

**RIVERSIDE PLACE
HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ANNUAL REPORT
September 5, 1998**

Snow Removal: The Caswell brothers were not very busy in our neighborhood this past year. Jerry Roberts reported that last year our portion payable to Ray was \$464.30 for ten plows. This compares to \$696.93 for 18 plows for the previous year. Ray indicated that he will not be in the snow plowing business this year. I take it from his comments that he wants to rest up for a year. I have contacted Helton Backhoe Service, Inc. and have an agreement in hand to utilize their services. The contract rates are a little more than Caswell. The typical plow will cost about \$90.00. I am recommending that we contract with Helton as they have the proper snow hauling equipment, have five pieces of equipment with operators, are located in Frisco and have a good reputation in the area.

I have contracted again this year with "Whistle While You Work, Inc.", Silverthorne, 468-1280, to take care of my driveway. The cost is the same as last year at \$300.00 for the year. Helton is another option. They charge by the plow session. Their number is 970-668-5160.

Road Maintenance: This year we contacted the city to obtain their opinion on our road and what, if anything, we should be doing to maintain the road for years to come. Bill Linfield and I walked the road and he suggested that we repair the cracks and chip seal the road. He told me that we would need to do this procedure once in five years and that would insure the road would last a long time. He also gave me the name of the contracting companies they the city uses for the service. We then had A-Peak Paving seal the cracks and GMCO chip seal the road. The job was finished on September 2. The total cost was \$4,582.62. The Riverside Place sign was also painted.

Steve Smith and I also met with representatives of Cabin Creek and obtained their support to share in the cost of maintaining the road. Subsequently, Steve received a check from Cabin Creek for \$700.00 to cover their obligations. Steve will have more to say on this subject in his report.

Property Maintenance:

General: Last year, during the annual meeting, we discussed the preservation of the natural appearance of all properties, as indicated in the Architectural Standards. Generally, the subdivision is still in very good shape. We have made several comments to selected homeowners and some improvements have been completed. I am assuming that the owners want to emphasize the importance to all owners to maintain the attractive, high-quality appearance of our homes, yards and vacant lots in the neighborhood. If that assumption is true, then I believe the association should take a stronger stand to insure the property owners maintain their property in the manner outlined in the standards. This

could mean that, in some cases, the association would take steps to rectify the issue and charge the owner accordingly.

Vacant Lots: Vacant lots still need significant work to clean up dead wood, take down dead trees and remove debris. Owners of these lots have been repeatedly contacted with no tangible effort on their part to remedy the situation. I am recommending and will offer a motion that the association should take measures to have a contractor come in and perform the work. The work can then be billed to the various lot owners accordingly. In this manner the work can be done cost effectively and each owner would not be required to contact contractors etc. I have contacted "A CUT ABOVE FORESTRY" who has submitted a bid to do the work.


Homeowners Yards: I feel the association should discuss the desirability of approving dog runs, trash bins, ladders and basketball nets and supports on the premises of homeowners in the subdivision. These do not appear to be in keeping with the guidelines. I must confess that it is difficult for me to ask these owners to remove these items without the entire association's support. I am therefore, requesting support of the association, which would then be communicated to those owners accordingly.

Creek Overflow: I am pleased to report that once again we did not have a problem with the Ten Mile Creek spur overflowing this past year. It appears that the removal of rocks and debris from the stream and letters sent to homeowners and neighbors have made the difference. Let's hope we have the same luck this winter.

Construction: Construction has been completed on two Riverside Place lots - lots 4 and 6. It appears that the construction of a dwelling on lot 16 will not be done, as the owner has listed the lot for sale.

Personal: I have recently accepted an eighteen-month assignment in London, England. I will be leaving in late September and will be unable to perform the duties as Chairman of the Architectural Control Committee. I nominate Marcia Schutt, Lot 12, to replace me.

Respectfully submitted,


John A. Walker, Jr.

Chairman, Architectural Control Committee