



Meet Your MHOA Board Members: At the annual meeting in August, 2007 the homeowners of Michigan Hill voted, please meet Your new Board members.

- **Terry Hull** – President, 3 yr: tlhull@aol.com, (719)836-9603
- **Terry O'Neill** - Vice President and ACC, 3yr: tp1819@localnet.com, (719)836-3377
- **Loretta Hubert** – Treasurer, 1yr: hubertll@netzero.com, (303) 979-2073
- **Larry McClymonds** – Secretary, 1yr: larry.mcclymonds@candogo.com, (303)885-3142
- **Steve Johnson** - At Large, 3yr - Roads, Pond, Burn Pit: craftycrittersinc@hotmail.com, (719)836-6192

Architectural Control Committee (ACC)

- **MHOA-ACC ATTN: Terry O'Neill PO Box 123, Jefferson, CO 80456**
- **Traci Bailey**, 3yr: scatpuder@aol.com, (720)935-6338, (303)688-3053
- **Tom Clinton**, 3yr: tomjerryclinton@aol.com, (719)836-2948
- **Blenda Crawford**, 1yr: bgcrawford@msn.com, (303)798-3830 /(719) 863-7100 cabin wknds)
- **Terry O'Neill**, 3yr: tp1819@localnet.com, (719)836-3377

Michigan Hill Owners Association, PO Box 123, Jefferson, CO 80456-0101

Meeting Minutes:

All meeting minutes may be found on the MHOA website at www.MHHOA.com

- Annual Meeting August, 25, 2007 is enclosed with this newsletter.
- September 1, 2007 Board of Directors meeting minutes are also enclosed.

Board Meeting schedule: All future Board meetings will be held at the Jefferson Community Center and are open to all MHOA homeowners. The Quarterly Board meeting dates are December 1, 2007, March 1, 2008, June 7, 2008 and September 13, 2008. The 2008 Annual Association Board meeting will take place at the June 7, 2008 meeting. **The next meeting of the Board will be held December 1, 2007 at 10:00 am at the Jefferson Community Center and open to all Homeowners who would like to attend.**

Owner's Annual Dues: In accordance with the vote at the Annual meeting in August, 2007 the Board authorized the appropriate changes to the Association by-laws to indicate an increase in dues effective January 1, 2008 to the amount of \$175.00 annually.

Pets: “City” conditions for our family pets are very different from our time spent on the Hill. There are dangers that exist here that are just not found in a fenced backyard in town. Please be mindful that you and your pet have restrictions. Specifically, **dogs** must be kept under the control of their owners at all times in compliance with Park County leash laws. Pets should be not left unattended, except leashed or in kennels within the parameters of their lot. Pets may not “stalk”, “hunt” or harass” wildlife and or neighbor or neighbors pet(s). Neighbors and their pets on common areas like roads and out-lots should not be subjected to intimidation of another’s pets. It is a responsible Homeowner that is a dog owner. Your dog may not roam freely and without owner supervision. This being said... there have been instances on the Hill in which these items have been an issue. If you have concerns contact your Board members, Park County Sheriff OR Park county Animal control at 719.836.4331 for assistance.

Architectural Control Committee (ACC): What does it do?

The ACC committee is comprised of MHOA homeowners on a voluntary term basis. The purpose of the ACC is to enforce the Covenants of Michigan Hill. The ACC function is to review lot improvements such as structure placement, colors and building materials for new construction, additions and maintenance to protect and enhance value, desirability and aesthetics of any property upon the Hill by upholding our covenants...Is that not why we were all drawn to the Hill in the first place?

In order for the ACC to do its job effectively we ask that an “Architectural Submittal Form” be completed and submitted to any ACC member before any construction is started, along with a proposed drawing of structure location with respect to property lines, etc. A form may be printed off of the website at www.mhhoa.com or you may get a form by contacting any one of your ACC or Board members. A copy of the By-laws and Covenants may be found on our website also. Any structure must be within the lot of 50’ front and back and 30’ side to side, the exception to this is if the homeowner is granted a Park County and Michigan Hill Board variance.

Driveway Permits: If you are looking at building in the future your Board was advised recently by Park County Planning and Zoning that Driveway permits are required for Michigan Hill Filing #1 and #2. Driveway permits are not required for Michigan Hill filing #3.

ACC requirement: Homeowners by existing bylaws are required to submit for ACC approval an “Architectural Submittal Form” **prior** to any construction or painting. If this has not been completed and approved by the ACC committee **prior** to start of any construction, fines will be imposed on the homeowner with fines varying from \$2,500.00 up to \$5,000.00 depending upon the violation. Fines and specific violation costs will be a topic of the December 1, 2007 meeting, they will be discussed and voted on by your Board of Directors and will become effective January 1, 2008.

Remember, make sure you get ACC approval and of course you’re County building permit!

Important Numbers: Please take note and post in a convenient place important numbers to assist Homeowners in the event of emergency or for general questions:

FIRE/ MEDICAL EMERGENCY:	911
Park County Sheriff: Non Emergency	719.836.4122
Park County Animal Control:	719.836.4331
Colorado Road Conditions:	877.315.7623
Non Emergency Fire:	719.836.2605
Fire Station # 5:	719.836.3244

What is your BOARD working on: As your new Board of Directors gets up to speed with their duties, it has been brought their attention the actions of some homeowners on the Hill. Remember your Board of Directors has been voted in by you, the homeowner, to uphold the Convenience and By-laws of the Homeowners Association, they are in no way able to **Lawfully** enforce inappropriate or unlawful behavior other than by Civilian means. It is the right and duty of **every homeowner** to report unlawful improprieties to our local law enforcement authorities – A list of important numbers can be found above. Please remember that if you have any questions or concerns you may contact any one of your Board members via email or by telephone.

Trees too close to Roadways: Homeowners spoke at the Annual Meeting that there are trees impeding driving views on some of our Michigan Hill roads. This was addressed in the month of September by the Board members and some gracious volunteers. Please notice on Michigan Hill Rd., Mt. Guyot and some others that your Board has worked diligently on your requests to remove and make safer for all your time on our Michigan Hill roads... A special THANKS to Terry Hull, Tom Clinton, Terry Roberts, Terry O’Neill, Andy Bailey and all that took time out to assist in making this tree removal happen for all.

Out Lots: These are designed for the use of Michigan Hill wildlife to migrate as well as the natural pleasure of all homeowners. The out lots cannot be used under the by-laws and convenient by motorized vehicles under any circumstance. The Board does everything possible to uphold and maintain these out lots, as Homeowners it is the responsibility of each of us to report unlawful activity to the local law enforcement authorities.

Lot Compliance: There are certain Lots that either do not understand or know the by-laws and Covenants on Michigan Hill. (A copy of these can be found on our website at www.MHHOA.COM in the Documents section). The Board is in the process of addressing the following issues. All Homeowners are encouraged to read and be aware of the covenants and their rights as a homeowner with respect to Michigan Hill. Each property owner is responsible for reading, understanding and abiding by the HOA Covenants and by-laws. Please refer to the following two paragraphs:

Camper, Trailers: In compliance with the by-laws and Covenants on Michigan Hill. (A copy of these can be found on our website at www.MHHOA.COM in the Documents section), campers and trailers may be brought to enjoy on “raw” land on a by use basis... that means a weekend, a week on a per use basis for your enjoyment. However, campers cannot be left unoccupied/stored for an indeterminable amount of time. The Board is taking a look at this and is requesting every Homeowner to come into compliance with this ordinance. If you have an active building permit from the county, campers/trailers are permitted throughout your construction period. Owners must supply the ACC or a Board Member with a copy of your current building permit each year for your files. If you have an existing Home on your property you are allowed to park and/or store a camper/trailer on your property.

Expired Tags: Board members will be looking at each lot and if you have any expired vehicle/trailer tags, etc. you will be receiving a letter from the Board to either update or remove these vehicles/trailers. Most HOA's do not address this issue, we do. Why? The Board is here to uphold the Convenience and By-laws of the Homeowners Association and inoperable vehicles or expired tags are a violation of our By-laws

Roads...As winter approaches: Spring, summer, fall and winter ...WONDERFUL times on the Hill, each so gloriously different. As winter approaches there will be driving changes taking place on our hill, specifically at the **North entrance**. The county road at times will not be passable and Homeowners are encouraged to use the South entrance. Your board is working on signs to indicate when the North entrance is impassable; these will be located on County Road 35 as well as on Glacier Peak View and Michigan Hill Rd. The County and our road maintenance crew make every reasonable effort to keep this entrance open as long as 'ol mother nature respects our request.

Slash Pit: Michigan Hill has a “slash pit” to dispose of fallen and cut wood on County Road 35-No. side of Michigan Hill. This should NOT be used for any type of Construction/Building materials, these items can be taken to the Indian Mountain dump that the Jefferson/Como Fire Department maintains. The Elkhorn Fire Station maintains the fence code for entrance to Indian Mtn. dump. Our slash pit is located behind a padlocked gate on the North side of County Road 35 and the code for entrance is 1048. Please make sure that slash is added to the existing pile to keep the pile a tight as possible and the gate is secured upon leaving. Questions, comments or concerns can be referred to any member Board member by phone or email at www.mhhoa.com.

Open Forum: Do you have a question, comment, Michigan Hill concern or an idea to make this newsletter a better read, a specific item you would like addressed, an announcement, the newsletter would like to receive your input.

The Board and ACC would welcome your comments. Items submitted will be reviewed by the Board and if applicable will be addressed individually, possibly put onto the December 1, 2007 meeting agenda or incorporated into our next newsletter. Board or ACC members can be reached by phone, email or through the Michigan Hill web site at www.mhhoa.com.

➤ Example: Please slow down on our roads! **25 mph IS PLENTY!** No one likes someone speeding by their homes, precious children, family pets and our wildlife. Please respect your neighbors and slow down.

Respectfully Submitted,
Traci Bailey, Architectural Control Committee