

Continental View Estates Homeowner's Association

Meeting Minutes

www.cvehoa.com

August 27, 2023

Members in Attendance:

President – Michelle Baker

Vice President – Dan Nichols

Treasurer – John Helton

Secretary – JoD Splett

Del Splett, Diana Rutenberg, Barbara Hoover, Deborah Richford, Greg Richford, Charles Truesdale, Robin Truesdale, Marianne Martin

Business:

1. Tennis/Pickleball Court Usage

1. The purpose of the meeting was to discuss the noise produced by pickleball players, especially in relation to the two homes directly adjacent to the courts. The Pickleball noise dilemma is not unique to our neighborhood and is an ongoing issue in communities across the country.
 - i. According to one study (<https://thehustle.co/one-mans-quest-to-make-pickleball-quiet/>) pickleball noise reaches 70 dBA at 100' away from the court.
 - ii. The house at 896 W Barberry Circle is only 35' away from the east court.
 - iii. Colorado Noise Statute 25-12-103 - Maximum permissible noise levels for residential areas are 55 dB(A) between 7:00 am to 7:00 pm and 50 dB(A) for 7:00 pm to 7:00 am.
 - iv. When the pickleball lines were added to our courts, the sport was not nearly as popular as it is today and the impact of noise on nearby homeowners was not known.
2. Problems related to pickleball, as noted by homeowners in the vicinity of the courts, include the following.
 - i. The combination to access the courts is being provided to non-HOA members.
 1. The combination to the courts will be changed again and an e-mail will be sent out to all HOA members to indicate that they **should never give out the court combination**.
 2. From the 2021 Dues notice. "We do not carry liability insurance for our courts as they are private this is acceptable. However if a non-member were injured on our courts not accompanied by a member, then we could be sued. We would then in all likelihood hold the member who gave the injured party the combination liable."
 - ii. Visitors to the courts are parking near the courts and causing problems with homeowners trying to access their homes.
 1. A homeowner near the courts contacted the City of Louisville to try to create a no parking zone on Barberry Circle near the courts. The city sent out police and firemen to assess the area, and they determined that there was no need for a no parking zone.
 2. The HOA will work to create no parking signs that can be placed on HOA property to deter parking in the section of Barberry Circle near the courts.
 3. Visitors to the courts will be encouraged to park on Hays Drive or at the home of the CVEHOA member host instead of Barberry Circle.
 - iii. One homeowner is concerned about reduced property values due to the noise.

- iv. Pickleball has been reported as early as 7:00 -7:30 am.
 - 1. Until a more permanent solution can be implemented, the use of the courts may be restricted. New signage would be produced for the courts.
 - a. Pickleball would only be allowed on the west court.
 - i. Possibly repainting the lines on the west court so that the court would use the tennis court net was discussed.
 - 1. Using pickleball line tape was also proposed until resurfacing maintenance can be performed in two years.
 - b. An online scheduling system was proposed in which HOA members would be able to reserve court time.
 - i. Suggested reserved time would be two sessions per day in which the courts can be used. For now, the following hours are proposed. (These hours are subject to change in winter.)
 - 1. M-F: 8:30 am to 11:30 am, and 4:00 pm to 7:00 pm.
 - 2. Weekends: 9:00 am to 12:00 pm, and 4:00 pm to 7:00 pm.
 - 3. Only one group is allowed to play in each session for a total of 90 minutes.
 - 3. The HOA recognizes that the proposed court restrictions are quite severe. The HOA will work to find more permanent solutions (possibly noise dampening panels) to the noise problem to provide some relief for adjacent homeowners. This is an ongoing issue that will require monitoring and careful consideration.

JoD Splett - CVEHOA Secretary