

## President's Message

Tom Marmins

I feel it necessary to bring to everyone's attention what the North Star Board of Directors do. There seems to be questions about our objectives.

Some of the accomplishments of the board are:

Maintaining a web site with more information than most Owners Associations have, everyone should take a look. (Northstaroa.com)

Creating an automated accounting system, billing, accounts receivable and payable, current and past due.

Maintaining a committee to review new construction and the follow up to insure our property values are ever increasing.

Implementing a fire mitigation and defensible space plan to meet Federal, State and Local standards, to insure the fire department can and will fight fires in North Star if they occur.

Install two 4,800 gal water storage facilities to aid the fire company and reduce

insurance costs. Write grant applications for fire mitigation money. We just received a \$25,000.00 award good through Sept. 2008.

Repair and maintain roads. North Star has not paid any permit fees for repairs we must do, do to a working relationship with the manager of right-of-ways. Arrange for the county right-of-ways manager to contact builders directly to repair and maintain sections of road destroyed by construction.

Find an electrician to come to North Star to replace a single light bulb at the entrance; sounds easy it's not.

Arrange contracts, and work with the contracted companies to work out any problems. Work with the snow plowing contractor to work out snow storage and any problems property owners have with the snow plowing.

Arrange reduced rates with AmeriGas and continue dialog so more property owners

can take advantage next year. Take calls on roaming dogs and work with Animal Control

Arrange to fill profile holes left unfilled to protect our children and pets.

Provide a July 4th picnic for all North Star Owners.

Your board consists of five members and they work very hard to maintain this community.

The rules have to be enforced and the board has that responsibility also, it's the one area no one likes to do.

I must add a "BUT" if everyone just did what they agreed to do when they purchased a home or lot, and read their doc's, in North Star there wouldn't be any issues to deal with. Our annual meeting is set for 2PM February 17, 2008 at the Senior Center in Frisco (The Commons same as last year).

Continued on page 2

## Boards role in dispute resolution

Jason Rodgers

### Peaceful and quiet enjoyment

Peaceful and quiet enjoyment of your home and property is a concept recognized and supported by virtually every jurisdiction in the US.

In a community like Northstar Village experiencing explosive growth on small parcels quiet enjoyment can be problematic. Quiet enjoyment becomes more than problematic when you add in children, dogs and other pets, construction spilling out into the street blocking access, construction vehicles careening around the community and "perceived" or real improper land use by neighbors.

Many HOA members turn to the Association Board of Directors for relief and resolution of their issues or disputes with neighbors or other owners. Historically, the Board has tried to amicably resolve these disputes but with mixed results. As the Northstar population continues to grow so do the number of disputes, misunderstandings and communal issues.

The Board strongly supports all members' right to peaceful and quiet enjoyment as well as continued growth resulting in enhanced values for all residents and owners. However, the Board cannot continue to

be the "court" of first resort in settling disputes. The proper functioning of the Board is to get involved in disputes only as a last resort.

To best assist all residents the Board believes that the following Guidelines will serve all parties to such disputes and will result in a community environment conducive to continued growth and HOA member satisfaction:

Continued on page 4

## Board Elections

We will be holding the annual elections again this year with the results to be announced at the annual meeting February 17. The current board is hoping to have an infusion of "new blood" for the board. If you are interested in running for a seat on the board, please E-mail Glen with a short Biography of yourself. I will post them on the NOA web site for all to read and vote upon. We would like to have all of the candidates posted by January 10, 2008, this will give us the time to draft a ballot and get it sent out, as well as getting it on the web site.

Send your information to: [Glen@11300webdesign.com](mailto:Glen@11300webdesign.com)

## **Our Homeowner's Association**

Time to cowboy up people! It won't be long and the current term of our board of directors will come to an end. Then what? Please give some serious thought to serving your community by committing a year or two of service on the homeowners' board of directors. It must be quite obvious now to all of us who own/live in Northstar that it is becoming a desirable place to live. Just look at current property values and the number of new home starts. Now most of that is a result of what is happening in the real estate market but a small amount of credit must go to the fact that the integrity of our community is somewhat protected by our covenants, by-laws and actions of the board of directors. Now you may be under the opinion that the board of directors/homeowner association doesn't contribute at all but in fact is a negative influence. Let me assure you that is way off the mark. It's no secret that the board has to be involved in some, what are perceived as, negative actions involving homeowners. But in every single case if the facts are exposed, it is always the action of the homeowner that is at fault leaving the board no choice but to remedy the violation. We have a very simple set of by-laws and homeowners covenants that each and every homeowner has received at the time of their property purchase. In addition all these documents are posted on our very informative web site. So there are no excuses for some of the obvious violations that the board has to deal with each year. It is not rocket science to correctly stay within these guidelines as it pertains to making improvements on property here in Northstar. Let's face it, nobody wants to be told what they can and can't do with their property and the board understands

that. But we all have agreed just by being property owners here that we will follow the covenants and by-laws. It is this board's desire that all property owners will read the covenants and by-laws and please approach the board with any ambiguous questions before taking action which may be in disagreement with the covenants and by-laws. This in itself will be greatly appreciated by the current and future boards.

So with everyone doing their part concerning the above, the board can be left to take actions that greatly affect our community. Most people don't know much about the beneficial actions of the current and prior boards.

Let's talk roads. Our roads are owned by the county but we are responsible for maintaining them. The county will never pave them and it is cost prohibitive for us as homeowners to take on that project. So we as the board take direction from the county personnel responsible for roads. It was their suggestion that our drainage ditches along the roads be maintained as this greatly extends the life of our roads. And we all watched that happen last year. We have had numerous areas of road damage from the heavy truck usage requiring sections to be dug up and repaired. The county is in its rights to charge us a permit fee each and every time we touch the roads. Due to the great relationship of the board with the county these fees have been minimal or excused. This year the board experimented with placing asphalt on some of the more trafficked sections. Again the heavy truck traffic has caused some damage but overall short of paving this may be a viable option for improving our roads.

Next spring the stone columns at our en-

trance will be removed and a more attractive log and timber entrance will be constructed, again enhancing our community. Fire mitigation has been a topic that the board has dealt with for the past few years. Under the guidance of experts, the board has initiated a program for fire mitigation. I think it is obvious to all why this is crucial. Our roads ways have been altered so that fire trucks can now safely maneuver in our community. And to top it off the board has applied for and received matching funds from the federal government for some of our mitigation expenses! It all helps!

So overall the board has been very proactive in protecting and improving the integrity of the community. Other actions that the board deals with involve contracts for snow removal, maintenance of our wells and water supply for fire trucks, reviewing plans for new construction, as well as monitoring construction sites and putting on the annual neighborhood party.

So bottom line people is that we need you to become involved and volunteer to serve on the board of directors. The alternative is not good. If we do not get volunteers then the only option is to hire an outside entity to manage our homeowners association. This is never good. Not only do the annual dues have to be raised substantially to pay for it but the iron fist that usually results is never good. So it's up to you. Next time the nominations for the board are to be submitted, please give it some serious thought and give a year or two to your community.

## **President's Message** continued

If you want to get involved on the board or help in some way please e-mail one of us or send a brief resume.

New ideas are always welcome and just helping means a lot. Check out [northstarhoa.com](http://northstarhoa.com) Glen Rydin has done and continues to do a great job.

Tom Marmins  
President



**4th of July party**

## Planning your new Home

### 10 Helpful Steps in Planning Your New Home

So you have a lot in North Star and are planning to build your new home. To make the process as pain free as possible here are some helpful hints:

1. Determine if your lot is truly a "build able" lot by getting a Wetlands Delineation Study done before you invest in architectural drawings and permits. You will have to get one done anyway, so having that out of the way initially can save you money and a lot of headaches during the design and subsequent permit process.
2. In addition to the Wetlands Delineation Study, check to see if previous well and septic permits are still active on your lot. If not, verify whether a well and/or septic permit will be allowed on your lot based on proximity to neighboring wells and septic fields.
3. Review the "Architectural Guidelines" available at [www.NorthstarOA.com](http://www.NorthstarOA.com) to become familiar with the design requirements that are necessary to make your plan review go smoothly. These are

guidelines that must be adhered to, in addition, to the requirements set forth by the Summit County Building Department.

4. Provide a set of the "Architectural Guidelines" to your architect to reference during the design process. An additional set should be provided to your contractor for his/her reference during construction.
5. Submit a complete set of drawings to the Architectural Review Committee per the list in the "Architectural Guidelines" to avoid having to re-submit the plans for review due to missing information.
6. Always include the roof pitch and finish materials on the plans.
7. Submit actual finish materials at the same time you submit your plans for review so that the Architectural Review Committee has a better sense of what the final exterior will look like. Approval of these finishes is required before they are applied to the exterior of your home.
8. Allow plenty of time for the review process in the event you are asked to make changes to your design before final approval can be made by the Architectural Review Committee. This process works best if done during the construction "off-season" so that you will have your approval

and all permits ready to go once the snow melts in May-June.

9. Interview several architects and contractors before making a final selection. Check their references to get a feel for how they conduct their business. Look at homes they have designed and built to get an idea of the product they provide.
10. Use local "talent". Architects, contractors and suppliers in Summit County know the idiosyncrasies of building in the High Country. Extreme elevation in mountainous terrain and severe weather conditions can be very problematic to those who have not experienced them first hand. This can result in delays and complications during the construction process. Also "locals" will have a better idea of what the actual costs to construct your home will be based on their past experience in our neighborhood and with what local subcontractors typically charge for their services.

Building your "dream" home need not become a "nightmare" if you use good judgment and do thorough research before entering into a contract to build your new home and always remember "If it sounds too good to be true, then it probably is!"

## Fire Mitigation---Defensible Space

Tom Marmins

I'm sure this is the most asked question from property owners in North Star. What is defensible space? The forest we live in is Spruce and Fir so pine beetles are not our problem, or at least not directly. Should a fire start in the valley Mother Nature will move it up hill and use any fuel it can find. North Star has lots of fuel and only one way in or out for the residence.

One of the first rules I ever learned was, "Protect yourself at all times" If we provide access to the fire department and make it easy for their equipment to move around as well as provide adequate space around our homes they WILL give us the maximum protection available.

When Art Abramson and I started working with the Local, State, and Federal organizations to establish a program for North Star Art applied for a matching funds grant. We

didn't expect much even though we are an extremely high-risk area because we don't have the density many of the Summit County communities do, but Art persisted and he deserves the credit.

This September North star received a matching funds grant of \$25,000. that began in Sept. of 06 and runs through September of 08. This means we have to show that we spent \$50,000. on fire mitigation and establishing defensible space in North Star. In September of 06 we expended \$17,000. so we need to show another \$33,000 to receive \$25,000 from the grant. Because of the work being provided by the pine beetle for every forester in the state it has become very difficult to find a company willing to work in North Star. I thought it best to meet with the grant examiner and establish what qualified and was really surprised to learn as each new home is built

the cost of meeting the fire code could be used as part of North Star's contribution. I have already met with several builders and will continue so we can meet our portion. I will also continue to seek out a reputable company to remove slash and other fuels this coming summer.

I'll also continue to respond to any questions you have and hope to see you and your family's at the Feb. 17, 2008 owners meeting.



## The IT Super Highway goes through North Star

I am sending an invitation to all North Star owners to visit the official web site of The North Star Owner's Association. [www.northstaroa.com](http://www.northstaroa.com) There is an impressive amount of information that is posted on our site, definitely a must read! I have had the privilege of speaking with several title company's and owner's in other associations who have made the comment that the NOA site is one of the easiest sites to navigate and has just about everything on it that you could want, in addition to being warm and friendly. As a web designer this is a wonderful feeling for me, however I would like for all of the owner's in North Star to have that same sense of pride in their web site as I have. We do post the board meetings in advance so any owner's who would like to attend have the opportunity to do so. I would really ap-

preciate the association's involvement with the continued growth of our web site. If you have something that you would like to see posted on our web site, please do not hesitate to contact me at either 970-453-4504 or through E-mail: [Glen@11300webdesign.com](mailto:Glen@11300webdesign.com) So please go and have a look at your web site. [www.northstaroa.com](http://www.northstaroa.com) Let me know what you think, I would appreciate your feedback

Please include your E-Mail Address when you send in your dues payment for 2008. We would really like to get as many as possible so we can start to do this newsletter electronically in the future, Thank you!



4th of July party entertainment

## Boards role in dispute resolution

continued

1. All complaints submitted to the Board must be in writing. To do otherwise would have the complaint subject to the interpretation of the listener and would become hearsay when passed along to other Board members by that listener. Please state the problem and the expected or desired outcome.
2. Complaints submitted to the Board must indicate what steps have been taken by you to resolve the issue directly with the other party or parties. Coming to the Board without first trying to resolve the problem can only result in an escalation of confrontational dynamics between the parties with resulting hostility and rupturing of any possible relationship.
3. Complaints submitted that require anonymity and prohibit release of your name to the resident you are complaining about will not be acted on by the Board. The anonymous complaint has historically been an effective quasi-political device from the Court of the Doge in Venice through the Inquisition to Germany and the Soviet Empire. We in this coun-

try believe that everyone has an absolute right to be confronted by our accuser(s). The Board can no longer go forward with complaints that must hide the identity of the complainer. To do so moves the Board out the role of impartial representative of all owners and residents.

4. If you feel strongly that you cannot under any circumstances either confront or reveal yourself to the other party, the Board will be happy to try and accommodate your needs. When submitting your written complaint please briefly explain your reluctance or concerns over making first contact with the other party or why your anonymity must be maintained. Depending upon the circumstances the Board may take several actions: invite you to a Board meeting to explain your side of the dispute from which no immediate action may result; set up a meeting with you and the other party to try and resolve the issue; or, designate a Board member to work with you and the other party to resolve the issue.
5. In matters involving apparent vi-

olations of the Architectural or other North Star Guidelines, the Board will always attempt to balance the specific complaint against the general conditions across the entire community while respecting individual property rights.

It is important to remember that the Board's key function is to serve the needs of all residents and owners. It is not to impose their vision of a perfect community, but to define that perfect community based on the changing and, at times, diametrically opposed needs of all HOA Members. Working together we can protect property rights, encourage and facilitate construction of new homes; allow individuality that enhances the community and, most importantly ensure all residents' right of peaceful and quiet enjoyment. If you have any comments, pro or con, on this initial attempt to take acrimony out of the handling of disputes or other issues please let me know. I can be contacted at [jlr181@comcast.net](mailto:jlr181@comcast.net).

## Mark those calanders

**The annual meeting of  
The North Star Owner's Association  
will be held in The Senior Center at  
The County Commons in Frisco, CO  
February 17, 2008  
Call to order at 2:00 pm.**

North Star Owner's Association  
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