

# Roosevelt Ridge HOA Survey

Some notes:

- *All responses and comments were tallied*
- *All responses were contained in the following with no editing. If a comment you made is missing please let us know and we will update the presentation*

# 19

**Total Responses**

Date Created: Friday, November 03, 2017

Complete Responses: 18

## Why did you purchase a lot at Roosevelt Ridge?

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- We appreciate the care that has gone in to preserving the forested environment. We like the quality and convenience of year-round access.
- potential vacation home
- Future/investment
- Wilderness preserve, quiet, isolation
- We purchased because we believed this was the type of community that we would move to when I retire from government service. We loved the fact that it was protected by conservation easement and blended with the national forest that surrounded it.
- mountain / ski home for family, long-term investment
- For privacy
- To live after retirement
- Kathy is a Colorado native and has always wanted to have a house in the mountains. We were attracted by the lot size, views, privacy, proximity to Denver/Boulder, and existing home.
- Thought it would be a nice 2nd home development close to Boulder and the mountains
- Investment
- A place to retire. Closer than Alaska-with similar qualities.
- To build a retirement home
- to enjoy the proximity to Roosevelt National Forest, the remoteness of it, yet still accessible from Boulder/Denver. for the family and kids in the future
- loved the proximity to nature and views. Accesibility and beauty. Wildlife. Altitude, near continental divide, wild weather and animals!
- Location and a place to build a second or retirement home.
- Close remote, gate, limited access
- Close remote access

## What are your plans for the lot?

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- build a family house as a jumping off point for adventures
- build an amazing family house for generations to come
- Retirement home
- develop BE, build a small cabin
- short term - gain access to the build envelope and preliminary clearing long term - small (1,200 sqft) woodland retreat
- Build a modest mountain home. We currently plan to keep our home in Arvada.
- Currently building primary residence
- We are building a main home and a guest house, in compliance with Gilpin zoning regulations, on our two acre building envelope. We have started already building the guest house and putting in the utilities, well, and septic for the main house. My wife will live in the guest house while I complete next next unaccompanied deployment. At the end of that deployment, I intend to retire and build the main house.
- We would like to build a modest cabin, yurt, plus additional, smaller structures of same style.
- We are living here full-time
- Build in the next 3-5 years and have it as full time residence once built
- We are completing a extensive interior remodel on our existing house. We may build a second structure on our 2-acre envelope in the future.
- Hold until value returns maybe in 50 years
- Not sure
- Have built a home and living there permanently. ENJOY the WILDLIFE!
- To build a home in 2020, with water well drilled in 2018, install utilities, septic and site excavation in 2019.

## What is your ultimate vision for what Roosevelt Ridge should be as a community?

- to be a fully functional and friendly neighborhood that is safe and environmentally conscious. maximize the value of the houses / lots / property, and maximize the amount of enjoyment all of the owners gain from the experience.
- An upscale development, private and quiet
- quiet, respectful, unimposing
- Quiet respectful and unimposing
- It should be a loosely connected community of people who truly appreciate the beauty of the mountains and the recreation opportunities that go with it.
- Active community
- A community of people who respect each other, befriend each other and work together to develop the vision for RR.
- It should be a gated community of high end homes in a beautiful setting of community trails and with easy access to the national forest.
- I certainly am not a fan of this becoming an exclusive, mansion-style feel of a community. I would love to see a common area. But, I would strongly and vociferously resist any attempts to add additional building guidelines that force the increase in structure sizes or add additional style restrictions. We specifically chose this community and this lot because it offered a sense of seclusion and privacy. It would be upsetting if there were mega-mansions within eyesight of our lot, or dominating the development.
- A private enclave with access to the national forest
- Upscale, private, year-round community - nice homes, which retain value and allow plenty of privacy and feel even "more remote" when inside the homes. We bought with the intention and discernment to be sure we could have a couple of horses and still plan on that being allowed. obviously with the climate, a 2-stall barn or other weather shelter will be needed for the horses to be there year round.
- Gated secure community with pleasant neighbors that we can socialize with.
- No vision. Would like to see basic infrastructure in place. well kept roads, street signs and entry way.
- Houses on all lots. Trails developed. Formal entry to National Forest.
- A small safe gated community to walk and enjoy the peacefulness.
- A quiet, private, gated community with high standards of appearance (eg - homes, roads, & BE areas), while retaining the openness of the mountain vistas and non-fenced lots.

# How close is the community currently to achieving that vision?

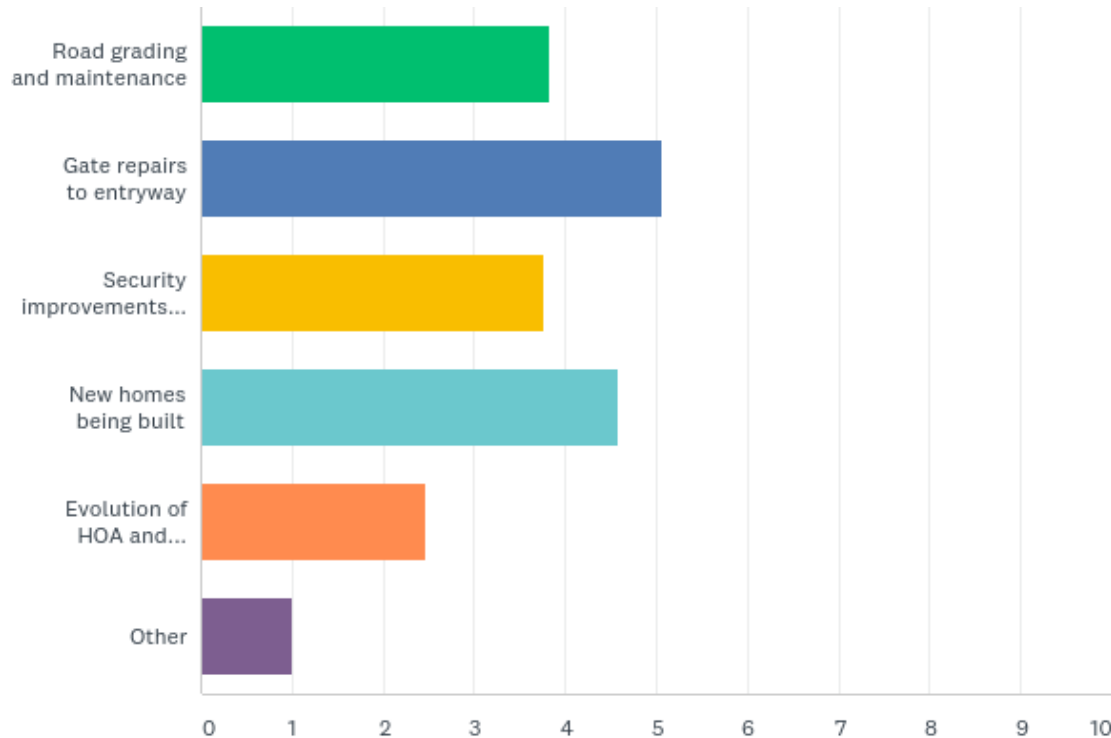
- close- it's come a long way, and we have work to do, but we are getting there.
- getting there- HOA needs to be more formalized and adopt rules that are realistic and enforceable
- Not particularly happy with the "tract home" type homes built recently. We had hoped for each house to be a unique "Colorado" style houses.
- close
- Pretty close
- Since we just purchased, we're not sure; however, that's what we have in mind. We look forward to being considerate, respectful neighbors.
- It has not no one has moved in
- Just starting.
- It is a work in progress. It is a gated community, but there are no community trails and no easy access to the national forest. High end homes is a challenge because of the complex and inflexible building standards, that push people into non-compliance.
- Fine for now, but I am worried about the above...
- Too many trespassers at this time
- Unknown, currently do not spend enough time there.
- We would like to have more neighbors actively building homes on their lots. We should have a policy in place to encourage building rather than just being able to hold onto land for speculative/investment purposes. We are presently a long way from a fully built out community.
- 1%
- Not close at all
- Very close.
- Much further away than it was when Mike & Karen first built their home at Lot 17. However the community can easily get back on track with prompt and deliberate actions.

# What are the actions necessary for the community to achieve your vision?

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- More enforcement of realistic building standards and community behavior
- update HOA rules / guidelines especially compliance with building requirements and community standards
- Stricter observance of the Covenants
- HOA rule enforcement and community commitment to revising rules
- Revising and enforcement of standards
- As newbies, I think it would be premature for us to chime in this soon.
- Not sure
- HOA needs to come into being as a community, not a tops-down once per year phone call.
- Put up a nice and secure front gate, put in community trails, develop national forest access points, and encourage people to build as soon as possible. Building standards should be fairly simple, easily enforced, and allow for a variety of building styles.
- Sensibility, humility, collaboration, and respect for the initial investors in this dream of RR who have been part of the community since virtually it's inception. We hope and believe that longer-term owners will be granted some deference and consideration from those who purchased primarily as either an investment or rental vehicle and/or a vacation mansion.
- Close off access points as much as possible
- Maintain building requirements that help maintain the value of the lot.
- Minimum square footage should be 2,500. Owners should be required to build within 5 years. Architectural guidelines should be reviewed and enforced.
- More homes and infrastructure
- More lot owners need to build
- Securing access from surrounding areas to eliminate the speeding, disruptive traffic crossing through main AND personal properties.
- What is needed : 1) Better HOA development maintenance of the property and common areas, 2) stronger adherence to covenants by Owners, and 3) strict and prompt remedial action to issues as required by HOA.

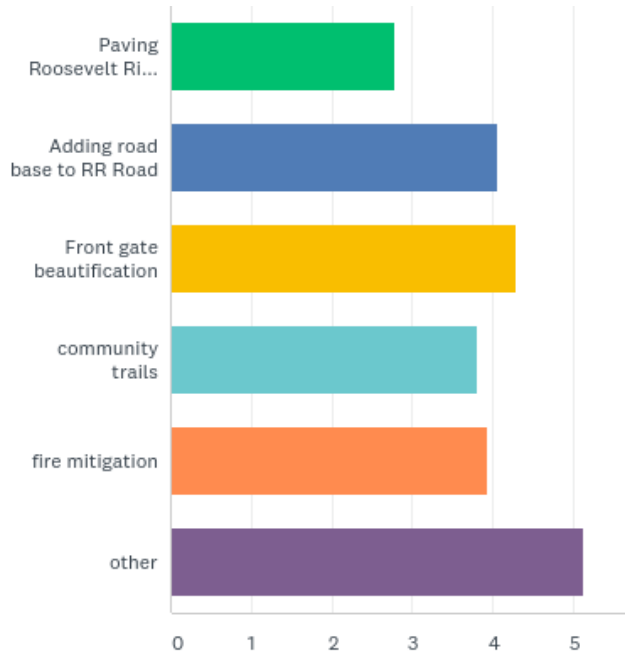
## Q12: What have been the most impactful developments at Roosevelt Ridge recently? (these are rankings, so you the survey will only allow you to assign each number once):



- Perhaps the wording of question 12 should have captured "the most positive and most negative impactful". For example the gate and security improvements are my top positive impacts but the building of homes, which do not conform to a reasonable RR standard is the most negative. A close 2nd for the most negative impactful, which is not listed is all the "clutter" that is building around the new homes and the driveways within the development.

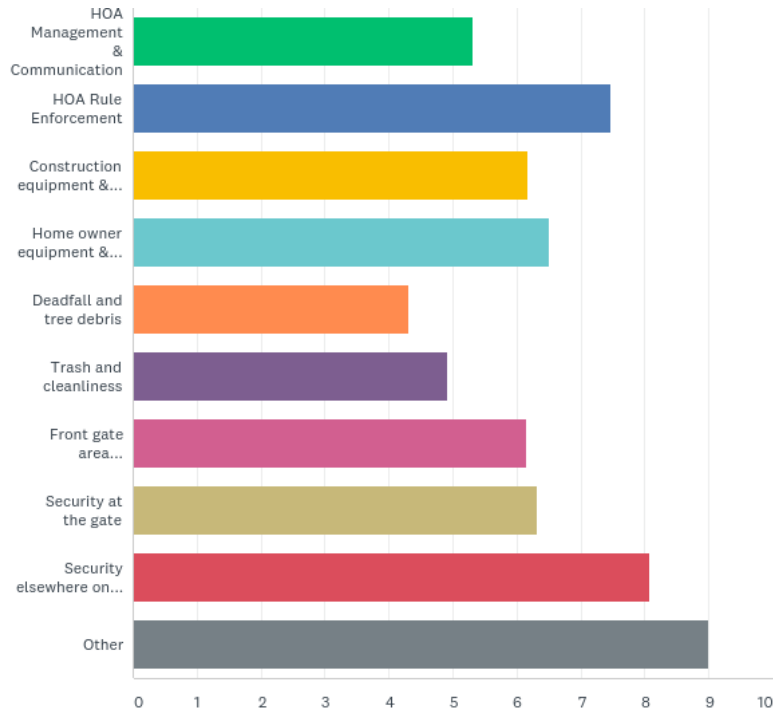
- Other than the concerns expressed above, our family has grave concerns about safety and security. We hope that RR will step up things like video monitoring, signage, barriers, etc.

## Q14: I am most interested in the following development priorities



- keep gate and entryway functional and clean, roads in good working order (subject to cost limitations)
- Security and access to RR
- Security. Understand and enforce easements and restrict non residences from accessing RR
- Direct 'road' connection to the National Forest.
- HOA needs to be brought into being as a community, not a tops-down once per year phone call.
- Changing the building standards to make them simple, easily enforceable, and allow for a variety of homes styles.
- Safety enhancements. Community central point (as originally envisioned in the marketing materials).
- Getting the other roads some road base and proper drainage
- Other - this would be the HOA enforcement and/or removal of clutter (construction trucks, plows, trailers, etc not address by the lot Owner. Removal costs to be ultimately borne by the lot Owner. Obviously the clutter is defined by those items in direct conflict with the HOA Covenants

## Q16: Please rank your concerns regarding the current issues at Roosevelt Ridge



- On the majority of the issues it is difficult for us to rank as not spending time at the property. We do feel that HOA rules should be enforced. We are comfortable with the current building rules being redrafted. We respect the process, as evidenced our communication concerning our potential plans requesting a more contemporary roof line and overall "look" to our home. Those who have build without ARC review, and who have build not in line with the current requirements should have consequences. Not for the sake of being punitive or bureaucratic, but for setting the culture that we are a community with rules and standards that cannot be disregarded at will with no repercussions.

- Several of the items on the list could be eliminated by HOA rule enforcement and perhaps that could be eliminated by HOA Management. The bottom line for me is the development needs a concise and reasonable set of fundamental rules that everyone must abide by and then those rules must be enforced promptly, including remedial action by the HOA if the Lot Owner is not responsive.

- Build the HOA community to work on all of these other issues, develop trails, develop community, and bring RR into the vision that was intended.

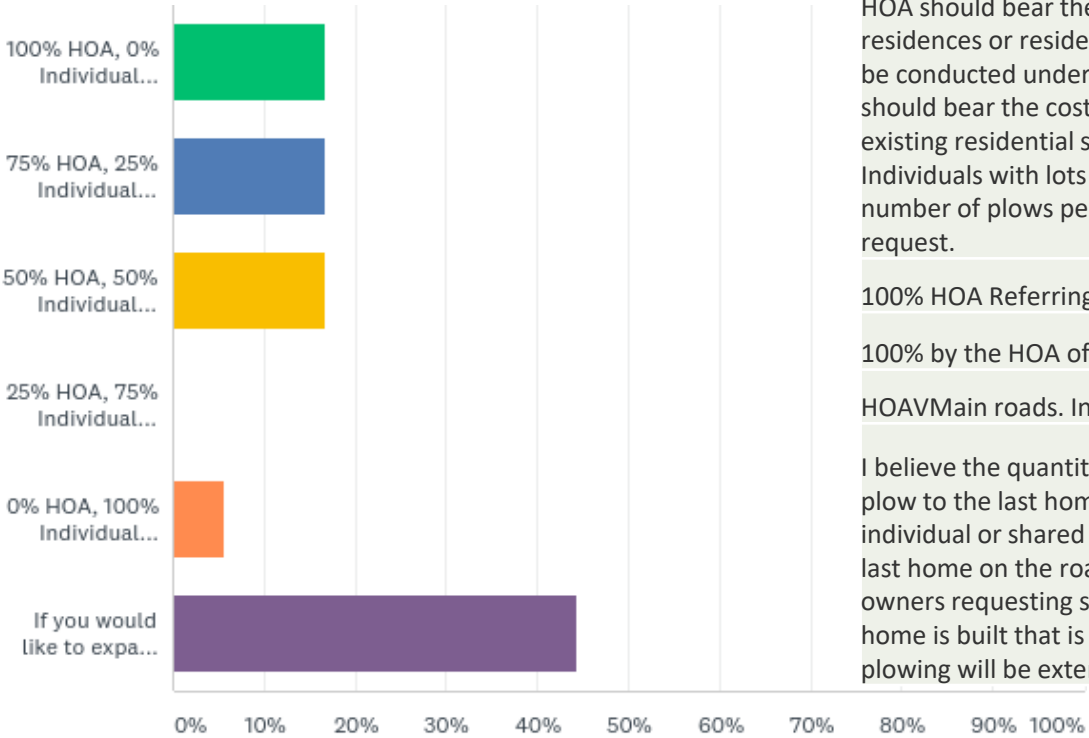
## How should Roosevelt Ridge improve / implement community standards and what standards should there be? (eg cleanliness, clutter, tree deadfall, noise, other)

- we need to agree on reasonable standards that apply to all, then work to enforce them fairly and evenly. Consult with new HOA attorney Jessica. We do not want a police state, but habitual offenders need to be dealt with in an appropriate manner.
- create a set of standards and then enforce them evenly: - penalties for non-compliance cleanliness, single family dwelling, design
- Privacy, Building Standards being enforced (architectural review), cleanliness
- You should not be able to see clutter from the road, equipment, incomplete access to main roads, deadfall / tree work
- Enforce home owners to clean up their lots, add culverts, remove excess driveways, remove equipment
- I think the current HOA standards are pretty comprehensive. Solar standards could be a bit more accomodating.
- basic standards for fire safety
- Debris and machinery should never be visible except during construction of residence or maintenance.
- Gilpin County zoning rules, especially pertaining to equipment and vehicle storage, are adequate, but need to be enforced. We have not been on the property in almost two years, so we are not aware of other problems.
- see above
- With minimum square footage standards on houses. Getting the dead trees taken out and taking out trees for fire mitigation
- No issues with current standards, however with little exposure it is difficult to say.
- Common sense standards to ensure we maintain our community. We assume there are already published standards which could serve as a template and discussion starting point.
- clutter, infrastructure so there's more of an incentive for owners to develop and build
- The set of covenants are well written and probably best to remain as the overall governing document. As the development grows and matures, there may be future issues/problems that require certain covenant clauses to become more relevant. But for now, the key covenant clauses that capture the issues identified in question 16, including revised home and BE design criteria should be captured as an addendum (perhaps) or simply a circular mailed (with return receipt) to all Lot Owners. These clauses could then be earmarked as emphasized/critical HOA by-laws with a remedial and enforcement procedure and practice listed.

## How should Roosevelt Ridge HOA enforce these standards and what should be the range of penalties for non-compliance?

- warnings then fines then liens for non-payment also if you are in violation then you shouldn't be allowed to vote
- penalties should start with: - not allowing a vote for those not in compliance - fines -liens for unpaid fines
- Require approval of plans before permits are issued. Don't know how to evaluate fines t present.
- first offense - letter. Second offense \$100, add \$100 for each additional offense per reporting period (30 days)
- Written notice, 14-30 days to comply, legal action and fines.
- Not sure how to answer. Have there been ongoing issues with non-compliance?
- fines for noncompliance
- There should be a gradual escalation starting with friendly request and eventually escalating to meaningful fines.
- Violations of county zoning rules can be referred to the county for enforcement. For other problems, that we honestly are not aware of, should be in the form of fines added to the homeowner association dues.
- unsure. in general, I am not a big fan of regulation and oversight of my private and secluded property.
- Notice for corrections followed by fines if not resolved in a set period of time.
- Full range of legal recourse should be available including liens on properties and financial penalties.
- dont know
- I own several properties and lots in Tennessee, North Carolina, Alabama, and Colorado. Over the years I have received a few certified letters from the HOA demanding that the long grass on an unimproved lot be cut, or tree branches that are deemed a road hazard be cut. There is always a reasonable time for compliance before the HOA handles the matter and then invoices the lot Owner. Unpaid invoices to the HOA accrue interest and ultimately might require a lien to be placed on the property. When we built our home in a Houston gated community and I wanted to simply install a wood pergola over the pool decking, the HOA design committee reviewed the plans and had several design changes for a simple patio wood structure. Most of which I deemed just some engineer justifying his position, but I has to have the HOA approval before the contractor could commence the job. I am not advocating city HOA principles for RR, but the covenants which are most important to the majority of Owners must be identified and monitored for compliance with vigor. Any violations must also be dealt with firm practices and procedures. Otherwise these issues will continue to bring the development to the lowest common denominator.

# Q20: What % of the snow plow cost should be born by the HOA?



HOA should bear the expense of plowing to the lots with established residences or residences currently under construction. Plowing should only be conducted under set guidelines (e.g., more than x" of snow). Individuals should bear the cost of plowing to those properties that do not have existing residential structures (completed or under construction). Individuals with lots that fall outside that should be able to request a set number of plows per month to a non-occupied property upon 48 hour request.

100% HOA Referring here only to Roosevelt Ridge Road

100% by the HOA of roads that are needed.

HOAVMain roads. Individual for their drives

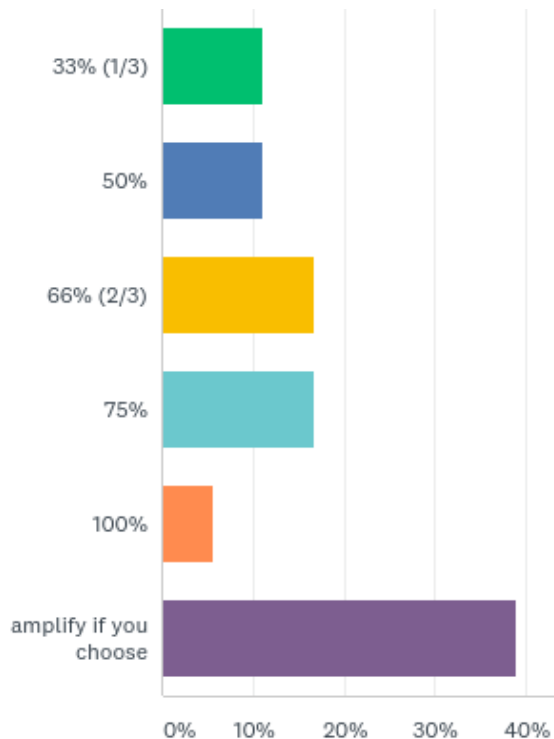
I believe the quantity of homes is now such that the HOA should pay and plow to the last home on any road (RRR, Quentin, Pinchot), but not individual or shared driveways (eg Sagamore Trail). No plowing beyond the last home on the road should be done unless it is 100% paid for by the lot owners requesting such plowing. So in essence, any time an additional home is built that is further than the previous last home on that road, the plowing will be extended.

## Q20: What % of the snow plow cost should be born by the HOA?

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ANSWER CHOICES	RESPONSES	
100% HOA, 0% Individual Owners	16.67%	3
75% HOA, 25% Individual Owners	16.67%	3
50% HOA, 50% Individual Owners	16.67%	3
25% HOA, 75% Individual Owners	0.00%	0
0% HOA, 100% Individual Owners	5.56%	1
If you would like to expand on your response please do so here	44.44%	8
<b>TOTAL</b>		<b>18</b>

## Q21: At what % occupation should the HOA switch to 100% coverage of snow plowing cost?



- HOA does not have unlimited funds- we do not want to pay for plowing beyond what is necessary for all to use
- individual drives should be owners' responsibility
- At present owners of "Vacation" homes or "Second" homes should have to pay 50% of per request plowing. Permanent residents should be plowed at HOA expense unless there is a large gap between them and the bulk of the development, then some prorating would be needed. This should probably be reviewed at each Annual HOA Meeting.
- RR main road only up to last occupied house or side road
- Main road only as far as the last access required
- HOA should bear the expense of plowing to the lots with established residences or residences currently under construction. Plowing should only be conducted under set guidelines (e.g., more than x" of snow). Individuals should bear the cost of plowing to those properties that do not have existing residential structures (completed or under construction). Individuals with lots that fall outside that should be able to request a set number of plows per month to a non-occupied property upon 48 hour request.
- 100% HOA Referring here only to Roosevelt Ridge Road
- 100% by the HOA of roads that are needed.
- HOA Main roads. Individual for their drives
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# Q21: At what % occupation should the HOA switch to 100% coverage of snow plowing cost?

Answered: 13 Skipped: 1

ANSWER CHOICES	RESPONSES	
33% (1/3)	11.11%	2
50%	11.11%	2
66% (2/3)	16.67%	3
75%	16.67%	3
100%	5.56%	1
amplify if you choose	38.89%	7
TOTAL		18

- when we get closer to full occupation, it makes sense for HOA to pay, but it doesn't make sense to charge all owners for a service they are not using
- charge 50% until we get more houses
- HOA should not cover 100% unless rates go up, insufficient budget.
- HOA should not cover 100% coverage unless HOA rates go up. There is insufficient budget to cover snow operations and also maintain the HOA
- see above response
- Who ever lives there now should divide cost
- 100% should be immediate. People bought the property with the understanding that the HOA would pay for snow plowing.
- It should switch to 100% now. This is a benefit that the HOA was always supposed to provide (just like trash pickup). Owners not currently living in the community will have peace of mind knowing that it is done, and they can always access their property. The cost of snow plowing is not exorbitant.
- As per question 20, once every road has a home on the last lot on that road.

# What should the role of the Design Review Process be?

- make sure we have high-quality buildings at Roosevelt ridge that enhance the value of the property, while minimizing any negative impact on others
- to avoid anything really egregious from occurring in the building process. otherwise allow owners to build within reasonable standards.
- Ensure that all criteria of the Covenants are met. Attempt to dissuade owners from building non-rural or non-mountain style homes.
- Ensure residents meet community standards, not code enforcement
- Review the plans and verify compliance with mandatory established standards and enforce noncompliance.
- To encourage and ensure that the projects meet the minimum standard outlined in the HOA documents. It should not be a 'beauty contest.'
- #1 priority should be adherence to stipulations on the plat #2 priority should be maintaining rustic character
- To ensure that a few basic requirements are being met for each home.
- very limited, and in accord with the original visions for the development (see above).
- To assure minimum square footage requirements and that nothing outlandish design wise is built
- Be a high level review of key requirements. Requirements should include the items required by the county, plus the items that impact overall value to the community. it should happen BEFORE ground is broken on foundation. It should take less than 2 weeks for review. it should include a fee (as it does now). it should have authority to allow for design elements that evolve (ie Solar Shingles). It should be an open communication, and ultimately encourage the investment in the community.
- Active and robust. Any exceptions should be well documented and communicated to all owners.
- dont care
- To assure conformance to the design criteria as determined by the HOA (lot owners)

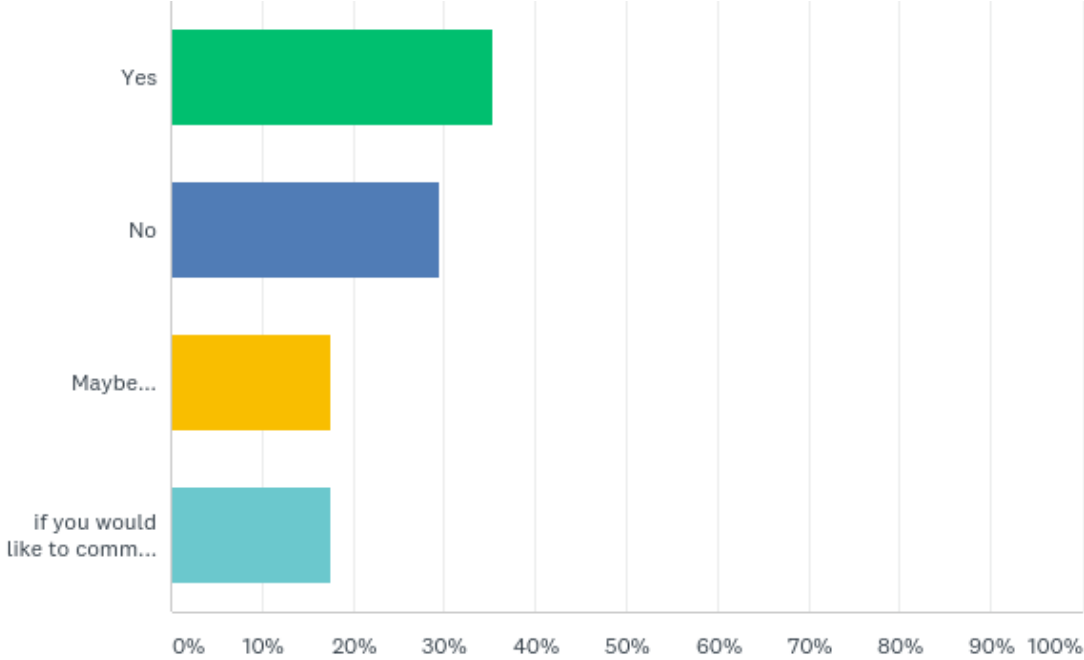
# What are the big items that you would like a Design Review Process enforce?

- keeping the quality and design within reasonable standards. The current design review standards are too difficult to comply with and enforce.
- height restrictions (county), driveway location (ability to see from the road), color, size
- See Above
- Minimize impact on the community of unsightly construction or buildings
- Driveways that hide homes from view, i.e. not a straight path to somebody's pile of garbage from the main road. Multiple structures Multiple residence homes
- Size, materials, building envelopes (unless a practical alternative is necessary)
- Eliminating envelopes and allowing for more people to move in. People would be able to see pieces 2 ace lots
- Platted stipulations (height restrictions, no detached residences, local colors, etc)
- 1. No vinyl siding. 2. Minimum three car garage. 3. Minimum of 3,000 square feet. 4. No brightly colored or reflective exteriors that would make a house visible from another home. 5. Exceptions should be considered, for instance: A. If a home is being built in stages. B. If the home is being built to exceptional quality (eg. all stone exterior)
- homes that are too big, too visible from adjacent lots, noise, trash, construction debris.
- Same as above
- No crazy colors. "Downlighting" of outside lights to reduce light pollution. NO trailers / mobile homes. Luxury prefab ok. No houses on wheels (ie tiny homes) except as temporary housing during building (which I think is wise.) Consistent roof color scheme / range - since the roof is really the main item you can see from other RR properties.
- Minimum square footage. Homes commensurate with the high-end nature of a gated community.
- dont care
- 1) overall character (design & material) of the home for a mountain and gated community development 2) use of some stone on the exterior 3) colors and materials used for exterior surfaces 4) some minimum size (eg - not less than 2000 sq ft)

## What penalties should be levied in the event of non-compliance with the Design Review Process?

- warning, fines, then greater penalties (block building / require fixing the building?)
- - fines - liens
- Probably a fine. Money is a powerful persuader
- Fines, loss of voting rights, legal action
- Fines, loss of voting rights... First offense - letter, additional violations \$100+
- No building permit if not already built. Work with owner to bring into compliance if already built.
- Owners should be given every opportunity to meet the standards or explain why an exception is justified, but then liens should be placed against these homes.
- unsure
- Construction remediation and fines.
- Initial warning followed by graduated monetary penalties. Liens should be sought for non-compliance.
- none
- Going forward - some arrangement with the county to not issue construction permits without the HOA approval letter. This will avoid the need to deal with non-compliance. For homes already built - Some sort of remedial plan should be implemented for things like 25% stone exterior, colors, etc. These need to be given a reasonable time frame to rectify (one year possibly). Any issues that would cause a structural change will probably need to be "forgiven" and "grandfathered", otherwise there would need to be a lengthy and costly litigation process, which might cause detriment to the development and its Owners. .

# Q25: Are you interested in serving on the HOA Board?



## Please provide any additional comments, feedback, or other topics we should discuss at the next HOA.

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Looking forward to getting to meet our neighbors.

Setting a date to elect a board, solicit involvement in subcommittees, and build community.

Please ignore the previous submission for our lot, as we were having technical difficulties completing the survey.

Thanks to Scott & Jeff for your tireless efforts.

None at this time. Good survey and good idea to capture Owner thinking. Somehow as more homes are built, I think there needs to be some weighting of the votes by actual home owners versus lot owners (investors).