

Hello HOA members:

Happy Spring!

The HOA board would like to update all members on the ongoing development activities at 280 Roaring Fork Court.

Per the Town of Basalt within the Elk Run Plat, this driveway is a public right of way, giving the Town the right to run underground utilities at this location.

The Elk Run HOA Board is NOT disputing this decision but requested a few conditions and mitigations to be provided.

- The Board requested all utilities for 280 Roaring Fork Court to run through this access/ROW as opposed to neighboring lots.
 - The Town of Basalt will not change the utility easements 280 Roaring Fork Court currently has that were created by the plat, but the Town will request that any future utility extensions be routed through the ROW.
- The Board requested any damage to the landscaping on HOA Common Space or neighboring lots to be replaced and/or repaired.
 - The Town of Basalt has agreed that any landscaping damaged shall be repaid to its original condition by 280 Roaring Fork Court.
- The Board requested the Town of Basalt to require/request appropriate screening mitigation between 280 Roaring Fork Court and the Elk Run SFOA open space.
 - 280 Roaring Fork Court has already planted some trees for screening purposes.
- The Board asked the Town of Basalt, since they are considering this a public right of way (ROW), to be responsible for developing and maintaining that ROW including adding asphalt, gutters, drainage, landscaping, etc as is done with all other right of ways (ROW) in the area. (Elk Run Drive, Roaring Fork Court, etc.).
 - The Town will not be improving the Right of Way because it serves only as a driveway to one lot.

The town has not received an application for the street cut permit to install 280 Roaring Fork Court's sewer line. We will keep you informed on when the street cutting will happen and if there will be any impacts to traffic during that time.