The Homeowners Association encourages owners with dead trees on their property to arrange to have them removed this year. A list of contractors available in Summit County is provided by the Wildfire Mitigation agency at [www.co.summit.co.us/WildfireMitigation/index.html](http://www.co.summit.co.us/WildfireMitigation/index.html). The Metro District will again be using A Cut Above Forestry for work in the common area. A Cut Above will be starting in early May in the common areas. The Metro District can assist owners in arranging for A Cut Above to have trees removed on your lot (at your expense) if desired. The costs from A Cut Above are based on labor and equipment time; they are not based on a per tree cost. The actual cost of an individual tree removal ranges from below \$50 to over \$1,000 depending on circumstances including size, location and ease of removal. The average cost in Summit County this summer for removal of a tree is projected to be \$200.

**Snow Removal** The 2007/2008 winter was of almost epic proportions. The amount of snow fall appeared greater than most residents could remember. Almost all of the comments regarding snow removal this year have been favorable.

Each roadway has a right-of-way easement used for snow storage. The amount of snow this year required the full use of the snow storage areas. As the weather warms and the snow eventually melts, it is anticipated residents will discover damage to landscaping and irrigation. While any damage is unfortunate, it is not the responsibility of the District or the snow plow contractor to repair the damage.

**WATER METER REPLACEMENT.** The Metro District Board of Directors has approved the replacement of the water meters in each home at a cost of \$300 per home. **The July 2008 billing from the Metro District will include the \$300 meter replacement fee.** The Board felt the upgrade of meters was important to protect the water source of the District and also provided a benefit to homeowners. Other budget needs including the forest management, snow removal and road patching dictated passing on the cost of the meter replacement to each owner.

The new meters send out radio water usage readings every 4 seconds. The signal will be picked up by two fixed reading stations and transmitted twice daily through the internet to the District. While the analysis time is not fast enough to prevent damage from broken pipes, the District will be able to notify owners quickly regarding unusual water usage from leaking toilets and defective irrigation systems. Overall, the meters provide the Metro District with safeguards to protect the limited water supply.

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The next **Homeowners Association** meeting will be May 8th at 7 PM at 15 Stormwatch Circle. The next **Metro District** meeting is May 15th at 2 PM in the Blue River Room of the Silverthorne Library.

**WILDLIFE AND TRASH.** The beginning of the warm weather season increases the activity of wildlife in Hamilton Creek. Most of the wildlife is pretty friendly, but in the past contacts with bears and mountain lions has not been. Residents with curb side trash pick up are encouraged to not place the can outside until the morning of the pick up and to remove the cans before night fall. The Town of Frisco is the first entity in Summit County to impose regulations that require trash cans to be left outside only on the pick up day. Secured cans should be used.

**SERVICE RECOGNITION.** Long time members of the Metro Board of Directors, Kolbjorn Tenfjord and Eddie O'Brien have completed their terms. Both were term limited. Kolbjorn has gone so far as to move from Hamilton Creek. Both began their service on the Board in the early 90's and have played a large role in the development of Hamilton Creek into the premier community in Summit County.

**SEPTIC PUMPING.** Your septic tank is pumped every third year by the District. Included with the quarterly billing is a list of addresses scheduled for pumping this year. Pumping will be from Black Cat Pumping and should begin in May and be completed by the end of June. The cost of pumping is included in the quarterly Metro fee. Extra costs including uncovering lids, pumping boost and/or extended distances for difficult to access systems are billed to owners. If you are on the list you will need to do the following:

- All septic tank lids need to be exposed. If they are only covered by a small amount of dirt or stones, the contractor will uncover them at no additional cost. The contractor is already familiar with the location of the tanks.
- If you would like to be present for the pumping, please contact the District and the contractor will be requested to contact you to schedule the pumping.

You will be contacted if there is any problem with your system. Problems with systems in Hamilton Creek have been rare.

**NOXIOUS WEEDS.** The Metro District will conduct noxious weed spraying along road shoulders for the third year in 2008. Spraying will be done in June and late fall. Residents will be notified via email regarding the day spraying will be done. The contractor has indicated he felt the 2006 and 2007 spraying was quite successful. Work in 2008 may extend to selected common areas. Problem infestations on private property will be identified and the owners notified.

**PETS.** Another form of wildlife, owners pets, have been observed in Hamilton Creek. Owners are reminded that Summit County leash laws apply in Hamilton Creek. Please keep your pets under control and pick up after them.

**PUD MODIFICATION.** Earlier this year all owners received information from Summit County regarding a change in the Hamilton Creek PUD. For years Summit County, on advice from the County Attorney, had indicated the building department was unable to enforce any Homeowner Association architectural controls that were not specifically part of the County Building Code. The Design Guidelines remain a requirement for building in Hamilton Creek. However, they are not enforced by Summit County. The Hamilton Creek PUD required the County to enforce them. The Association and Metro District negotiated agreed language with Summit County on the modified PUD that specifically requires property owners to conform to the Design Guidelines of the Association. The Metro District, due to our restricted water availability, has approved a policy of not allowing water service to any property unless they have the architectural approvals from the Association.

## **CLEANUP DAY**

**SATURDAY JUNE 21<sup>ST</sup> - 8:30 AM TO 12:30 PM**

Lunch at 12:30 PM hosted by Jacques and Lyn DeLorimier at 891 Lakeview Circle.

## **ANNUAL MEETING**

**SATURDAY JUNE 28<sup>TH</sup> - 10 AM**

Stormwatch Circle – Lunch to be provided following the meeting.