

# On the Hill

MHOA Board Blog

January 2019

Jefferson, Colorado

Hello, Michigan Hill Owners!

It is once again the beginning of a new year, and getting off to a cold and snowy start here on the Hill. Thank goodness for our Colorado sun, which comes out after the storms and makes the landscape sparkle.

## **Board of Directors Openings**

This is an early heads-up that we will have 2 expiring Director terms this year that we will need to fill at the Annual Meeting this summer. Director terms run 2 years. If you are thinking of running for the Board, you may contact any or all of the current Board members to ask any questions you may have and/or put your name forward.

Also, Jenna Baker, who was newly elected at last summer's Annual Meeting, has resigned for health reasons. We currently have Mike Lemasters functioning as Acting President as well as Vice President. If you are interested in filling out Jenna's term and can start now, please let us know!

## **Road Conditions**

If you have been here in recent weeks, you may have encountered a white-out on US 285 or on the county roads, as well as some serious snow drifts in the usual places. US 285 has been closed a number of times due to the blowing snow. Here on the Hill, we've had drifting in some spots due to the high wind speeds. Even so, we have been able to keep the North Entrance open. Kudos to our snowplowing crew for keeping our roads passable.

As you are driving the neighborhood, please be aware that the ditches are full of snow, and it is easy to suddenly find yourself off the road. Slow down, and try to make room for oncoming vehicles.

Whenever you are considering driving into or out of Jefferson during stormy weather, it is a good idea to look at the [COTRIP.ORG](http://COTRIP.ORG) website to check road conditions and closures, and have a look at the webcams and message boards on the highway to determine the conditions before you head out. The [WEATHER.COM](http://WEATHER.COM) website is another resource where you can find out what the hourly temperatures and wind speeds will be during the day, which can help you plan your travel in and out of Jefferson.

## **Architectural Control Committee - Sheds on the Hill**

There have been some questions and a bit of confusion among our MHOA members concerning sheds on improved lots or unimproved lots.

Please be aware that sheds are not allowed on vacant lots. A shed is allowed on a lot where a primary dwelling exists, or where a Park County building permit has been obtained to build a primary dwelling and an approved foundation has been installed.

Any and all sheds, regardless of size MUST be approved by the MHOA ACC. The ACC Architectural Submittal Form is available on our website.

Any and all sheds MUST be built in compliance with Park County Planning and Zoning regulations because Park County is a 110mph wind zone.

Any shed sized 200 square feet or larger MUST be permitted by Park County, must meet requirements for snow load, and be on a permanent foundation. Any shed under 200 square feet DOES NOT need to be permitted by Park County, but must meet the Park County requirements for the foundation. This is required because Park County is in a 110 mph wind zone, and we don't want sheds blowing around neighborhoods.

Please refer to the Park County Planning and Zoning department for detailed specifications and requirements for your particular shed.

### **Wildlife on the Hill**

There have been sightings of moose on Michigan Hill this winter, as well as bobcats and coyotes. There have also been reports of mountain lions being around last fall. Please let us know if you have seen some interesting animals lately.

**The next board meeting will be February 16 at the Jefferson Community Center, beginning at 9am. This meeting is open to all members.**

You can send the Board an email at [boardmembers@mhhoa.com](mailto:boardmembers@mhhoa.com).