



January 10, 2025

Dear Cotton Ranch Homeowners,

We hope you and your families are enjoying the holiday season! The purpose of this letter is to acknowledge the impact our routine tree trimming may have had on some of your yards.

When the Cotton Ranch development was built, the HOA installed 306 Spruce trees along Valley Rd as part of the overall landscaping plan for the community. For the last 29 years, the HOA has maintained those trees including irrigation supply to the trees and periodic trimming. The primary reason we trim the trees is for fire safety and to prevent overgrowth that blocks the sprinklers.

In November 2024, the HOA performed one of these routine trimmings. The Board has been discussing an overall landscape improvement plan, and trimming these trees first was a necessary part of that plan. We have received numerous comments and complaints regarding the tree trimming. We understand the affected homeowners feel the trees were trimmed more than in the past and have exposed their yards to the traffic on Valley Rd.

As a result of these concerns, the HOA met with our legal team to review our governing documents, plat maps, complete a land survey and more to determine who is responsible for those trees. Our lawyers have determined the following:

- The properties along Valley Rd. have a 30 foot Landscape & Irrigation Maintenance Easement
 - An easement is a type of property right that grants a person or entity permission to use another person's land for a specific purpose
- The Spruce trees in question fall approximately in the middle of that easement
- The HOA is responsible for maintaining those trees as part of the overall aesthetic of the community due to this easement
- The HOA is not required to provide privacy to any homeowners

While it is clear that the HOA has no legal obligation to provide a remedy for the loss of privacy, we are discussing an overall plan for community landscape improvements that includes that space. We encourage you all to attend the Annual Meeting in

P.O. Box 192, Gypsum, CO 81637 | 970-306-7672 | cottonranchhoa@gmail.com



February/March 2025 (Date TBD) at the Creekside Grill where you will have the opportunity to voice your opinion.

If you are still concerned about the loss of privacy in your individual yard, you are welcome to submit an application to the DRC to alter the landscaping in your yard to add back some privacy. If you have any questions regarding this process, please reach out to us at cottonranchhoa@gmail.com.

Sincerely,

Cotton Ranch Board of Directors