



# Roosevelt Ridge™

PRIVATE RESERVE

## **FREQUENTLY ASKED QUESTIONS**

### **Q. What are the anticipated HOA fees?**

A. We anticipate fees not to exceed \$2000/year. Fees in excess of expenses and reserve funding will be redistributed to HOA members at the end of the year.

### **Q. What services are covered by my HOA fees?**

A. The HOA fees will go toward community services and maintaining common areas. These include but are not limited to the following:

#### **Services**

- Road Maintenance/Snow removal/Dust Suppression – Main roads and shared driveways
- Community Trash
- Community Mail
- Water Cisterns – Fire cisterns located along the main road.

#### **Planned Common Areas**

- Roosevelt Rock
- The Deck
- Aspen Grove
- The Trail System
- Forest Management / Fire Mitigation
- Mail Station
- Trash Station
- Community Signs

### **Q. What site disturbances are allowed outside of the building envelope and who reviews and approves proposals?**

A. Site disturbances are discouraged outside of the two acre building envelope. However, certain items are allowed with approval from the design review committee if they do not impact adjacent lots and building envelopes.

#### **Allowed**

- A private path connecting to the community trails
- A private picnic area or small cabin (800 ft<sup>2</sup>) with an emphasis on minimal impact (no water or utilities)
- A buck (knock down) fence around the surveyed building envelope
- Twenty feet of fencing in each direction of junction of the community trails and private trails
- Twenty feet of fencing on either side of the private driveway entrance

**Not Allowed**

- Livestock grazing
- Fencing lot lines
- Structures with water or electricity

**Q. What are the plans for well & septic?**

A. Each lot is afforded one exempt well permit for indoor use only. We estimate the wells to average 350 ft. in depth. Septic systems must be built to county standards and should not impact adjacent lots or building envelopes.

**Q. Why would I buy twenty acres if I can only fence and build on two?**

A. Roosevelt Ridge will maintain nearly five hundred acres of community open space for recreation purposes. Two acres provides ample space for a private home site with outbuildings (garage, storage, work shop, art studio) while the open space will preserve the health of the forest and wildlife for future generations. Private residence access trails will not be for community use.

**Q. What infrastructure improvement will be completed by the developer?**

**A. Planned Developer Improvements:**

- Primary electric along roads and shared driveways
- Proposed solar station
- Primary telephone along roads and shared driveways
- We are working with Colorado Gas on a plan to provide natural gas to the community. Propane is an alternative choice.
- Roads & shared driveways
- Community mailbox
- Community trash station
- Forest Management / Fire Mitigation Plan
- Fire Mitigation within each building envelope
- Common Areas – The Deck, Aspen Grove, Roosevelt Rock, Trails

**Buyer Improvements:**

- Driveways to the home site from common driveways
- Electric & phone connection from common driveways
- Well
- Septic
- Maintenance of the property within the building envelope - including forest management with HOA review.

**Q. Who will own the mineral rights under the community?**

A. Existing mineral rights will be transferred to lot purchasers with their parcels. However, mining, foresting, or resource extraction will be strictly forbidden.

**Q. Does the developer have preferred lenders, architects, and builders?**

A. Not at this time. We will be happy to provide referrals upon request.

**Q. What type of internet service is available?**

A. DSL internet service is expected to be available beginning September 2005.

**Q. Are the homes going to be built by the developer or the buyer?**

A. All homes will be custom built by each lot buyer. The developer does not plan to construct any homes except for those purchased by individual team members.

Eliminate the minimum home size.....

**Q. How may we use the community trail system?**

A. The community trails will be open to non-motorized vehicles only. Hiking, biking, skiing and horseback will be allowed. ATV's and snow machines are forbidden on the community trails. Hunting is not allowed within the community.

**Q. How may we use the Roosevelt National Forest?**

A. The use of Roosevelt National Forest is similar to other forests in the program. Hunting, fishing, hiking, ATV's, snowmobiles, and horseback are all allowed in the national forest. Special restriction may apply to certain areas, and outdoor fires can be prohibited during dry months.

**Q. Do I need to be concerned with wildfires?**

A. All communities developed in a natural setting need to be concerned about wildfires. Roosevelt Ridge has engaged The Anchor Point Group to develop a comprehensive forest management plan that includes fire mitigation for the community forest and defensible space for each building envelope. They are assisting us to achieve the status of a "FireWise Community" through defensible space and construction recommendations. Homes designs will be reviewed for fire safety and required to include sprinkler systems.

**Q. How far is Roosevelt Ridge from essential services?**

**A. Distance:**

- Gas & Convenience Station – 2 miles (Highway 119)
- Supermarket – 9 miles (Nederland)
- Emergency Care Center - 9 miles (Nederland)
- Hospital – 25 miles (Boulder)
- Public Transportation - 9 miles (Nederland)
- Fire Department – 6 miles (Gilpin County)

**Q. What is the altitude of Roosevelt Ridge?**

A. Approximately 9200 – 9800 ft.

**Q. What is the weather like on Roosevelt Ridge?**

A. Because of the mountain setting, the weather at Roosevelt Ridge can be variable in any season of the year. However, typically summertime highs are 70-80 degrees and winter temperatures are typically between 30-40 degrees. Annual snowfall averages around 300 inches and provides an ample base for winter recreation.

**Q. To which school district does the community belong?**

A. Roosevelt Ridge is in the Boulder Valley school district. Therefore children would be eligible for enrollment in the Nederland schools. In addition, there is also an option to attend the Gilpin County schools including a Montessori program for 5-9 year olds.

**Q. Who pays for and manages the community solar program?**

A. Roosevelt Ridge may install a solar power substation to provide power to Roosevelt Ridge. The HOA will not manage the program. The community will be connected to the standard electrical grid, but residents will have the option of drawing their electricity from the solar station.

**Q. What is the timeline for the community solar program?**

A. Roosevelt Ridge is currently evaluating the feasibility of a solar substation, and a timeline has not been set.

**Q. Is there a required timeline for building on a purchased lot?**

A. There is no timeline for building on a purchased lot.

**Q. Are there restrictions on the resale of lots?**

A. Yes, undeveloped lots must be held for two years from the date of purchase closing.

**Q. What are the estimated property taxes?**

A. The County's current assessed value of this property is approximately \$957/acre. Therefore, the assessed tax under the current Mill Levy of 47.684 would be \$45.63/acre.