

**RIVERSIDE PLACE
HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ANNUAL REPORT
August 31, 1996**

Snow Removal: As the winter residents will attest., this past winter was very prolific when it came to snowfall. The Caswell brothers were very busy in our neighborhood, and the real challenge was to find a place to store the massive amounts of snow. Jerry Roberts reported that we paid Ray Caswell a total of \$660.00 for 22 separate snow removals this year. Last year we paid \$330.00 for 11 snow removals. Ray indicated that he will be raising his rate to \$55.00 per time to plow the road. We currently receive \$10.00 from Cabin Creek each time. I suggest that the Association should ask Cabin Creek for more money for each removal. I am also recommending that we continue with Caswell, as he has done a much better job and has been here early in the morning. For those of you who want your driveways plowed, we know an individual who takes care of landscaping in the summer and who will provide snow removal services in the winter. He is very dependable and has a large snow blower, which could lessen the chance of damaging the driveway. His name is Laurent Ewing and his phone is 970-668-5960.

Road Maintenance: After inspecting the road, we find that there is no need for repairs at this time.

Road Signage: Last year we approved the construction and placement of two signs at the two entrances of the subdivision. They were installed last summer. During the winter, a snow plow broke off one of the signs at the base. The sign has been replaced and it is now located further back on the Sunset-Madison corner lot to avoid this in the future.

Property Maintenance: Last year we commented about homeowners trying to preserve the natural appearance of their properties as indicated in the Architectural Standards. I am pleased to report that the subdivision is in very good shape. We want to emphasize the importance of continuing to maintain the attractive appearance of our neighborhood.

Creek Overflow: In February, the little spur of Ten Mile Creek on the north side of Sunset Drive decided to overflow. The resulting water in the crawl space caused significant damage to the Sonnett's heating system. The police and fire department were called and did an outstanding job of digging a channel for the water to flow into the street. It appears that a blockage downstream caused the water to back up, the water table to rise and the water to overflow the banks of the stream. The exact location of the blockage has not been determined, but we speculate that the snow removal crew for our downstream neighbors dumped snow into the stream causing the blockage. The city would not take financial responsibility for the cost of cleaning out the ice and snow blockage, so the cost was paid by the Sonnetts, Walkers and Cabin Creek. In as much as the entire subdivision could be affected by not only a potential water problem, but also a property value issue, I hope the group could discuss how much assistance the homeowners' association could give toward rectifying future problems.

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As a preventive measure, I called Clay Brown and subsequently talked to Mark Gauge from the Flood Plan Administrator's office. Mark indicated that he and his crew walk the stream twice a year. They clean out debris and move rocks that, in their opinion, could cause a back-up of water. Mark indicated that they are scheduled to walk the stream the week of September 23, 1996. I asked mark to call me when they will be there so I will be able to join the crew.

Construction: I have been contacted by two Riverside Place owners of their intent to build a dwelling on their open lots. I have not yet received final plans for review.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JAWALKER". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John A. Walker, Jr.
Chairman, Architectural Control Committee