

# Annual Board Ballot

# ACC Report

## Everyone please vote:

### Log Hill Village Association Board

#### VOTE FOR FOUR

- \_\_\_\_\_ Reggie Kajer  
\_\_\_\_\_ Dickson Pratt  
\_\_\_\_\_ Jim Kennedy  
\_\_\_\_\_ Dennis Conrad  
\_\_\_\_\_ Other \_\_\_\_\_

## Residents of Units I & II please vote:

### ACC Unit I & II

#### VOTE FOR THREE

- \_\_\_\_\_ Frank Starr  
\_\_\_\_\_ Hans Schenk  
\_\_\_\_\_ Bill Hanson  
\_\_\_\_\_ Other \_\_\_\_\_

#### Contact for Units I & II:      Contact for Unit IV:

Sheelagn Williams 626-2599      Bill Hanson 626-5097

Please remove ballot and send to the address listed below:

Log Hill Village Home & Property Owners Association  
115 Ponderosa Dr., Ridgway Co 81432

It has been another busy year for the ACCs of Units I, II and IV. Twenty-two new projects have been reviewed in the last 12 months. Twelve houses have been completed out of the thirty-eight approved since May 2003. The initial three units of the multi-unit development in Unit IV on the escarpment have been approved. Construction projects are also underway in other subdivisions as well. Realtors have said that there aren't that many lots available for sale.

The ACCs have worked conscientiously to try to maintain the standards of the area, and have encouraged color and materials choices that blend in with the surroundings. Shielded lights are required so that glare isn't visible from a neighbor's property or the roadway. Ouray County has a similar light ordinance. Height restrictions are strictly enforced. A deposit of \$2500 is now required for each project, of which \$2000 is refunded upon final approval. The remainder is held by the treasurer for insurance, possible legal expenses, and other expenses as needed.

Dogs that bark excessively remain a recurring problem that causes friction among neighbors. Covenants require pets to be "controlled to such extent and in such manner that they shall not interfere with the pleasurable use and occupancy of any other property." Fences must be approved by the ACC, and should be unobtrusive.

The ACCs want to remind everyone that Colorado state law requires removal of noxious invasive plants (weeds) from their properties to prevent spread. We can provide booklets describing these plants upon request, and Dickson Pratt and Sheelagh Williams can help in identification.

Garbage cans that are placed by the road for pickup should have tightly-fitting lids to discourage animals and prevent trash from blowing around. Additional containers should be purchased if needed. The ACC encourages all walkers (and drivers for that matter) to pick up any litter that they see. A trash sack is a good thing to take on walks. If we each pick up some litter, our neighborhood will look its best.

Space on the bulletin boards is limited, and the rules are posted. Non-compliant postings will be removed.

An article in the Feb 18-24 Ouray County Plaindealer mentions that mountain lions have been sighted near Ouray and Ridgway, and the following paragraph is quoted verbatim.

"It is against the law to feed deer or other wildlife in Colorado. The artificial feeding of wildlife is not only illegal, it is also unsafe and unhealthy for the animals. Bringing wild animals together increases the risks for disease transmission and also attracts predators. Nearby mountain lions can be drawn to an area by concentrating deer, seriously increasing the chance of interaction with humans." See also the state web site on feeding game animals.

[http://wildlife.state.co.us/education/coexisting\\_with\\_wildlife/dont\\_feed%20deer.asp](http://wildlife.state.co.us/education/coexisting_with_wildlife/dont_feed%20deer.asp). Bird feeders, trash, barbeque grills and dog food are among the things the Colorado DOW says may attract hungry Black Bears. The second time any particular bear is encountered, it must be killed.

The ACC for Units I and II for the year beginning in June, 2005, consists of Sheelagh Williams, Hans Schenk, Liana Schmidt, Frank Starr, Bill Hanson and Jim Kennedy. Sheelagh has agreed to head the committee this year.

Bill Hanson continues as head of the Unit IV ACC, with returning members Dennis Michaud, Larry Heeren, Frank Starr and Jim Kennedy. If anyone else is interested in serving now or in the future, please contact Sheelagh or Bill. It's a good way to meet new neighbors and to serve the community. One must be a resident of Unit IV to serve on the Unit IV committee. Any resident can serve on the ACC for Units I and II.

## Log Hill Village Home & Property

## Owners' Association



# ANNUAL NEWSLETTER

*President—Reggie Kajer*  
*Secretary—Dennis Conrad*  
*Treasurer—Dickson Pratt*  
*ACC Liaison—James Kennedy*

Letter from the President  
Architectural Control Committee  
Voting Ballot  
Dues  
Road Report  
Mailbox Update

*Annual Meeting: Fairway Pines Clubhouse  
on June 22nd at 6:30pm*

*Annual Picnic: August 3rd, 4:30 at  
Inspiration Point*

**115 Ponderosa Dr., Ridgway, CO 81432**

Springtime is off to a great start with extra rain and moisture that is reducing the wildfire concern in Log Hill. The LHVHPOA is also seeing a productive 2005 so far. I am very pleased to note that all the board members are willing to stay on for another year to see through the completion of the road paving and attainment of the needed standard of all the roads in the Village and finish establishing the operation of the ACC and covenant enforcement for Units I, II, IV, as well as address wildfire, IPS beetles, and safety concerns for the entire village. We as a board are very thankful for the positive vote regarding the road paving. There are many that voted against the pavement for various reasons, but I know that in the end we will all appreciate driving on the higher quality and safer roads. We are also looking into the possibility of chip-sealing some of the secondary roads and cul-de-sacs. I would like to thank Dickson Pratt for all of his efforts with the road paving and mailbox expansion. Another special thanks to Jim Kennedy in leading the effort of Units I, II, IV Architectural Control Committees operation. During the last year, the Association encountered a multi-thousand dollar legal expense regarding a suit which has since been resolved. We see the importance of doing what it takes to manage appropriate growth in our development.

As you may have heard, there are possible changes coming in the ownership of parts of the Fairway Pines development and golf course. With its outcome unknown at this time, we look forward to its resolution.

In an effort to encourage all residents of greater Log Hill to become members, the board has decided to keep the dues at \$35.00 per year. I ask everyone to take advantage of this minimal fee for membership and join the Association. The Association has expenses to keep functioning on behalf of the area residents. Everyone benefits from the work of the Association. I want everyone to feel free to contact me with concerns, questions, or interest to get involved. [reggie@cougarwest.com](mailto:reggie@cougarwest.com) 626-4374

As residents of our neighborhood have surely noticed, we have remodeled our mailbox structure and added more than a hundred new mailboxes to accommodate rapid growth in the nineteen subdivisions that make up greater Loghill Village. On April 28 all of the existing mailboxes were shifted by the Post Office to put them in street order for the first time in many years and to make space for new residents. The remodeling project also locates all of the mailboxes in a "mailroom" setting to protect the Post Office letter carriers from wind, rain, and snow; it takes a long time to deliver mail to hundreds of mailboxes and it was difficult in inclement weather.

In addition, we have asked the Fairway Pines Property Owners' Association to begin the planning and construction of a new mailbox structure for Fairway Pines residents. Once Fairway Pines moves out of our facility we will have 416 mailboxes for our residents. We hope that this will be enough to accommodate growth for at least 10 years.

Mailboxes are provided rent-free for residents by the **Loghill Village Home & Property Owners' Association (LHVHPOA)**. The cost of building and maintaining the mailbox structure is substantial. Therefore the LHVHPOA would like to request a one-time donation of \$65 from each resident in the community who receives mail service in our facility, and who has not paid membership dues for two or more years. For those who have been paying membership dues, currently \$35 per year, we thank you; your mailbox is paid for by your dues.

Please make checks payable to "LHVHPOA" and send mailbox donations to: Loghill Village HPOA, 115 Ponderosa Drive, Ridgway, CO 81432

Name:

Address:

Lot#:

**Make Checks Payable to:**

LHVHPOA

**Mail Checks to:**

Log Hill Village Home and Property Owners Association

115 Ponderosa Drive

Ridgway, CO 81432

**Annual Dues: \$35.00**

**Membership is voluntary**

***Roads, Roads, and...***

Last year a Local Improvement District (LID) was created for the purpose of paving the main roads in the greater Loghill Village area. In November a bond issue to fund the project was approved by District voters 234 to 91. In March of this year each of the 436 properties in the LID was assessed \$3073.50. Eighty-two property owners made prepayments in full; the remainder will be paying in installments on their property tax bills, beginning in 2006. Bonds will be sold to finance the installment payments. As this was written, the bond sale was scheduled for the week of May 16, so the interest rate was not yet known.

The Ouray County Roads and Bridges Department has been doing prep work on the roads since last Fall. The Roads Committee has been working with the County to make sure the prep work is done in time for the paving, which is scheduled to begin in late July and take about a month, weather permitting.

***...More Roads***

The roads to be paved are Ponderosa Drive all the way to Water-view, all of Canyon Drive, all of Pine Drive, Juniper Road North to the end of the Flying K subdivision, and, if funds permit, Tower Road South from Pine Drive to Inspiration Point. This totals some 8.1 miles of the 14 miles of roads in the LID. With the exception of the short segment of Tower Road South, these are the most heavily traveled roads in the LID and every lot in the District uses one or more of them for access.

We plan to use neighborhood volunteers for road flagging during the paving, as was done during the paving of the Hill Road nine years ago. This will save us several tens of thousands of dollars. To that end, 25 residents attended a seminar and certification exam on road flagging in March. For residents who couldn't attend, there is another seminar and exam scheduled for May 25. Barbara Piper is organizing the volunteer road flagging; please contact her if you would like to help out.