

**DETAILED GUIDE FOR THREE ELK CREEK ESTATES, INC. PROPERTY OWNERS 2023/24**

**THREE ELK CREEK ESTATES, INC. BOARD OF DIRECTORS**

* Maria Martin, President
* Carolyn Dietz, Vice-President
* Judy Green, Secretary
* Vickie Wheeler, Treasurer
* Robin Stieber, Member-at-large

**MISSION STATEMENT:** All guidelines have been adopted and recommended to preserve property values, the natural beauty and solitude of our area, and the safety of our members, guests, and visitors. This detailed guide is provided to all property owners.

**GOVERNANCE OF THREE ELK CREEK ESTATES, INC.—HOA (Homeowner’s Association)--BOARD**

Three Elk Creek Estates, Inc. is managed by five (5) volunteer-members of property owners. The Board meets as needed during the year. An agenda is emailed to all members before the meeting. All members are welcome to attend the Board meetings.

The HOA Annual Meeting is held the last Saturday in June. Fiscal year for Three Elk Creek Estates, Inc. is from June 1, 20XX, to May 31, 20XX. Agendas for Board meetings are posted on the community bulletin board at the corner of Aspen Drive and County Road 368. Minutes of the Board meetings are emailed to the members within about a week after the meetings.

Board members may be contacted by utilizing the secretary’s email address and your request will be forwarded to the appropriate Board member. 3elksecretary2021@gmail.com

**DOCUMENTS**

Three Elk Creek Estates, Inc. is governed by the documents listed below and are available on our website. Please download and read.
http://www.3elkcreekhoa.com/documents.html

* Declaration of Covenants
* Bylaws Three Elk Creek Estates, Inc.
* Architectural Guidelines
* Common Area Rules
* Governance Policies (9) required by Colorado Common Interest Ownership Act
* Map with lot numbers and location of Common Areas

**ROADS IN THREE ELK CREEK ESTATES, INC.**

The roads in Three Elk Creek Estates, Inc. are private and maintained by a substantial portion of your annual dues.

Our contractor has advised us that maintaining a speed of 20 MPH will ensure our investment is prolonged. Please adhere to the 20 MPH speed limit and ask your visitors, guests, and contractors to do the same.

Our roads exceed the Chaffee County slope standards and must be privately maintained. In addition, this makes them especially hazardous when they are snow packed and icy.

Members are responsible for culverts under driveways. Members are also responsible for clearing snow from their driveways after the snowplows have cleared the roads to ensure emergency access if necessary.

For safety concerns and liability issues, there is no sledding, riding snowmobiles, or ATV’s on Three Elk Creek Estates, Inc. roads or Common Areas. ATV’s may only be ridden for utilitarian purposes. County Road 368A (formerly known as Elk Walk) is owned and maintained by Chaffee County and non-licensed vehicles may not be ridden on this road.

**COMMON AREAS IN THREE ELK CREEK ESTATES, INC.**

The Common Areas belong to all of us and are a part of what makes Three Elk Creek Estates, Inc. a special community. They include the community pond, our roads, the trails along Three Elk Creek, and the access points to the creek from the roads. (Download the PDF map on our website for specific locations.)

These areas are maintained by the Common Area Committee and the Roads Committee for safety. No personal property may be left overnight on the Common Area. Do not make any changes to the Common Area without approval including removal of plants and/or trees. No changes can be made to Three Elk Creek including dams per the State of Colorado.

**COMMUNITY POND**

The community pond is one of our greatest assets. It provides us with beauty and recreation as well as fire safety. Should a fire occur, we have a device that the fire department can use to refill their trucks.

All members and guests who fish at the community pond must have a Three Elk Creek Estates, Inc. fishing tag for at least one member of their party (contact a Board member to request one.) A Colorado State fishing license is also required. Please comply with the Three Elk Creek Estates, Inc. fishing regulations posted at the pond. The State of Colorado fishing regulations also apply.

All children under the age of 12 must have adult supervision while at the community pond. Use only hand- powered watercraft and wear a personal floatation device when on the water. When the budget permits, the HOA stocks the pond with trout.

**FIRE IN THREE ELK CREEK ESTATES, INC.**

Wildfires are an ever-present and a common danger in our high desert climate. Confirm that no fire bans are in place before doing any burning on your property. Depending on conditions, bans may be in effect that prohibit fires in fire pits, chimineas, or charcoal grills. Check www.chafeesheriff.org/fire-restrictions before lighting any fires. Always use caution when having an outdoor fire.

If you plan to burn slash or other tree waste on your property, contact Chaffee Fire Protection District (719- 395-6545) beforehand to get permission for a controlled burn. They will inform you of any restrictions that are in effect. They also provide a service for hauling away slash at no charge. Call for details.

**UTILITIES AVAILABLE IN THREE ELK CREEK ESTATES INC.**

Two trash haulers provide service/recycling in Three Elk Creek Estates, Inc. Keep your trash in an area secure from wildlife until the morning of pickup. If you are going to be out of town on trash day, plan with a neighbor to put your trash out at the proper time. Bears, birds, and other animals will become accustomed to finding food sources in trash bins and they may be destroyed by the Division of Wildlife.

* Chaffee County Waste (719-395-6656)
* Waste Management (719-539-6911)

Internet Service is available through most major cell service providers. We have one local internet service provider, Aristata Communications (719-937-7700) [aristatacommunicationscom](http://aristatacommunications.com/). Other providers may be available through this link http://broadbandnow.com/Colorado/Buena-Vista

Television service is provided via satellite by DirecTV and Dish Network. Check the satellite providers’ websites for more information.

Newspapers include the weekly Chaffee County Times https://www.chaffeecountytimes.com/ and the Mountain Mail https://www.themountainmail.com/ from Salida.

Two hospitals serve our area and a walk-in clinic in Buena Vista.

* Heart of the Rockies Regional Medical Center in Salida (719-530-2200)
* St. Vincent’s Hospital in Leadville (719-486-0230)
* HRRMC Buena Vista Health Center Walk-In Clinic (719-395-9048)

Mail is delivered from the Buena Vista post office. The Postmaster will provide you with the key to an open box at one of the banks of mailboxes at either CR 368 and Aspen Drive, or at CR 368 and CR 368A. The carrier generally comes in the afternoon.

Schools in our area include: http://www.bvschools.org/ and bus service is provided as needed.

* Avery Parson Elementary
* McGinnis Middle School
* Buena Vista High School
* Darren Patterson Christian Academy (private school) https://www.dpcaweb.org/
* The Link School (private school) https://thelinkschool.org/

Large amount of wood slash may be removed by Chaffee County Fire Protection. Contact them at (719-395- 6545) and with a $50 deposit they will provide you with a large trailer that you can load your slash into, then they will haul it away and return your deposit.

Reflective address signs are available from Chaffee County Fire Protection District for a small fee. Contact them at (719-395-6545). Reflective signs enable emergency services to quickly find your property. Any other address signs must comply with the Architectural Guidelines and be approved by the Architectural Committee. (See Architectural Guidelines on our website for contact information).

Reverse 911 now called Code Red is available. Please use this website to set up your phone. http://chaffeesheriff.org/communication/everbridge/

**EMERGENCY CONTACT INFORMATION**

**FIRE – 911**

**MEDICAL - 911**

**SHERIFF – 911**

Fire Ban Status http://www.chaffeesheriff.org/fire-restrictions
Chaffee County Fire Protection District office – 719-395-6545
Chaffee County Sheriff – 719-539-2596 or http://www.chaffeesheriff.org/ Colorado Road Conditions –http://www.cotrip.org/
Colorado Division of Wildlife – 719-530-5520
Chaffee County Commissioner – 719-539-2218 or http://chaffeecounty.org/ Sangre de Cristo Electric – 719-395-2412 or toll free at 844-395-2412