

Welcome to The Hamlet



<https://hamletcastlepines.com>

We hope you enjoy your new home and the beautiful setting of The Hamlet. This document is a short list of important “things to know.” It is not a substitute for, or a replacement for, the Covenants, By-Laws, or Rules and Regulations.

HISTORY: The Hamlet was established in the mid-1980’s. Our community is comprised of sixty-one homes surrounded primarily by The Ridge Golf Course. Some of our greatest features are mature evergreens, groomed common areas, private residential streets, walking trails, and quick access to Interstate -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 original community design. We enjoy native wildlife including deer, rabbits, coyotes, foxes, bobcats, raccoons, bears, and many others including an active bird population.

The Hamlet HOA is managed by an elected volunteer Board. Residents volunteer to serve on committees for other duties to make our community work. This volunteer commitment allows us to sustain a well-managed community at a low monthly fee. Committees consist of design review, snow, landscape, social, and reserve study. We encourage and need you to get involved. It is a great way to make new friends and contribute to our success.

LEASING: The Hamlet is an owner-occupied HOA. Leasing homes, long or short term, is prohibited. As of 2/4/23, The Hamlet has one remaining property grandfathered with a long-term renter. When that lease ends, The Hamlet will be 100% owner-occupied.

DRIVING: Please observe the posted speed limit of 15 MPH in The Hamlet. We have no sidewalks and narrow streets. Walkers are common and they have the right of way. Parking on the streets is prohibited without Board approval as Guest parking is available. Oversized vehicles (vehicles too large to be parked in Owner's garage) cannot be parked in Owner's driveway.

MOVING IN: Our streets and cul-de-sacs CANNOT accommodate large moving/delivery trucks. Please arrange with your mover to use smaller moving vans due to lack of necessary turning radiuses and possible damage to concrete curbs and sprinkler systems. Have your mover park in a separate area and offload large moving trucks into smaller moving trucks/vans. You are financially responsible for damages that occur by moving/delivery vehicles to common-areas and private properties. Please do not block the streets. If you are having anything delivered to your home, (new appliances, materials, etc...), please make accommodations accordingly. Our neighborhood streets and cul-de-sacs cannot accommodate large moving/delivery trucks.

ENTRY GATE: The front gate is managed by a Hamlet resident. Contact info is posted inside the Gatehouse on the bulletin board. If you have issues with your car garage door openers being coded to the gate, please contact the appropriate person. There are two entry codes – one for residents and one for contractors. Entry codes are CONFIDENTIAL amongst owners and their families. Please be prudent in giving out codes.

EMERGENCY SERVICES: South Metro Fire Rescue Station 36 is located on Castle Pines Parkway - approximately 1.5 miles from The Hamlet. Dial "911" for help. Sky Ridge Medical Center is seven miles north of The Hamlet using I-25 North, exit at Ridge Gate. Castle Rock Adventist Hospital is eight miles south using I-25 South, exit West at Meadows Parkway. There is an Urgent Care on Lagae Road 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 1st Wednesday of the month at 6:00 pm. Residents are welcome. Board member names and responsibilities are posted on the bulletin board in the Gatehouse. HOA documents and contact information can also be found on The Hamlet Castle Pines website: <https://hamletcastlepines.com>.

TRASH/RECYCLE COLLECTION: Waste/Trash collection is a service included in HOA dues. Wednesday, every week, is the day for pick-up of general waste. Use the solid green waste bin and roll it to the end of your driveway. Recycled trash is to be placed in the container with the yellow top. Collection of recycled trash is Wednesday – every OTHER week. Please do not put your bins out the evening before. Animals will get into your trash. We currently have a contract with Waste Management. If you have an issue with trash pickup, please call Waste Management directly.

SNOW REMOVAL: Streets are plowed when the snow stops and averages 4 inches in depth. Driveways are cleared when the snow average exceeds 4 inches. Clearing of driveways may take up to 24 hours to complete. Front walks are not cleared. The Snow Committee determines when plowing occurs.

LANDSCAPE MANAGEMENT: 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 once weekly during the growing season. Other services are periodically contracted as needed by The Hamlet including streetlight and street repair. In the spring, community volunteers plant flowers and clean common areas.

HAMLET DIRECTORY: The Hamlet Directory is not for commercial use or distribution outside the community. It is provided for your information only. The Directory also includes a list of local services and vendors with contact information. Communication from the Board is relayed PRIMARILY by email. Information is occasionally posted in the Gatehouse.

HOMEOWNER RESPONSIBILITY: Homeowner responsibilities are defined in the RULES AND REGULATIONS. Homeowners are responsible for following these governing rules. The Board of Directors request you review The Hamlet governing documents at: <https://hamletcastlepines.com>. 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 Picnic in our neighborhood every July or August and a Winter Holiday Event in early December at a location to be announced. These are great opportunities to meet neighbors and get involved. If you need recommendations for contractors, housekeepers, painters, etc. - ask a neighbor! We are here to help each other.

DESIGN REVIEW: Design Review Committee (DRC) members are listed in the Gatehouse. Please complete and submit a DRC Form for all exterior improvements to your home and lot. Before beginning any project that alters the outside of your home or property, read the DRC guidelines in the Rules & Regulations.

We hope you enjoy life in The Hamlet! We welcome and encourage your involvement in the activities and governance of our community. Don't sit on the sidelines and watch. We need you!