



BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION

SPRING 2018 NEWSLETTER

April 13, 2018

To All Members :

Weather is warming and it looks as though summer will be here soon. We are noticing more activity in the subdivision as conditions are favorable to activities in the mountains.

We wish to remind property owners that lot inspections will begin May 15. We encourage everyone to take time to insure that their lots are clean and free of dead and down material. We have been made aware that fires have already been present in the Rim area.

At a past board meeting, it was concluded that a reminder would be appropriate to property owners as to responsibilities we have to be considerate of our neighbors. Sometimes summer's activities last well into the evening—which is not a problem as long as behavior is appropriate and noise does not interfere with neighbors and their own right to the serenity of the forest.

In Article III of the Alignment of CC&R's, we read in Section 3.9 Nuisances. . . .No noxious, destructive or offensive activity or any activity constituting and unreasonable source of annoyance shall be permitted to be conducted, exist or operate upon any portion of the Property.

Those who choose to have guests occupy their properties should make those guests aware that they are also subject to these guidelines. Property owners are responsible for their guests and their behavior.

Concerns for fires are always present in the forest. Section 3.12 Fires of the Articles explicitly prohibits fires in the subdivision—with certain exceptions for cooking with a barbecue-type container. Many years past, some approvals were given for some specific "fire pits" in our subdivision. Additionally, under certain circumstances and under specific guidelines, Propane fire pits were approved. However; general approval for such devices are usually not approved.

Sometimes those who might be visiting the area choose to build a fire. Again, property owners should understand that fires are not allowed and those who are found with an open fire—which has not previously been approved by the architectural committee, will be fined. Additionally, during times when fire restrictions are in effect from the Forest Service—no fires are allowed under any circumstances.

Thank you ,

Melanie Lashlee

On Behalf of the Board