

# BUGLE

August 2017



Blue Lake Owners Association  
0189 JW Drive, Suite A  
Carbondale, CO 81623  
Phone: 963-1300 Fax: 963-8411  
Email: office@bluelakehoa.com  
Website: www.bluelakehoa.com

## 2018 Budget Season Approaching

Our board of directors will soon start planning maintenance and improvement projects for next year. Now's the time to make your ideas and opinions heard. Attend board meetings or send us an email.

Please plan now to attend the Annual Meeting of Homeowners on Oct. 19th at 7:00. Typically we don't have a quorum of owners so can't conduct any official business but it's a good opportunity to see what's happening in the neighborhood and meet some great people who live near you.

## ATTENTION STORAGE RENTERS

If your stored items do not display current registration, you are in violation of the lease and are subject to eviction. Please take care of this immediately!

## Senior Property Tax Exemption

Many Blue Lake owners disputed their 2017 valuations with a degree of success. Here's another thing to know about property taxes in Colorado.

The senior property tax exemption is available to senior citizens and the surviving spouses of senior citizens. The State of Colorado pays the tax on the exempted value. When the State's budget allows, the exemption will reduce the tax liability of the first \$200,000 of the actual value of your primary residence by 50 percent up to a maximum reduction of \$100,000.

### Basic Requirements of a Qualifying Senior Citizen:

To qualify for the Senior Exemption you must meet each of the following basic requirements:

- The applicant is at least 65 years old on January 1 of the year in which he/she applies; and
- The applicant or his/her spouse is the property owner of record and has owned the property for at least 10 consecutive years prior to January 1; and
- The applicant occupies the property as his/her primary residence and has done so for at least 10 consecutive years prior to January 1.

## Lake Park Security Stepped Up

Due to over use by non-residents we have hired rangers and an outside security firm to enforce our private park rules.

- Blue Lake is a private park for residents and their accompanied guests only.
- Gate cards are not to be shared with non-residents. Violators will have their privileges suspended.
- Only vehicles with a Blue Lake resident sticker adhered to the windshield are allowed to park inside the gate.
- Guests must park in the preschool parking lots and NOT along JW Drive.
- NO DOGS in or around the sandy beach. Dogs must be leashed on the south side of the lake at all times. Do not leave your dog on shore untethered while you go out in the water.
- Registered boats must be locked to the rails when not in use. If you bring a boat down for the day, do not leave it unattended.

## Next Board Meeting

Tuesday August 8th at 6:30 PM in the office building. We encourage owners and residents to attend and stay informed.

## Board Volunteers

For anyone who has considered serving, there will be 2 terms expiring in October of this year. Other long-serving members may choose to step down. If you might be interested, please attend a couple meetings soon. Meetings are held the second Tuesday of each month at 6:30 in the Blue Lake office.

Our normal trash day is Monday, but in observance of Labor Day on September 4th, service will be delayed until Tuesday that week.



**BEARS ARE BACK!** Do NOT put your trash out until the morning of pick-up.