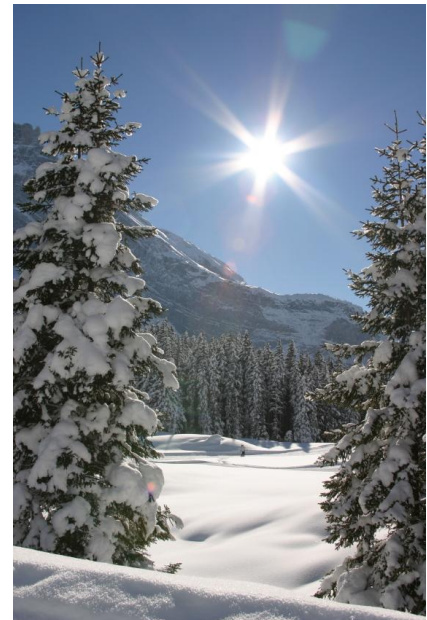


# St. Vrain Ranch Property Owners Association



## From the Board of Directors

### Annual Meeting Information

The Board of Directors would like to invite you to attend the St. Vrain Ranch Property Owners Association Annual Meeting of Members

**Wednesday, February 1, at 6:00 p.m.**

The meeting will be held at the Tri-Town Senior Center, 6615 Frederick Way, Frederick. The meeting will be conducted in accordance with the By-Laws of the Association and this letter serves as official notice for the Associations' Annual Meeting.

The Board will be available to answer questions and address topics of interest. Items and information to be discussed at this meeting will include the following:

**Attorney Presentation** - The Association's attorney, Mark Biddison will be providing member education regarding new rules and policies during the annual meeting. Mark will be presenting an overview of the Policies and Procedures.

**2012 – Annual Report** – A report will be presented with an overview of the Association's functions, Board members, employees and contractors, including 2011 Budget overview.

The Board of Directors will be addressing questions or concerns you may have. If you have questions or information you would like to have reviewed, please contact the Association at 303-485-0232.

Please plan on attending February 1, 2012 for the Members Annual Meeting.

*The Board of Directors and Association Staff hope everyone enjoyed the wonderful Holiday Season!*

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## Board of Directors

Dennis Reid

Brian Wright

Bill Young

## Association Contacts

Lorena Linhardt, Administrator  
[Administrator@stvrainranchpoa.org](mailto:Administrator@stvrainranchpoa.org)

Ginny Buczek, Design Review Specialist  
[DesignReview@stvrainranchpoa.org](mailto:DesignReview@stvrainranchpoa.org)

Fred Skates, Compliance Officer  
[Compliance@stvrainranchpoa.org](mailto:Compliance@stvrainranchpoa.org)

## From the Board of Directors Cont.

## Approved Budget 2012 Assessments of \$250

INCOME

Assessment Income	\$142,900.00
Working Capital-collected at closing	2,000.00
Transfer Fees - collected at closing	4,750.00
Interest Earned	700.00
Fines	5,000.00
Other income/Recovered Expenses	<u>3,000.00</u>
<b>TOTAL INCOME:</b>	<b><u>\$158,350.00</u></b>

EXPENSESUtilities

Water	\$12,000.00
Electricity	<u>1,400.00</u>
Total Utilities	<u>\$13,400.00</u>

Grounds

Grounds Maintenance	\$21,000.00
Grounds Mulch Replacement	10,000.00
Grounds Snow Removal	6,000.00
Grounds Repair including sprinkler	6,600.00
Grounds Improvements	3,000.00
Fence Maintenance	500.00
Monument Improvement/Repair	<u>2,000.00</u>
Total Grounds	<u>\$ 49,100.00</u>

EXPENSESCommunity and Business Operations

Reserve Account funding	\$ 9,000.00
Accounting	2,800.00
Legal Counsel	3,500.00
Administrator	38,000.00
Compliance Officer	10,500.00
DR Specialist	9,400.00
Postage	3,000.00
Printing, Copying & Supplies	3,000.00
Meeting Facility Rental	600.00
Phone/Internet-Web	2,500.00
Web Maintenance	500.00
Election Expense	1,000.00
Recoverable Expenses	2,000.00
Misc. Expenses	1,000.00
Insurance grounds/officer	1,600.00
Workers Compensation	800.00
Employer Paid Taxes	<u>6,600.00</u>
Total Community and Business Operations	<u>\$95,850.00</u>
<b>TOTAL EXPENSES</b>	<b><u>\$158,350.00</u></b>

## Design Review Requests

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*Design Review Requests are required for all exterior improvements.*

*Design Review Requests for Painting or re-painting house colors and re-roofing or roof improvements need to be approved.*

*All backyard landscaping and fencing are required to be installed no later than one year following your closing date.*

**Please submit Design Review Requests to the Design Review Committee for approval before starting any improvements. DR forms may be obtained at [www.stvrainranchpoa.org](http://www.stvrainranchpoa.org)**

Requests may be mailed to  
St. Vrain Ranch P.O.A.,  
P.O. Box 810  
Firestone, CO 80520  
Faxed to: 303-485-0232

Emailed to: [designreview@stvrainranchpoa.org](mailto:designreview@stvrainranchpoa.org)

## From the Board

**New Board Member appointed** -The Board has appointed Bill Young as the successor to the vacant position on the Board effective November 2, 2011. Bill will be serving the remainder of the unexpired term ending July 2014.

**Landscape Company** – The Board has renewed the grounds maintenance and snow removal contract with CoCal Landscape Company for 2012. CoCal has done a professional job with the community maintenance this last year and has been great to work with. The Association Compliance Officer, Fred Skates meets with CoCal on a regular basis monitoring the community maintenance. CoCal is responsible for the summer mowing and weeding of the common areas, and maintenance of the drainage ditch areas.

**Budget** - The 2012 Budget was presented by committee chairman Bill Young at the November Budget Meeting. The Budget was ratified by the members. The 2012 Budget assessment will be \$250, the approved budget is listed on the previous page. Invoices for the 2012 Budget will be mailed to members in March 2012. Members who choose to make installment payments will be assessed a \$5.00 fee for each installment. As a courtesy, a payment reminder will be sent to members who chose to make partial payments.

## Covenant Corner

**Holiday Decorations** –Please plan on removing your holiday decorations by the end of January.

**Reminders** - Trash bins including recycle bins must be stored behind your fence or in the garage.

**Snow Removal:** As a reminder snow and ice should be removed from sidewalks within 24 hours of the accumulation. The Association does not provide snow removal for your sidewalks or the streets. Please see the Town of Firestone’s website for the - Snow Removal Plan which outlines the procedures used for street snow removal operations. [www.ci.firestone.co.us](http://www.ci.firestone.co.us)

**Pet Reminders:** Barking dogs have been a great concern to the neighborhood. Pet owners are required to use reasonable care to control noise nuisances and disturbances. While out walking your pets, please remember to take along a plastic bag or use the bags provided at the pet waste stations to pick up after your pets. This continues to be a problem in the community and we need your help!

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.

Just Be Good Neighbors!

*Please reference the web site for additional information regarding the information published in this newsletter on the covenants, fine policy and meeting locations*



## BOARD MEETINGS ARE HELD AT THE TRI-TOWN SENIOR CENTER

Located across the street  
Directly south of the  
Carbon Valley Rec Center

Enter on the  
South side of the  
Senior Center building

Please plan to attend the monthly meetings typically held the first Wednesday of each month at  
**6:00p.m.**

### Meeting Schedule for 2012

February 1, 2012-Annual Meeting

March 7, 2012  
April 4, 2012  
May 2, 2012  
June 6, 2012



St. Vrain Ranch POA

P.O. Box 810

Firestone, CO 80520

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Address Correction Requested



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### St. Vrain Ranch POA

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P.O. Box 810  
Firestone, CO 80504  
303-485-0232  
Administrator@stvrainranchpoa.org  
www.stvrainranchpoa.org

## Assessment Reminder

The Association has recently sent account statements for the quarterly installment assessments.

Current 4<sup>th</sup> Quarterly payments were due 1/1/12

Payment coupons attached to the original invoice should be sent with your remittance. Very important... a late charge of \$25 will be assessed to each account for payments that are 30 days late.

We wish to thank all property owners who pay these assessments in a timely manner. This enables the Association meet the financial obligations. If anyone has questions or concerns regarding the assessments due, please feel free to contact the Association Administrator, Lorena Linhardt

