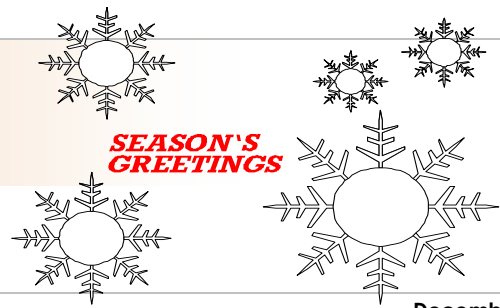


St. Vrain Ranch

Property Owners Association



December 2006
Volume 4, Issue 4

Association Information

PO Box 810
Firestone, CO 80520
Phone/Fax 303-833-4550
E-mail svrpoa@qwest.net

Town of Firestone –
303.833.3291
Web Site –
<http://www.ci.firestone.co.us>

Board of Directors:

George Reynolds
Dennis Reid
Chris Wysock
Michael Carmichael

Property Manager:

Lorena Linhardt

Compliance Officer:

Fred Skates

Design Review Contact:

Ginny Buczek

IMPORTANT INFORMATION

Individual Highlights

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From the Board of Directors:



Budget - The Budget Committee started several months ago reviewing and planning for next year's financial needs. A meeting was held in October to discuss the preliminary 2007 budget; several property owners attended and provided valuable input. Modifications were made and the budget was presented to the Board for approval at the November 7, 2006 meeting. The members attending the December 7, 2006 Budget Ratification Meeting, voted to ratify the budget outlined below. The members present voted for an annual assessment of \$250. The Board approved new payment options of annual, semi-annual or quarterly. Property owners will be allowed to use coupons based on the payment option that works best for them.

Website – with the approval of the 2007 Budget the Association will be implementing a website for Association members to use. The website will allow access to Association documents, policies, and newsletters. This will be a great communication tool for the community. If you have any ideas or suggestions for the site, please contact Lorena at svrpoa@qwest.net.

Holiday Decorations – are on display at the entrance monuments this season. The Board of Directors and Association staff would like to wish you all a safe and enjoyable Holiday Season.

Capital Improvements:

Progress on the trail project continues. The Landscape Committee has been working on trial design, acquiring site plans, grading specifications, and choosing landscape materials that would be best suited for the area. In addition, drainage problems are being addressed, evaluating where improvements are needed, determining the best method to correct the effected areas and obtaining bids for the St. Vrain Trail project. The landscape committee expects to be able to begin work soon. The Association has submitted a Firestone Community Grant application requesting additional funding support for the project. The application is for funding which could be available in 2007.

New Landscape Company – The Board has hired a new grounds maintenance/snow removal company for the community beginning in January. The Green Plan, Inc. was recommended to the Board. The Landscape Committee conducted several interviews with the contractor and obtained on-site references from long-term customers. The Green Plan provides a professional on-staff arborist, along with 15 years experience in the community maintenance industry. We are pleased to begin a relationship with The Green Plan this spring and look forward to quality maintenance of the St. Vrain Community grounds.

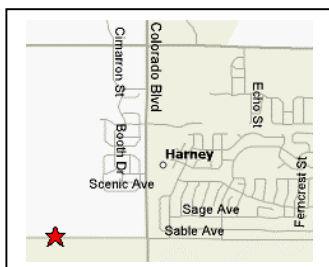
Meeting Notice for all members

2007 Executive Board meetings:
January 4, 2007 6:30 p.m.

February 1, 2007 6:30 p.m.

March 1, 2007 6:30 p.m.

Meetings are held at
Sable Landing Event Center
located at
5691 Sable Ave.
(1/4 mile west of WCR13).



The Association will provide advertising in the local papers. All Residents are welcome to advertise.



**SEASONS
GREETINGS**

From the Board of Directors continued:

Association policies and procedures – The Association’s attorney has been working with the Administration reviewing the legal documents of the Association including policies and procedures. This compliance review was initiated as a result of new State laws governing Associations; the new requirements take affect in 2007. The newly adopted policies and procedures will be sent to all property owners early next year; they will also be available on the website upon implementation.

COVENANT CONCERNS - NEW INFORMATION:

Fred Skates - Compliance Officer
Phone: 303/833-4550 - Box 3
Please leave your name and phone number where we may contact you (day time numbers are very helpful). When leaving your name and phone number, please speak clearly and slowly.

The Association continues to send out between 30 and 50 letters per month to members to help keep your community in good condition and help to maintain property values.

Please keep in mind to water plants, shrubs and trees even during the winter. Another reminder; remove snow from your walks and driveways no later than 48 hours from the end of the snowstorm. (This is a Firestone snow removal ordinance.)

It is recommended that you do not leave your vehicles unattended while warming up the engine. This is tempting for thieves and could be dangerous for children.

Happy Holidays and always be safe!!!

Design Review Committee:

Backyard landscaping, and fencing are required and must be installed no later than one year following your closing date.

Please submit Design Review Requests to the Design Review Committee before starting any improvements. Requests may be mailed to St. Vrain Ranch P.O.A., P.O. Box 810, Firestone, CO 80520. Faxed to 303-833-4550 or email svrpoa@qwest.net.

It is very helpful if a business phone number is provided on the form. Design Review Request Forms may be obtained by calling 303-833-4550. The Design Review Committee will mail a copy of the signed form to the property owner upon approval.

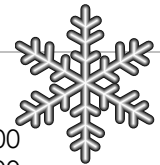
For Sale Signs
For Sale Signs may not be displayed on Association property. Open house signs are allowed only during the actual open house and must be promptly removed.

Pet leash law applies to cats as well as dogs. Not using a leash is a violation of both a Firestone and an Association code. The Firestone Community Service Officer may be contacted by calling the Town non-emergency police issues at 303-833-0811 during business hours.

Helpful hint; remove your hoses from the faucet to prevent broken pipes and freezing.

Please be reminded that all holiday decorations should be removed by the end of January.

From the Board of Directors continued.:



St. Vrain Ranch 2007 Budget

Income	2007 Budget Assets
Homeowners Assessments	\$220 per property
New Home Assessments	\$5,000.00
Capital improve/income	\$30 per property
Working Capital	\$3,500.00
Transfer Fee	\$10,500.00
Interest	\$1,500.00
Fines	\$3,000.00
Other income/Recovered Exp	\$ 500.00
Total Income	\$ 182,422.50

Expenses	Liabilities
Water	\$10,000.00
Electricity	\$1,000.00
Insurance Grounds/Officer	\$1,600.00
Grounds Maintenance	\$27,000.00
Grounds Snow Removal	\$5,500.00
Grounds Repair	\$5,000.00
Grounds Improvement	\$2,800.00
Capital Improvements	\$35,040.00

Fence Maintenance	\$1,500.00
Monument Improv/Repairs	\$1,500.00
Transfer to Reserve	\$6,000.00
Accounting	\$2,800.00
Attorney Fees	\$6,000.00
Administrator	\$29,000.00
Compliance Officer	\$8,000.00
DR Specialist	\$7,350.00
Postage	\$2,800.00
Copying & Supplies	\$4,000.00
Meeting Room Rental	\$720.00
Phone/Internet/web	\$2,400.00
Web Implementation	\$2,000.00
Election Expense	\$1,000.00
Recoverable Expenses	\$4,500.00
Misc. Expenses	\$750.00
Workers Compensation	\$510.00
Employer paid payroll taxes	\$6,652.50
Employee paid Payroll taxes	\$ 7,000.00
Total Expenses	\$182,422.50

2007 Reserves Account Summary

Beginning Balance 1/1/06	\$ 21,954.00
Deposits 2007	\$ 6,000.00
Interest	\$ 150.00
Total Reserve Account 12/31/07	\$ 28,104.00



Mayor's Update:

- I heard the Weld County Regional Library groundbreaking on December 9th was a big success (I was out of town and missed it). I heard they hid money in a sand pile for the kids to dig up—what a great idea. It will be exciting to see the building progress as we leave our neighborhood daily.
- The school board chose Firestone for placement of another elementary school. The location will be at the northeast corner of Sable Ave. (22) and Birch St. (11). They plan to open in the fall of 2008. This should take significant pressure off Prairie Ridge. The State Board of Education will hear the Imagine Charter School appeal on Feb. 8th. For more information, contact Tony Pariso at tony.pariso@imagineschools.com
- I just got word an "institution of higher learning" is looking at Firestone for a potential campus. I'll let you know more if I hear anything.
- You are probably aware the recent Firestone sales tax ballot question didn't pass. This doesn't change the board's priority for building Central Park—we are united in our resolve to get this done sooner than later. I am confident we will have funding sources available to make our dreams a reality.
- The Colorado Community Bank (located to the west of Checkers Auto) now has a US Postal Service Annex in its lobby. You can do just about anything there but receive mail.
- You have or will soon get a notice saying Firestone was out of compliance with some water testing requirements. The report on the quality of the town's drinking water is just an indication of lack of sampling and is no reflection on the quality of Firestone's water. Firestone meets all requirements for EPA contaminant levels. Firestone receives treated water from Central Weld County Water District (CWCWD), which is also required to test for EPA contaminants. Our testing is just a duplication of CWCWD's testing. Our testing process is now up-to-date and we implemented policies to make sure this doesn't happen.

Have a great holiday season. If you have any questions or concerns, please contact me by e-mail at mpsimone@gmail.com or by phone at 303-833-2332.

Mayor Simone

Abandoned and foreclosed homes continue to be a problem within our community. Not only do foreclosed homes lower the values of surrounding homes, these properties add costs to the Association due to legal administrative requirements and monitoring. Please understand the amount of time the home will be vacant prior to the financial institution obtaining possession can vary on a case by case basis. Addressing the neglected maintenance of vacant homes is an issue within the community. The Association has added a new expense line item in the budget this next year to provide needed funds to attempt to improve maintenance of vacant properties, this would include weed control and exterior clean up, although the Association can not have the water turned on for lawn maintenance. There are agencies that assist homeowners who are facing foreclosure of their home. A hotline is available 1-877-601-HOPE for homeowners in need of assistance.

*Merry Christmas and wishes
for a
Happy New Year*

St. Vrain Ranch POA

PO BOX 810
Firestone, CO 80520

ADDRESS CORRECTION REQUESTED

