

Greater Loghill Village Home & Property Owners Association
2021 Virtual Annual Meeting Minutes



Chimney Rock

Photo by Austin Ray

September 2021

Table of Contents

Table of Contents	i
2021 Virtual Annual Meeting.....	1
Treasurer’s Report 2021	1
September 2021 LHV ACC Highlights	1
LHV Park & Recreation District Update.....	2
Drought and Forest Management	3
West Region Wildfire Council	3
Loghill Village Community Chipping	4
Dallas Creek Water	5
A Brief History of Greater Loghill Village Paving Project.....	6
Roads – What’s Next	8
ClearNetWorx Update	8
Concerns – Short Term Rentals	8
Amending Covenants.....	13
Traffic Issues in LHV	13
Neighborhood Crime Prevention.....	15
Contacts – Loghill Village Home & Property Owners Association	17

2021 Virtual Annual Meeting

Due to concerns over indoor meetings with Covid-19 and especially the Delta variant, the LHV H&POA Annual Meeting was held virtually via email.

Members were allowed to submit comments and questions which have been incorporated into the minutes.

Treasurer's Report 2021



The 2021 Membership Drive netted 182 members, most contributing the recommended amount.

We have incurred very low expenses in total for HOA. Mainly due to volunteers on the board.

We are accumulating money in the road fund in anticipation of future expenses for setting up a Public Improvement District for pavement maintenance that the county doesn't have money for.

September 2021 LHV ACC Highlights

The ACC is comprised of 8 members from LHV Units I, II, and IV

The past year we approved applications for

- 6 New Homes to be built
- 1 New Small Shed
- 1 New Garage

The ACC approved the final construction of 3 new homes We also recognized:

- 19 New sales of existing homes
- 32 New empty lot sales.
- The median price for existing home sales was \$635,000 up from \$500,000
- The median price for new empty lot sales was \$110,000 up from \$88,000

Please note that the Architectural Control Committee documents have been updated this year to include the new protocols from Ouray County Land Use, Planning, and Building. Land Use has adopted updated building codes and new wildfire mitigation regulations in which compliance is required in order to get a building permit from the County.

The Land Use documents are long and sometimes complex, especially the wildfire mitigation update that requires a point scale system to get the building permit for new constructions and additions.

They are in the process of simplifying that document to make it easier to understand. However, it is critically important for the LHV community to be aware of and to help protect our homes and lots given the environmental changes of drought.

Please remember that all outdoor burning is prohibited in Loghill Village.

County Land Use page is here:

<https://ouraycountyco.gov/147/Land-Use-Planning>

The amended ACC documents can be found at the loghillvillage.org website. At the primary landing page you can click on the LHV H&POA tab which will show the HOA

Covenants and the ACC Criteria and Standards in addition to additional ACC documents. Link to that page: <https://loghillvillage.org/hoa.htm>

The members of the ACC for Units I, II, and IV are listed in the contacts at the end of this document. You can email the ACC at: acclhv@loghillvillage.org

LHV Park & Recreation District Update

In 2020 and 2021 , the LVPRD has been working on several projects including the following:

We are currently working on the possibility of building a playground in the area. Paul Stashick, the owner of the Divide Ranch and Club, has very generously offered to supply land just to the west of the mailboxes for the Divide Ranch. This property has several advantages to any of the Park and Recreation District properties, including paved parking and proximity to restrooms. This project would be funded with a GOCO grant, private donations, and existing LVPRD funds. GOCO has changed their grant application procedures to where there are three cycles per year instead of just one. We are in the process of applying for a ~rant. We hope to be able to apply for the Winter grant, which

would be awarded March, 10th 2022. If we are not approved for that cycle, we can apply for the Summer grant which would be awarded June 8th, 2022. Either way we hope to start construction in the summer of 2022.

In 2020 we expanded the parking area on Ponderosa for the Escarpment trail, and built a parking area for Elk Run/Meadow loop off of Canyon by the Cowboy carving.

We have finally made progress on bench installation and replacement. In the last two years we have installed five metal benches and four concrete benches.

The Western Region Wildfire Council is going to do fire mitigation on our 2+ acre property off of County Rd. 1 near Yucca Ln. They are rolling this project into mitigation they are doing on the Land Trust/ranch off of Yucca.

The recent rains have caused some trail erosion on Lupine and other trails. If anyone knows of any areas that need attention, please contact a board member before our October 5th meeting. We will discuss whether we need to contract the repairs or do them In-House.

The Loghill Village Park and Recreation District Board meets on the first Tuesday of even numbered months. A meeting notification and agenda are posted at the mailbox kiosk bulletin board and Inspiration Point bulletin board a few days prior to the meeting. The meetings are open meetings, and all interested persons are welcome to attend.

Jim Myers, President
Cyndi Nelson, Secretary

Drought and Forest Management

It is no secret we have been in a serious drought situation for the last several years. The chart below shows our personal precipitation records for the last 11 years. Our normal average rainfall is roughly 18 inches.

Water Year	Total Precipitation	YTD % of Average
2021 YTD	14.42	79.80%
2020	9.52	52.68%
2019	17.93	99.23%
2018	10.16	56.23%
2017	18.83	104.21%
2016	19.68	108.91%
2015	17.66	97.73%
2014	17.87	98.89%
2013	18.14	100.39%
2012	13.95	77.20%
2011	17.47	96.68%

As you can see, even years where we hit the average, we didn't exceed it by much.

Most of you have gotten the message about the importance of thinning our piñon forests to create defensible space around your home to protect it from wildfire. But the other aspect of thinning the trees is to provide more moisture for the remaining trees.

When the piñons are drought stressed, they are more susceptible to IPS beetles. If the tree has adequate moisture, the sap pushes the beetles out when they attack the tree.

So, thinning your forest to the recommended 10-foot crown separation not only provides fire protection, but it also helps the remaining trees to survive the droughts.

Just a reminder, due to the risk of attracting IPS beetles, thinning and trimming piñons should be done between October 15 and March 15. The slash should be chipped before March 15th.

Regards, Austin Ray

West Region Wildfire Council

The West Region Wildfire Council is a non-profit organization serving a 6-county region in western Colorado, including Ouray County. Our primary focus is to work with private landowners to assess and address their wildfire risk. WRWC is very active in the Log Hill Village Community.

The best way to engage with the West Region Wildfire Council is to sign up for a free Site Visit, whereby WRWC's Wildfire Mitigation Specialist meets on site with homeowners to assess wildfire risk and discuss mitigation measures. Site Visits will be scheduled through October 29, 2021 and will resume again in the spring 2022. Please request a Site Visit by visiting WRWC's website, www.cowildfire.org.

During a Site Visit, WRWC's Wildfire Mitigation Specialist will capture information about a home and property using a mobile device to generate a Wildfire Risk Report that will be sent to the homeowner through the MyWildfireRisk online portal. The report will contain site-specific measures the homeowner can take to mitigate

wildfire risk to their home. This portal can be used by participants to report ongoing mitigation measures over time.

Also, during the Site Visit, WRWC's Wildfire Mitigation Specialist will determine eligibility to WRWC's Vegetation Management Cost-Share Program. If eligible, homeowners can apply to this program to receive financial and technical assistance to hire a professional contractor to reduce fuels on their property. More information about the program will be provided at the Site Visit. Recently, WRWC received a \$730,000 grant to help support fuels reduction work on private land specific to the Uncompahgre Plateau, which includes the Log Hill Village area. We anticipate being very busy in the Log Hill Community in the coming years to support fuels reduction work. Please sign up for a Site Visit if you are interested in participating in this program.

As of 2021, WRWC is no longer offering the curbside Chipping Program. WRWC encourages those homeowners who are interested in fuels reduction to request a Site Visit and then apply to the Vegetation Management Cost-Share Program, if they are eligible.

More WRWC information can be found here:

[Community Chipping Program](#)

[Chipping Contractors](#)

[Forest Health Management in Piñon Pine](#)

For more information about the West Region Wildfire Council or to request a Site Visit, please visit

www.cowildfire.org

Loghill Village Community Chipping

September 2021

The neighborhood chipping program through the West Region Fire Council is not being offered this year. I want to make owners of homes and lots in the area aware of a tree service company some of us used in 2020. Hopefully we can all benefit from the volume that results from organizing the effort.

Pricing/Services: Last year I talked with three companies that provide tree services in this area and settled on 1F Services for the job. Jef's regular 2-man rate is \$230 an hour. Be-cause our work will be done in November all at one time in one community, Jef is offering a volume winter rate - \$180 an hour. Partial hours are prorated and charged at \$3.00 a minute. If a home or lot owner inquires about additional work that Jef needs to schedule and return later to complete, his regular winter rate - \$200 an hour for two men — will apply.

Bidding: We are accustomed to being charged by the pile for chipping rather than a price per hour. Typically, the hourly rate is more economical than a bid. There's no need to re-quest a quote if you just have wood piles to be chipped.

Last year Jef made multiple trips to Loghill to meet with homeowners about work to be done. This year he will visit any properties whose owners wish to confer with him on No-venber 15. He will do the work the same week, and you'll receive an email verification reminding you of this. You do not need to be home when he comes to chip your piles.

If you wish for your chips to be hauled away, it is \$50 per truckload, prorated for your portion of the truckload.

Stump grinding: Jef no longer does stump grinding. He refers that work to Paul of Hum-mingbird Tree Care, Montrose, 970.852.1500, whom he says does a good job.

Guarantee/Insurance: Jef offers a guarantee for 1F Services' work. If you don't think the crew hustled, worked hard and did a good job, you don't have to pay. No one has ever called upon the guarantee, because Jef "outworks any human alive." He says the com-pany carries appropriate liability insurance.

Timetable	
Sep 20	this email about 1F Services is sent to HOA members
Oct 15	1st day home/lot owners can start cutting (due to Ips beetle problems; see next paragraph about Ips beetles)
Nov 15	Jef visits properties, assesses scope of work, submits re-quested bids
Nov 16	1F Services starts Loghill jobs

Note about Ips beetles: We've had numerous cases of piñon pines dying from beetle damage. Due to continuing drought conditions and the stress drought puts on trees, it's possible next year could be even worse. Dying trees should be cut and chipped. It helps to thin overly thick stands reduce competition for moisture. Thinning strengthens the health of wooded areas and reduces fuel loads for fires.

If you will be cutting trees, please wait until October 15 to do so. Cutting in warm weather and having dead trees limbs sit around for weeks before chipping encourages more beetle infestation. Ideally, do the cutting as close as possible to the chipping date.

Questions or to sign up: Contact Jef Bearden, 970-316-1423 jeffreybearden70@gmail.com

Best,
Eve Becker-Doyle

Dallas Creek Water

Backup Line to TriCounty Water

I spoke with Mike Berry from TriCounty Water Conservancy District today. They are optimistically hoping for a completion date of October 1, 2021, but this is dependent upon the completion of the engineering required from San Miguel Power Association and receiving the parts that are currently on backorder.

Have a great day!

Pam Mencimer ,Administrator
Dallas Creek Water Company, Inc.
Administrator@dallascreekwater.com
970-240-8123

A Brief History of Greater Loughill Village Paving Project

Some years after the successful paving of the “Hill Road” (CR 24A and parts of CR 24 and CR 1) in 1996, a neighborhood “Roads Committee” was formed, circa 2003, to investigate the possibility of paving the main, highest traffic, roads in Greater Loughill Village. As with the previous paving project, the committee came up with a plan to create a “Local Improvement District” (LID) to pave the roads and to pay for it with a per-lot assessment to fund the sale of bonds.

The LID was chosen because it could be created by a resolution of the Ouray County Board of County Commissioners (BOCC) and because it could be funded by an assessment, as opposed to a property tax mil levy. The other option, a “Public Improvement District” (PID) has to be created through a petition process. The advantage of a PID is that it has an indefinite life and can be used for additional projects as well as maintenance of infrastructure. By contrast, the LID can only be used for capital improvements, not maintenance, and ceases to exist when the capital improvement project is complete and paid off.

The decision to form the LID began a long process of meetings and negotiations with the BOCC on the scope of the project and responsibilities of the county and the proposed District. Eventually, the BOCC created the District by resolution. At this juncture, the LID could have been “uncreated” if 50% of the property owners in the District formally objected in writing.

That began a long series of legal notices to all property owners in the District and public hearings. There were five public hearings and meetings over many months, both informational and those legally required by state law. The first informational meeting was held in the old Clubhouse meeting room and attendance was standing room only; it remains, to this day, the most well-attended meeting in Greater Loughill Village history.

Opposition to the road paving plan, and the means to pay for it, was strident, however support was considerable. Most residents were tired of dealing with dirt roads that had traffic well beyond the limits that allow for proper maintenance. [After the Hill Road, Ponderosa Drive was and is the next most heavily traveled road of the 200+ miles of county roads; the county spent a lot of resources trying to keep the LHV roads graded and treated with magnesium chloride, to control dust. Given traffic levels, it was a losing battle.]

Under Colorado law, the new LID wasn’t able to raise revenue and undertake capital improvements until the project was approved by District voters. In November 2004 property owners in the District, who were registered Colorado voters, voted on the assessment and a proposal to issue twenty year bonds to fund the road paving project. It passed with a 71% yes vote.

The assessment was \$3073.50 per lot to raise about \$1.4 million. Lot owners had the option to pay the assessment in full by 7 April 2005. Any property owners who didn’t pay in full paid in installments of about \$271 per year. In May 2005 about \$1,085,000 of bonds were sold to cover the project costs for those who elected to pay in

installments. The bonds had an interest rate of 5.625% plus a bonding fee of ½%, for a total of 6.125%. As a courtesy, the bond company offered the bonds to residents first and five residents purchased some of the bonds.

During the summer of 2005, Ouray County Roads and Bridges Department had most of their equipment and personnel working on improving the main roads in the District to prepare them for paving. This caused many complaints from other county residents because their roads were not maintained during that time. The BOCC, however, was aware that once the main roads in Greater Loghill Village were paved, the R&B crews would have more resources to work on other county roads in future years. The county did continue to do snow plowing and sanding of roads in the District but grading and dust treatment were no longer necessary.

In late summer 2005 the paving contractor, United Companies, began the project. To save money, more than a dozen neighborhood residents got state-certified as flaggers and all of the flagging was done by neighborhood volunteers. The three inches of asphalt used was a special high altitude mix that stays flexible in cold temperatures; it is too soft to use in hotter areas, such as Montrose or Grand Junction. The contract was for 9.5 miles of the main roads in the neighborhood to be paved, with the idea of getting as many residents as possible close to a paved road. Most of the cul-de-sacs were not paved because it would have doubled the cost of the project and those lesser traveled roads have fewer maintenance problems than the main roads.

As the roads designated for paving were nearing completion, the project still had untapped contingency funds. United agreed to extend the contract and continue paving additional roads. This was a courtesy to the neighborhood because such things are usually done via a “change order.” Since United had bid the project in 2004, paving costs had doubled due to a sharp rise in oil prices. Nevertheless, United not only honored the 2004 contract prices but extended the paving at those contract prices, as opposed to the higher 2005 prices. [Had we waited one more year the cost of the paving project would have doubled — would voters have supported that?]

One of the reasons United gave for extending the contract was that their crews loved working in our neighborhood! It was relatively cool up on the Mesa and they were greeted by smiles and enthusiasm by residents excited to see the roads get paved, at long last, despite the disruption to travel it caused.

We decided to pave a half mile of Bristlecone Drive, the longest and most populated unpaved cul-de-sac, and a half mile of Oak Road, the next longest and populated unpaved road in the District. As before, the goal was to bring as many residents close to a paved road as possible, within our project budget. The next longest road on the list was Piñon Road East but United ran out of time and had to move on to their next project before any of that road could be paved.

The following year, 2006, United returned to improve some turning aprons that were poorly aligned and to widen the sharp curve on Canyon Drive, since residents were cutting the corner on the road shoulder because they weren't slowing down enough. We had \$40,000 remaining

in the project budget. At the new higher paving prices that would have only paved 700 feet of Piñon Road East so we decided to use the money to pave the parking area around the new mailbox complex instead, since that would benefit the entire community. If you have ever wondered why not all of that parking area is paved, it was because that was all the money we had left. Now you know.

Needless to say, the Greater Loghill Village paving project was considerably more complicated and difficult than this summary suggests, but it gives an idea of what was involved to get the project designed and completed.

Roads – What’s Next

First of all, I would like to thank the Road & Bridge Department and county commissioners for the paving of the entrance into Loghill Village. The persistent potholes in this section have been a problem for many years.

The next concern is the crack sealing of the remainder of the paved roads. I am happy to report that the county put out an RFP on 8/26/2021 to contract out this project. It is an RFP to crack seal all county paved roads. The proposal was approved by the commissioners on September 14, 2021. According to the RFP, the work is to be completed by November 26, 2021.

While this is really good news, this is a relatively short-term solution. Our paved roads really need to be chip sealed to extend their life. Unfortunately, it is not likely that the county will ever have enough funds to do this project.

So where do we go from here. If our residents feel the preservation of our roads is important, the first step would be to form a Public Improvement District (PID). This would need to be approved by the registered voters in Loghill Village.

If approved, the PID can then put out an RFP for a chip sealing project. This project, along with funding through a bond issue, would also have to be approved by the voters.

There would be some up-front expenses incurred in this process, which could potentially be funded by LHV H&POA out of the roads portion of our dues.

Bottom line, we are just floating this out to the members to get people thinking, but we do not have an indefinite amount of time before we need to consider this.

ClearNetWorx Update

For information on the ClearNetWorx fiber optic project, please go to the following link:

<https://mailchi.mp/f3ba496af87b/loghill-fiber-project-update?e=520922e3e3>

Sydney Nielson

Clearnetworx

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Concerns – Short Term Rentals

Note: The information and opinions below have been expressed by one of our residents. They are not necessarily endorsed by the LHV H&POA or the LHV

ACC. The board has not committed to becoming involved in the county's process of approving/renewing short term rentals. Any amendment to the covenants would require approval of the members of the covenant unit.

Friends & Neighbors

Re: Short Term Rentals (STRs)

STRs have become commonplace in our community, and in many cases problematic. The County is understaffed and is issuing permits which are more lenient than our Protective Covenants. In many cases, these permits do not comply with the Counties own ordinance set forth (see link and comments). Additionally, the county has pushed the responsibility of enforcement onto our volunteer HOA board.

Just a few examples where STRs violate the County Ordinance & our Protective Covenants: (See specific references in the next section).

- There are clusters of STRs in one area (violation of County Ordinance – section 9.3)
- 10 people/multiple families are being permitted in a 5 bed-room home (violation of both our Protective Covenants and County Ordinance Section 6 & 9.1 -9.4 – 10) Both state single family dwelling
- 6 vehicles allowed (OHV vehicles/RVs)– Incompatible with community character (County Ord Violation section 9.1).
- STRs permitted for houses that are very close to neighbor – (County Ord violation section 9.3)

- Homeowner Association Notifications: not received (County Ordinance Violation Section 8)

LHV is not a multi-family commercially zoned area, but it could slowly become one. We have noise, dark sky and fire restrictions in place. Issuing STR permits in the above manner and also having homes operating without permits has already exposed us to unnecessary risks and hampered the quality of life we enjoy.

For those homeowners who are operating STRs – it is imperative that you carry the proper insurance, as well as hold a permit. Homeowner's policies do not protect you or your neighbors. At a minimum, a commercial general liability policy should be in place. Many of these restrict pets, outdoor grills, outdoor fires, as well as ensure that the home is fire 'safe'. If this is something that doesn't appeal to you, please consider helping out the long-term housing shortage and renting ½ or full year and have them carry a renter's policy on top of your home-owners policy.

Solutions:

- Identifying all STRs – A small team will be working with the county and keeping the board in the loop to accomplish this, but we need your help! If you know of a home that is being utilized as a STR, please send the address to – strconcerns@aol.com. Your name and e-mail address will be kept anonymous.
- Working with the county pro-actively during the application or renewal process to ensure compliance with Ordinance & our Protective Covenants.

- Board will take into consideration updating the Protective covenants to encompass the proper rules for STRs (If we want STRs in community)
- Board will consider voting on whether or not we want to allow STRs at all in each of our communities.

Respectfully,

Jill Parisi – concerned for our neighborhood

Comments on Ouray County Regulations for Short Term Rentals

Section 6. Definitions.

Short term rental is defined as the rental of a single-family dwelling or accessory dwelling, or any portion thereof, for not more than thirty (30) days, where no meals are served or provided to those leasing or renting the dwelling space.

Comments:

In the definitions, defined rentals are a single-family dwelling, yet permits issued are allowing multiple families to rent an individual dwelling. Our covenants state that we are single family residences, so why would an STR be more lenient? The county is allowing 2 people for every bedroom – which can lead to 4-5 families or large groups of friends renting. This is not consistent with the character of our community- where many homes are occupied by just 2 people and not more than 1 family. This is a violation of their own ordinance and our covenants as well.

Section B. Application Process and Requirements.

The first time that a property owner engages in Short Term Rental of a property, the owner shall apply for a Short-Term

Rental Permit from the Land Use Department. The following requirements shall be applicable to all Short-Term Rental properties:

- A. Homeowners Association Notification.** In the event that a proposed Short-Term Rental is part of a PUD, subdivision, or common interest community, and there is an active Homeowners Association, the Applicant shall notify the HOA of the application to the County for a Short-Term Rental Permit. Applicant shall submit a copy of the letter to the HOA, sent via certified mailing, within 60-days prior to the submittal date of the Short-Term Rental Permit application, along with a copy of the certified mail receipt. Applicant shall also provide the name, address, phone, and email of a primary contact with the HOA. If there is no active/valid HOA, the Applicant shall submit a signed letter attesting to this fact that there is no HOA.

Comments:

The HOA is notified.... The HOA has absolutely no say in the approval process. This is not in our homeowners best interest.

- F. Permit duration.** The initial Short Term Rental Permit shall be issued for a period of one year. Annual renewals shall be approved administratively by the Land Use staff unless staff finds that the Short-Term Rental property has not been in compliance with the Short-Term Rental Permit terms and conditions or the provisions of this section, that there is a history of complaints about the Short Term Rental property, or if for any other reason staff does not believe renewal of

the Short Term Rental permit is warranted. In that event, staff may refer the application for renewal to the Board of County Commissioners for consideration.

Comments:

Permit duration – 1 year before renewal process. Despite homes receiving multiple complaints, their permits are renewed, just so long as the owner has a plan to rectify-which is completely subjective. Neither the HOA or the immediate neighbors have a voice. Nor is there any enforcement of compliance (see also section 9; 6) How is this protecting the homeowners? It is not.

Section 9. Standards for Approval, Terms and Conditions of Approval.

A. Applications for Short Term Rental Permits and renewals thereof, shall include the following information which shall be reviewed by Staff and used to make a determination of approval:

- 1) Evidence showing compatibility with the neighborhood, the community character, and surrounding land uses.

Comments:

It says that the rental must be compatible with community character – yet permits are issued with loose guidelines incompatible with our neighborhood character.

- 2) Plan to address any potential impacts to the neighborhood, including but not necessarily limited to, offensive noise, parking, demonstration that vehicle traffic to and from the property will not create hazards or nuisance, and trash management

and disposal. All parking for renters must be located off-street and not within any public right-of-way, including the right-of-way for county roads.

Comments:

Multiple families or groups of friends dwelling in one home create noise, excessive trash, fire hazards, etc.... This is in violation of our covenants. There have been multiple examples of this within our community.

- 3) Information demonstrating the suitability of the property for Short Term Rental, availability of parking, proximity of property to other residential properties, and overall safety of property, , and that the property has legal access, potable water, sanitary sewage disposal, and all other utilities necessary to serve the proposed use.

Comments:

The ordinance states that it is ensured that STR permitted homes will not be close to other residents. It also states that there will not be too many in one area. However, in LHV, there are areas where there are multiple STRs and some are right on top of a neighbor who resides as a resident in a home. The county states it doesn't have the resources to go up to the neighborhood to check locations of home placement. Any homeowner living in LHVHOA can be surrounded by STRs through ongoing sale/resale of properties. This can happen to any home – as our interests are not being protected.

- 4) Only one dwelling unit per parcel, that has received a valid Certificate of Occupancy from the County,

may be used for Short Term Rental, meaning that either the primary dwelling may be used for Short Term Rental, or an accessory dwelling unit may be used for Short Term Rental, but not both. Notwithstanding anything in Section 2 of the Land Use Code to the contrary, an accessory dwelling unit may be used for Short Term Rental if such use is in compliance with the terms and conditions of this Ordinance, and is not otherwise prohibited by applicable covenants, restrictions or plat provisions.

Comments:

If there are 2 dwellings on a property, this automatically creates multiple families and potentially many people.

- 6) If an applicable homeowner's association (HOA) has covenant or regulations pertaining to short term rentals that are more stringent than those contained in this Ordinance, the property owner should consider that the more stringent standards are applicable, however, the County will not enforce HOA covenants or regulations.

Comments:

The county will not enforce HOAs guidelines, however they will not issue permits in communities where STRs are not permitted. Issues arising from STRs are LHVHOA's and the homeowners to resolve or continuously deal with. Our HOA does not have the resources or band-width to enforce. The only recourse is to file continued grievances, call the sheriff or pester the homeowner or property manager regarding repeated violations of our HOA covenants. The county is

creating this issue for us and putting us in a position where we are left with no leverage to resolve.

- 10) In the event that all Short-Term Rental Permits allowed by this Ordinance are issued, the Land Use Department shall maintain a waiting list of no more than five (5) persons who have submitted a valid application. If a Short-Term Rental Permit becomes available, Staff shall contact persons on the waiting list in order of the date the contingent application is made. Applicant shall have 14-days to apply for the available permit or Staff will contact the next person on the list.

Comments:

The county is just issuing permits without any due diligence or concern to the impacts of the people in the communities.

- 13) The Land Use Department shall charge the appropriate fee as stated in the Land Use Fee Schedule and as approved by the Board of County Commissioners. Permit fees (new and renewals shall be assessed on an annual basis. Permit applications made after January 31 shall be assessed a prorated fee based upon the months remaining for the current permit year x 1/12 of the annual permit fee.

Comments:

This is key – Permits are renewed annually and as a result of the above, we as a community need to come together and vote – yes or no to STRs? If yes, then how do we control them since the county is not.

Full Ouray County STR Regulations are [here](#).

Amending Covenants

In response to the above concerns over STRs, we want to emphasize that the LHVHPOA cannot just snap our fingers and amend the covenants in our neighborhood. It is not that we are “complacent” or do not care.

The truth is that it is VERY difficult to amend the covenants in the [subdivisions](#) within our neighborhood that have them — there are about twenty subdivisions in Greater Loghill Village. For example, in Loghill Village Unit I; there are about 220 lots.

When we last extended (they were about to expire) and modified the Unit I Covenants in 2016, it was a massive undertaking involving months of work and hundreds of hours of work by a small number of residents who actually cared enough to get involved. After the amount of effort it took, I am not surprised that residents in Unit I aren't rushing forward to tackle this huge undertaking all over again. Just getting a response from a sufficient number of lot owners to make a vote on a new amendment to the covenants is very difficult. It requires repeated contacts with the holdouts. Even if sufficient ballots are returned, will they actually vote to ban STRs?

If someone wants to spearhead this massive undertaking, I expect that they can rustle up some support from Unit I neighbors and the Association will likely pick up the cost of printing and mailing of information, amendment text, and ballots. However, those who were involved in the last covenant modification effort are reluctant to do it all over again because it is the same very few people who end up doing all the work.

Nevertheless, if we do manage to pass a covenant amendment in Unit I that bans STRs, how will it be enforced? Loghill Village Unit I has no community covenant enforcement mechanism (no, the LHVHPOA has no such power at all, since it isn't actually part of LHV Unit I). I can assure you that Ouray County Land Use will not enforce subdivision covenants, although they will respond to notices of violations of county regulations if they are able.

The only way to enforce a covenant violation in Unit I is to sue the property owner, and this is usually, if rarely, done by an aggrieved neighboring property owner with deep pockets. One would hope that a clear ban on STRs will cause most lot owners to avoid engaging in the business, but covenant violations are fairly common and difficult to police, in the experience of many of us who participate on the LHV Architectural Control Committee (ACC).

These issues are well known to Association board members and LHV ACC members, especially the ones who spent so much time and effort on the recent covenant extension and renewal in the three Loghill Village Units. We just want residents to know what they are up against if they choose to lead a push to amend the covenants.

Respectfully, Dickson Pratt

Traffic Issues in LHV

This is Denny Hamlin at 56 Ash Court. I have only lived on Loghill about 6 years! But in that time I like others have seen traffic increase especially on Ponderosa. This has brought blatant speeding and no concern for bikers or

walkers. I bike every day and I have been passed by folks going at least 50 mph.

This will change a community as we all know overnight! And.....that is what it is doing! It does not have to be that way! I personally have talked to law enforcement numerous times and I do not have an answer. Between VRBO Folks, Out of State Texas Tags and Locals they are bringing their driving lifestyle with them. You can talk about crime, neighborhood watch and other issues,

I would just hope there are some creative minds that could find a solution to a problem that I see every day that is ever growing! There should be some consequences for the offenders! I am sure many others see the same thing! If you are working just have the decency to leave earlier for your commute and slow down!

Comments:

Thanks Austin for sharing Hamlin's concerns. I had to move two wheels of my Tacoma off the road when a Clearnetworx truck towing equipment on Ponderosa. took the middle of the road on a blind curve. He was going at least 40mph. I often get tailgaters close in on me while I'm driving on LHV, and I try to keep it below 30 when gravity kicks in.

We have a sign at the mail kiosk that says No Burning. We could put up a new sign something on the order of "The speed limit for ALL vehicles on LHV is 25 mph."

I could go on but it would be a pretty expensive sign if the sign also included "We have runners, bicyclists, walkers,

pet walkers, speed compliant vehicles, and not to mention all the local fauna that cross the roads."

We should get the county to agree to doubling the fines for speeding and sharing half of that amount or a bit less to go to funding the HOA.

Barry Doyle
1565 Canyon Dr

One problem with speeding on Ponderosa Drive is that we have it marked too low. A boulevard of that width should probably be posted at 30 or 35 mph, with lower speed on several curves. We decided to keep it simple and post all of our roads at 25 mph.

The problem with posting a road too low is that nearly everyone goes faster than that. There are actually guidelines for proper speed limits.

I can't say that I've ever noticed anyone going 50; whether that's hyperbole or not, I couldn't say. We used to have trouble with FedEx vehicles but complaints to the company helped IIRC.

Speed bumps, more like speed humps for that speed limit, haven't worked out well on County Road 24. In addition to snow plowing difficulty, they are really hard on emergency vehicles.

One thing we discussed is a radar sign such as is used in Ridgway and Ouray. Concerns were expressed about maintenance and the possibility of vandalism. However, we could go with one for as long as it lasts. They need to be moved around regularly to be more effective. Not everyone

would pay attention, of course, but a sign like that does remind drivers to watch their speed.

Getting the Sheriff to post an officer here for a couple of hours several times a month would help, at least with locals who learn that a speed trap can pop up anywhere. I have seen a Sheriff's officer looking for speeders on Ponderosa in the last year but it hasn't been often.

The real answer is that there isn't much we can do. I certainly don't feel unsafe when walking the roads because I face traffic, as taught in grade school, and step off the road when cars approach. However, I don't have to deal with dogs when I walk the roads every day.

My 2¢.

Dickson Pratt
309 Piñon Rd E

I've experienced this problem on my walks, also. And it really is maddening. One thing that I thought of would be to install more of the yellow "SHARE THE ROAD" signs, as attention-getters. Like below every speed limit sign.

And, as Dickson said, maybe changing the speed limit to 30 or 35 may help.

Rich Niemeier
2220 Ponderosa Dr

Neighborhood Crime Prevention

One of our residents raised the question as to why there was no mention of neighborhood security or Neighborhood Watch on the agenda. There had not been any recent activity in regard to Neighborhood Watch, but we have reposted below an article related to it from the April 2021 Newsletter.

Sheriff Justin Perry has reached out to this HOA for help in addressing some law enforcement and security issues on Log Hill Mesa.

First some background information. At present the staffing of the Sheriff's Department stands at one Sheriff and 4 Deputies. They are mandated to enforce law and order over approximately 540 Square miles of Ouray County.

To fully understand the magnitude of this challenge, imagine the following hypothetical situation: At any one moment in time the Sheriff usually has ONE Undersheriff assigned to patrol duties for the entire county. Suppose that a serious motor vehicle incident is reported on Red Mountain Pass (something that happens frequently). While the Undersheriff is investigating, a serious security situation is reported on County Road 1 N on Log Hill Mesa. What to do?

The Board of County Commissioners is fully aware of this impossible situation. I am informed that they are in the process hiring another Undersheriff and are considering a second hire. Even this is not enough.

There has been an uptick in burglaries in unoccupied homes. Many unoccupied homes have long driveways and are hard to observe from the road. This is a bigger problem in the winter because untracked snow in the driveway is a dead giveaway that no one is currently occupying the home.

If you are going to be gone on vacation or seasonally, you need to let your neighbors know in case they see something unusual. They can then contact the Sheriff's office to investigate. Also, if your house is vacant for the winter, arrange for someone to track your driveway so it looks like the home is occupied.

There have also been cases of packages being stolen from people's driveways. When it comes to protecting parcels from UPS or FedEx, one option is to have packages delivered to Ridgway Office Supply and pick them up there.

They charge \$2 per package for this service. To take advantage of this, have your packages delivered to:

Your Name
Ridgway Office Supply & Services
631 Sherman St
Ridgway, CO 81432

The Sheriff has asked the residents of Log Hill Mesa to consider joining a national group called Neighborhood Watch for help by being his eyes and ears to any unusual situations. He is not asking any of us to become peace officers. He seeks information only. No confrontations. Basically, he is asking us to look out for our neighbors by being observant.

If any of you wish to volunteer or wish to know more about Neighborhood Watch, contact Sheriff Justin Perry or Undersheriff Tammy Stroup at 970-325-7272, who is the deputy in charge of this program. There are also two long time and very experienced volunteers living on the Mesa who can help with documents and signs: Patricia Mathews 970-249-5998 and Al Mathews 970-417-6090.

We need to look out for one another.

Jim McCarthy President
1560 Canyon Drive
970 729-2548

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