

RIVERSIDE PLACE HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ANNUAL REPORT SEPTEMBER 4, 1999

VACANT LOT CLEANUP: After last year's meeting, we had a clean-up day for the vacant lots. The participants were--Jack and Edde Walker, Bob and Cindy Ebert, Warren Waters, Rene Stoller and Jack Cowger. They did a terrific job and with Jack Cowger's chain saw, dead trees, brush and debris were cut and piled along the street. "A CUT ABOVE FORESTRY" picked up the debris and used some of the firewood. This resulted in considerable savings to the owners of these lots and improved the appearance of our entire area. A big thanks for all the help!

SNOW REMOVAL: I have contacted HELTON BACKHOE SERVICE, INC. and have a contract in hand to utilize their service again this year at the same rates we were charged in 1998. I have not received any complaints regarding their service and we were personally pleased with our driveway plowing. They do recommend we mark boundaries i.e. sidewalks, power boxes, TV cable, etc. The number is 970-668-5160 if you wish to contract for your driveway service.

SPECIAL REQUESTS: we received a request from the Beers Lot 1 B, for the enlargement of their driveway. The committee approved the proposal subject to any town restrictions.

HOMEOWNERS YARDS: I contacted the Williams Lot 6 B in response to a request from Jack Cowger at Cabin Creek regarding the large amount of weeds in their front area. He was concerned about the spread into their property and offered to provide the labor to spray the weeds. This was taken care of and the area cleaned up. The basketball net has been taken down from Lot 9 due to the new owners Randy and Lucy Glover.

CONSTRUCTION: Lot 3 is currently in the midst of construction of a duplex by Gallipo Construction. Mr. Gallipo does not respond to correspondence very well, so I have received phone confirmation of his projected completion as late January or early February 2000. The work crew has conformed to our guidelines of no dogs, minimal noise (music) and containment of debris quite well so far. I have a color board for this development-- hopefully this will forestall any problems along that line. Todd Webber, our architect consultant, assures me he has received payment for his services from Mr. Gallipo of \$100.00 as required. They hope to have the siding on and the landscaping in place by November.

Marcia Schutt
Architectural Committee