

# Welcome to The Hamlet



<https://hamletcastlepines.com>

We hope you will enjoy your new home and the beautiful setting of The Hamlet.

A little history: The Hamlet was established in the mid-1980s. Our community consists of 61 homes. Some of the greatest features of the neighborhood are its mature conifers, groomed common areas, private residential streets, walking trails, The Ridge Golf Course on the community perimeter, and easy access to I-25.

The original developer designed a community with no fences, beautiful landscaping, and rock-enhanced buildings to resemble Rothenburg, Germany. The governing documents of the HOA were drafted to maintain this desirable original community design. We enjoy the coming and going of native wildlife including deer, coyotes, foxes, bobcats, raccoons, bears and many others including an active bird population.

The Hamlet HOA is managed by a volunteer Board and many others who volunteer for other duties to make our community work. This volunteer commitment allows us to sustain a well-managed community at a surprisingly low monthly fee. The committees consist of design review, snow, landscape, social and reserve study. You are welcome to get involved and make new friends.

**LEASING** The Hamlet is an owner-occupied HOA. In general, leasing Lots/Residences is prohibited.

**DRIVING** Please observe the posted speed limit of 15 mph in The Hamlet. We have no sidewalks and our streets are narrow. Walkers are very common, and they have the right of way. No vehicle parking on streets without Board approval. There is abundant guest parking. Oversized vehicles (vehicles too large to be parked in the Owner's garage) cannot be parked in the Owner's driveway.

**MOVING IN** Please use smaller moving vans due to lack of necessary turning radius, and possible damage to our concrete curbs. No blocking the streets.

**ENTRY GATE** The front gate is managed by a Hamlet resident, their contact information is posted in the Gatehouse. Contact them if you have issues with your car garage door openers being coded to open the gate. The entry code is confidential among owners and their families for security reasons. Please be prudent in giving the code to contractors and service companies. The call box on the Gatehouse wall is available where visitors may call you on your home phone. When you answer your phone, the visitor can tell you their identity. To open the gate for them, simply press #9 on your phone keypad before you hang up ...it will open the gate.

**EMERGENCY SERVICES** The Castle Pines First Aid and Fire Department are located on Castle Pines Parkway across from Starbucks...CLOSE BY! Dial 911. Skyridge Medical Center is 7 miles north of The Hamlet using I-25 North, West at Ridge Gate Exit. Castle Rock Adventist Hospital is 8 miles south using I-25 South, West at Meadows Parkway Exit. There is an Urgent Care facility on Lagae Rd in the Castle Pines shopping center near King Soopers.

**HOA INFORMATION** The Hamlet HOA is governed by documented Covenants, By-Laws, and Rules and Regulations. The Board meets every other month, usually the 1<sup>st</sup> Wednesday of the month @ 6:00 PM. All residents are welcome to attend. The Board members and area of responsibility are posted on the bulletin board in the Gatehouse. Current HOA documents and contact information can also be found on The Hamlet Castle Pines website <http://hamletcastlepines.com>.

**WASTE MANAGEMENT** Waste Management collection is a service included in your HOA dues. Our scheduled waste pick up is Thursdays: every week for general waste, every other Thursday for recyclable waste which needs to be in a marked recycle container. Due to wildlife in the area, please do not put waste out until the morning of pickup.

**SNOW REMOVAL** Streets are plowed when the snow stops and reaches 4". Driveways are cleared when snow reaches over 4". The driveway clearing may take up to 24 hours to complete. Front walks are not shoveled.

**LANDSCAPE MAINTENANCE** Services include mowing, fertilizing, weed control, aeration, fall, and spring cleanup of groomed areas, sprinkler turn on in the spring and blow out in the fall. Our landscape contractor comes on Thursdays during the growing season. Other services are periodically contracted by the Hamlet Board including streetlight repair and street repair as needed. In the spring the community volunteers plant flowers and clean up the common areas.

**HAMLET DIRECTORY** The Hamlet Directory is not to be used for commercial or other distribution. It is provided to help you know your neighbors. The Directory also includes a list of local services and vendors with their contact information which may be useful in our community. Communication from the Board to you is conducted PRIMARILY by email. We also occasionally post some information in the Gatehouse.

**HOMEOWNER RESPONSIBILITY** Homeowner's responsibilities are clearly defined in the RULES AND REGULATIONS. Homeowners are responsible for following these governing rules. The Board of Directors respectfully requests that you review The Hamlet governing documents at <http://hamletcastlepines.com>. The direct monthly payment for HOA dues can be arranged by completing the Direct Payment Authorization form or you may place a check in the black box in the Gatehouse addressed to Charley Heard, The Hamlet Business Manager.

**SOCIAL ACTIVITIES** The HOA sponsors a Summer BBQ in July or August and a Winter Holiday Dinner in early December at a local restaurant. We think you will find The Hamlet residents very friendly, congenial, and love the semi-country life of our community. If you need suggestions for contractors, housekeepers, painters, plumbers, electricians, ask a neighbor! We are here to help each other.

**DESIGN REVIEW** The Design Review Committee (DRC) members are listed in the Gatehouse. Complete and submit DRC Forms for any exterior improvements to your home or lot. Please read DRC guidelines in the Rules & Regulations.

We hope you enjoy your life in The Hamlet, we welcome you to participate in the activities and governance of the community. It is a group of good folks, friendly and productive people of many interesting professions and backgrounds.

**WELCOME ABOARD!**