

# On the Hill

MHOA Board Blog

September 2018

Jefferson, Colorado

Greetings, Homeowners! We on the Michigan Hill Homeowners Association Board hope you have all had a wonderful summer and are ready for autumn. The aspens are starting to turn, and we all know what means!

If you have not been to your property since the hail storm this summer, you may need to check for damage. Some of us had roof and car damage because the hail was unusually large for this area.

Whether you live on the Hill full time or come to your property only once a year, you may have noticed that life on the hill is changing. There are now more full-time year-round residents than we have ever had before. With this changing demographic, the MHOA Board felt this would be a good time to send a reminder about some of the common complaints we have been addressing.

- **The speed limit is 25 mph.** With more permanent residents there are more people walking along the roads accompanied by children and/or pets. Please drive safely and courteously.
- **Riding off road vehicles is at your own risk and speed limits apply.** ORVs are NOT ALLOWED on MHOA common areas, in Jefferson Heights or on any county road, so be aware of where you are! Do not ride on other people's property without permission!
- **Parking on HOA roads is discouraged,** allowed only on a very temporary basis, and may not become habitual. Vehicles parked on the roads are a liability to both the owner and the HOA and may be deemed a nuisance.
- **Properties are to be maintained in an attractive manner.** Trash, litter and junk are not allowed to accumulate on lots. The wind tends to relocate material to other lots, especially construction materials. Also, junk cars and other derelict vehicles are not allowed to be stored on MHOA properties.
- **Campers are allowed on MHOA properties.** Although the Bylaws allow campers on your property the guidelines state:
  - campers shall not be stored on unimproved lots - take them home with you, please!
  - you are not allowed to occupy a camper as a residence
  - campers may not be occupied on the roads
  - campers stored on improved lots should be placed so as to minimize the visual impact on neighboring lots and other members of the MHOA, avoid adversely affecting property values and avoid constituting a nuisance to the neighborhood.
- **When making improvements to your property you must submit an ACC request form,** and follow the guidelines and approval process stipulated in our MHOA documents. Everything you need to know is on the website! The ACC is ready to help you get your plan underway.
- **Dogs are not permitted to run loose.** They must be under positive control at all times.

When in doubt about anything, look it up on the document page of the website, or ask a board member. You can send us all an email at [boardmembers@mhhoa.com](mailto:boardmembers@mhhoa.com).