

Roads

Dickson Pratt

Deer, Lions, Bears & Bugs!

Sheelagh Williams

As residents and visitors will have surely noticed, the major roads in Greater Loughill Village were paved last summer. Thanks to the efforts of the project engineer, Jay Thoe, and the contractor, United Companies, of Montrose, the project came in under budget. This allowed us to pave an additional mile of roads, in addition to the original 8.1 miles specified in the contract. The additional paving was split between Bristlecone Drive and Oak Road, the two remaining roads that served the most lots.

We were surprised and pleased that United was willing to "extend" the contract for us at 2004 prices, as opposed to using a higher cost "change order"; you have seen what happened to fuel and oil (asphalt) prices last year. The folks at United, in turn, told us that they enjoyed working in this community and appreciated the polite and courteous behavior of residents during the disruption caused by the paving. They especially appreciated the considerable efforts of Barbara Piper in coordinating the project scheduling and our volunteer flagging crews, a view shared by the Roads Committee. Thanks Barbara!

Despite the additional paving, the project still came in under budget. This summer we expect to deal with some "mop-up" issues, such as improving the alignment of intersection aprons and striping the roads (at the request of the County). If funds permit, we may try to do a small amount of additional paving.

Pedestrians and bicyclists will have surely noticed that car and truck speeds have been increasing over the last year, as drivers became accustomed to the paved roads. A reminder: This is a residential neighborhood and our roads are not intended to be highways. The speeding problem is not limited to contractors, construction workers, and delivery trucks, most of the speeders are residents. At the present time, all roads in the Greater Loughill Village area have a speed limit of **25 MPH**. Please watch your speed and **SLOW DOWN!** The extra minute you save in getting to County Road 1 by speeding is not worth the risk to pedestrians and wildlife. The Association may arrange for additional speed enforcement with the County Sheriff.

Note from Dennis Conrad: As the road safety person I received one call during the first six months of 2006, regarding speeding at the South Juniper pavement dirt transition blind spot. This is a particularly dangerous area for pedestrians. Please be mindful of this. Better signage and road striping may help but ultimately it is the responsibility of all residents, their guests, and any workers they may have on site to slow down. I am no longer the safety contact person. Anyone interested in being the contact person should contact the board.

Editor's Note: Doug Canright, newly appointed to the Road & Bridge Committee is working on the purchase and installation of additional road signs, most importantly speed limit signs for Loughill Village.

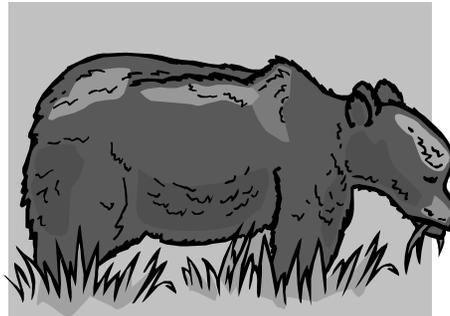
Deer, turkey, mountain lions, bears and other wild animals are our neighbors. **Please DO NOT feed the deer.** It is not only dangerous (do you want a mountain lion on your deck?) but it's bad for the deer's digestion. And slow down on our wonderful new roads. Hitting a deer can be fatal for both parties.

This summer we've had at least three and probably four bears visiting Loughill Village on a near daily basis. **Please DO NOT feed the bears.** To avoid a bear on your patio or deck, bring in your birdfeeders at night. Also, make sure that your trash isn't feeding the bears. Bruin Waste Management provides free bear-proof containers. You can buy a bear-proof trash container for just over \$200 from Waste Management. Or you can take your trash to the Ouray land fill (call Waste Management in Montrose for the schedule).

The State of Colorado is currently doing a study of **mountain lions** on the Uncompahgre Plateau, including Loughill Mesa. If you see fresh deer kill or are interested in more information, please call Ken Logan (970.2750-3227 cell, 252.1928 home or 252-6013 office).

And last but not least, let's talk bugs. In past years we've had infestations of the **Ips Beetle**. This tiny flying and boring insect invades piñon pines. Signs of Ips Beetle infestation include dying trees, tiny bore holes in the trunk and branches, and wood droppings under the tree. Once a tree is attacked, it will die. There's no cure. You can protect your trees by:

- Only cutting trees after Thanksgiving and before Spring-break when the beetles are hibernating
- Immediately removing cut trees and branches and taking them to a landfill if you must cut at other times
- Hiring a professional pesticide sprayer to protect healthy trees if there's an infestation on your property or close by.



Loughill Village Home & Property Owners' Association



ANNUAL NEWSLETTER

President—Reggie Kajer
Vice President—Jim Kennedy
Treasurer—Bill Fairbairn
Secretary—Beth Williams

Letter from the President
Architectural Control Committee
Covenant Enforcement Committee
Road Report
Nature Report
Fire
H&POA Membership
Voting Ballot

*Annual Picnic: Inspiration Point
on August 16th at 4:30 pm*

*Annual Meeting: Mulligan's/Clubhouse
on August 23rd, 6:30-8:30pm*

115 Ponderosa Drive, Ridgway CO 81432
www.loughillvillage.org

A few years ago, the Loghill Village Association set off to get areas of concern to the places they needed to be. The big three were: Road conditions, architectural control, and covenant enforcement. Safety from wildfire became an immediate priority due to the drought. All of these, along with others, were accomplished. The primary roads of Loghill Village have been paved, a huge process from voter approval thru construction. Architectural Control has established standards for building & property improvements, and the guidelines to go through this process. Many people worked diligently to set up what will now be the standard for years to come. The last of the "big three" was covenant enforcement. I am pleased to announce the enforcement procedure is now established and officially functioning. A covenant enforcement officer has been hired and the CEC (Covenant Enforcement Committee) has been appointed.

Other accomplishments: The bylaws have been rewritten and adopted, which will better accommodate the current and future functioning of the association. We have a new insurance policy which fits our needs properly. This effort was, surprisingly, no small affair. A website has been designed and will go into operation during August for Loghill Village. This will be a wonderful tool to communicate important information for all Loghill concerns and activities, covenants, building procedures etc. Check it out at www.loghillvillage.org

There was an enormous effort to be prepared for a wildfire evacuation emergency, as well as fire mitigation by many. This spring, we put out a Loghill Village / Fairway Pines phone directory. This summer, Beth Williams replaced Dennis Conrad, and Bill Fairbarin replaced Dickson Pratt on the board. A number of practical needs were also addressed. Last year, the mailbox facility was enlarged to accommodate years of growth, and this year all the street signs are being replaced with larger lettering. We have worked through some litigation and a few other issues, some not so fun, and are currently addressing the proposed water rate increase and emergency communication tower. We are financially stable. There will be information on these issues as well as others on the website.

I want to thank the Loghill Board, staff of the committees, and involved people that have helped accomplish all that has been done. I purposely did not list the names. There would be too many and I may not even know all those who were involved in every area. I have found it amazing and encouraging to work with so many people wanting to help out with the concerns of their community. I encourage you all to be members of the association, and if you can, to be involved with the various efforts going on.

It's an honor to be your president

reggie@cugarwest.com / 970-626-4374



Loghill Village Units I, II and IV continue to be a busy construction location. Since we started tracking in 2003, we've reviewed fifty-one new home projects. Of those, twenty-four have been completed. Work on the multi-unit development in Unit IV on the escarpment was slowed by state review of their water system. Requests for information on our construction review process indicate that there won't be a slowdown in construction any time soon.

The ACCs continue to work diligently to maintain the standards for each of the units. Samples of all exterior colors are required as part of plan submission, and are required to be "earth tones" which blend with our natural surroundings. Height restrictions are rigorously enforced, as is site cleanup. During this past winter, we experienced a new issue - lots of mud from construction sites on our newly paved roads. Construction crews were notified and responded by putting more gravel on sites and cleaning up the roads. It's not perfect but the situation is improving. We continue to require a deposit of \$2500 for new construction and \$600 for small projects like decks. We are keeping a larger portion of the new construction deposit, \$1000, to cover insurance and as a nest egg against potential litigation. Sad to say, litigation is becoming more common and we need to be prepared.

The ACC for Units I and II consists of Bill Hanson, Jim Kennedy, Jane Nash, Hans Schenk and Liana Schmidt. **Jim Kennedy (626-3990)** has graciously agreed to serve as the primary contact for the Units I and II ACC. The ACC for Unit IV consists of Bill Hanson, Larry Heeren, Jim Kennedy, Dennis Michaud, Dickson Pratt and Frank Starr. **Bill Hanson (626-5097)** will continue as the Unit IV contact. If you are interested in serving on an ACC now or in the future, please contact Jim or Bill. It's a good way to meet newcomers to Loghill Village and see first hand what's going to be constructed in the neighborhood. One must be a resident of Unit IV to serve on that ACC. Any resident can serve on the ACC for Units I and II.

As Loghill Village is getting more and more built out, we are finding more and more covenant violations in Units I, II and IV. Along with these violations come more and more complaints about them.

In order to remedy this situation, the LHV Home and Property Owners Board has established a Covenant Enforcement Committee. The committee's task will be to document any violations and to ask the home and/or property owner to correct the situation. We would expect that most violations are the result of "not knowing," and that they will be corrected as soon as possible.

The Board has hired a Covenant Enforcement person who will document any covenant violations that are found. The documentation will be both in writing and photographs. These documents will be reviewed by the Covenant Enforcement Committee and, if justified, the committee will approve sending a courtesy letter to the concerned home and/or property owner asking for compliance.

It is our hope that this procedure will result in LHV continuing to be a wonderful place in which to live and that the few problems that have come up will be resolved over time.

We hope that all of the property owners will accept these ideas and recognize that the purpose is to preserve the tranquil and peaceful nature of Loghill Village as well as to protect our property values.

We would encourage anyone who is interested in being on the Covenant Enforcement Committee to contact Reggie Kajer at 626-4335 and ask for more information about the committee or to actually volunteer.

Those who have a concern or complaint regarding covenant violations should contact Mary Hocevar, 240-4714 / mhocevar@gwe.net or mail correspondence in care of Mary to the HOA address.



Fire

Jim Kennedy

The Fire District Board has approached the Unit I ACC and the H&POA Board about a location for a proposed communications tower. The tower would be part of the statewide communications network for emergency services called CWIN (Colorado Wireless Interoperability Network.) Possible sites are being discussed with the Fire District Board. In order to evaluate visual impact, balloons have been floated (the balloon-equivalent of story poles.) Discussions are ongoing.

The Fire Ban in Ouray County has been lifted at this time but open burning is not allowed at any time in Loghill Village.

H&POA Membership

Annual Dues: \$35.00

Name:

LHV Address:

or

Lot #

Mailing Address (if different from LHV):

Email Address: (H&POA Use Only)

Make Checks Payable to:

LHVHPOA

Mail Checks to:

Loghill Village Home and Property

Owners Association

115 Ponderosa Drive

Ridgway, CO 81432

Membership is Voluntary

Annual Board/Member Ballot

All Home & Property Owners please vote:

Loghill Village Association Board, Vote for Four:

_____ Reggie Kajer (President)

_____ Jim Kennedy (Vice President)

_____ Bill Fairbairn (Treasurer)

_____ Beth Williams (Secretary)

_____ Other _____

Residents of Units I & II please vote:

ACC Unit I & II New Members, Vote for Two:

_____ Chris Martin

_____ Jane Nash

_____ Other _____

Standing Members:

Bill Hanson Jim Kennedy

Hans Schenk Sheelagh Williams

(Contact for Units I & II: Jim Kennedy, 626-3990)

Residents of Unit IV please vote:

ACC Unit IV New Members, Vote for One:

_____ Dickson Pratt

_____ Other _____

Standing Members:

Bill Hanson Larry Heeren

Jim Kennedy Frank Starr

(Contact for Unit IV: Bill Hanson, 626-5097)

Please send ballot to the address listed below:

Loghill Village Home & Property Owners' Association

115 Ponderosa Dr., Ridgway Co 81432