

St. Vrain Ranch Property Owners Association Newsletter



St. Vrain Ranch POA svrpoa@qwestoffice.net

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From the Board of Directors

ENCANA WELLS AND PROPERTY

SITE - EnCana Oil and Gas has sent notification letters to St. Vrain Ranch property owners of their plans to plug and abandon the well sites located on both the west and east side of St. Vrain Ranch. The Association has been informed by EnCana that they intend to complete the abandonment and shut-in process as quickly as possible, with all steps completed by the end of August 2008. See www.stvrainranchpoa.org for additional information.

Several questions have come up regarding the use of the property once EnCana is finished. The well site properties and land located on each the west and east side of the community are owned by

St. Vrain Ranch Partners, LLC, once EnCana has completed the abandonment process the land will be converted into 11 lots for homes to be built. The infrastructure for the utilities is already in place and each lot will be sold to builders. The Design Review Committee will review housing plans prior to construction and will remain consistent with the current regulations.

The Association has plans to relocate the storage shed from the east side site to the vacant property located at Eastview and Shenandoah Ave.

Landscape Company – The Association will be using CoCal Landscape Company for the community grounds

maintenance again this summer, they have been great to work with and have done a great job with the community maintenance this past year. The Association Compliance Officer, Fred Skates meets with CoCal on a regular basis in monitoring the community's weekly maintenance, watering schedule, weed removal and Trail improvements. CoCal is responsible for the summer mowing and weeding of the common areas, and maintenance of the drainage ditch and oil well areas. CoCal has already made several upgrades to the sprinkler system this summer including new sprinkler heads and adjustments at the time clocks in efforts to achieve the most efficient water usage. Please report any non-working sprinkler issues by calling 303-833-4550



Covenant Information

The summer months are upon us and we need to be cognizant of the fact that the weeds in the yards and rocks grow faster than your lawn does. Also we need to make sure that the yards are well watered and kept mowed to a short height.

As indicted in the last months Covenant Corner article, boats, motor homes, camp trailers, and/or trailers of any sort cannot be stored or parked within Community for longer than 72 hours.

You will note that work is being done on the trail from the stopping point of last year to the

end of the trail at Devonshire. For a period of time you will notice dead weeds and grass until such time as the work continues to the West end. Any questions, problems, or inquiries regarding the above, please call Fred Skates 303/833-4550 and leave a message on mail box #3.

The Covenant Corner

Barking Dogs

CONTINUOUS BARKING IS CONSIDERED TO BE A NUISANCE.

Noise: Pet owners are required to use reasonable care to control nuisances and disturbances caused by pet, i.e. barking. Refer to Master Declaration section 6.5 and 6.10 for regulations concerning pets and nuisances.

Town Ordinance 6.12.030 – Nuisances Designated

No person shall own or keep any animal that constitutes a nuisance, defined for this section as an animal which is a safety or health hazard, materially interferes with or disrupts person in the conduct of lawful activities at such person's home,

produces or creates any unreasonable disturbance by excessive or continuing noise, threatens or molests persons, repeatedly chases vehicles, attacks other animals, damages property of another, or is repeatedly at large.

Town Ordinance 6.12.050 – Running at Large

It shall be the duty of each person who owns, keeps or harbors any animal to prevent the animal from being off the premises of the owner or keeper unless the animal is on a leash, no longer than six feet, held by a person, or within a vehicle or similarly confined and without access to passersby and to physically restrain the

animal from running at large when the animal is off or away from the premises of the person, and it is unlawful for such person to fail to comply with the duty. Any dog or cat found running at large off or away from the premises of the person who owns, keeps or harbors it, shall be taken up and impounded and disposed of in the same manner as is provided in this code.

Pet owners are required to use reasonable care to control nuisances and disturbances caused by pet, i.e. barking



From the Board of Directors cont.

Rental Homes –

Property owners are responsible for informing their renters of the covenants of the Association. Please provide the Association with renter's names, your current mailing address and telephone number. Property owners are responsible for the continued maintenance and ensuring the property complies with the covenants. All Property Owners can access the

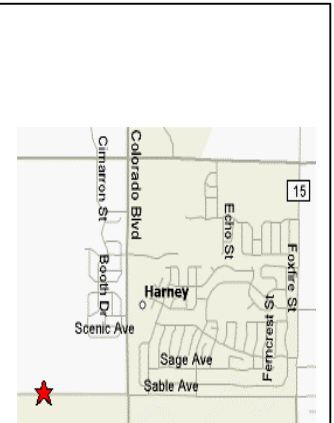
current covenants and policies on the web site at www.stvrainranchpoa.org

Abandoned or foreclosure homes

will continue to be an eyesore during the summer months. Please be patient during the transition period. The Association continues to make resolving these issues a priority.

Streetlights

United Power has made it convenient to help keep the streetlights on in our neighborhood by reporting outages and malfunctions via the internet. The next time you notice a streetlight that is flickering or not turning on, write down the Pole ID number, typically printed on yellow tape and attached to the pole, then visit the website at www.unitedpower.com, click on contact us to locate the streetlight outage link.



Meetings are held at

Sable Landing Event Center
location:
5691 Sable Ave.
 (1/4 mile west of W CR13)

Design Review Requests

Design Review Requests

Painting or re-painting house colors need to be approved only if you are changing colors.

All Backyards 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 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 DesignReview@stvrainranchpoa.org

Forms are available upon request or on the web.

Meeting Schedule for 3rd quarter 2008

Thursday June 5th 6:30pm
 Executive Board Meeting

NOTE DATE CHANGE:
 Tuesday July 1st 6:30 pm
 Executive Board Meeting

Thursday August 7th 6:30pm
 Executive Board Meeting

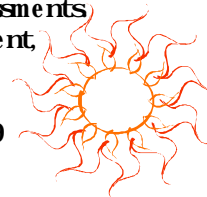
Thursday Sept. 4th 6:30pm
 Executive Board Meeting

ASSESSMENT REMINDER

The Association has recently sent account statements 2008 yearly assessments. Quarter payments are due 7/1/08. If you choose to pay a partial payment, an installment fee of \$5 per payment has been included.

¼ payments of \$67.50 each due by 4/1/08 - 7/1/08 - 10/1/08 - 1/1/09

½ payments of \$130.00 each due by 4/1/08 and 10/1/08



Payment coupons attached to the 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. Late Fee of \$25 will be assessed to each payment option that is remitted late. The Association will send a reminder about a month of installments due.

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.

St. Vrain Ranch POA

P.O. Box 810
Firestone, CO 80520

Phone

(303) 833-4550

Fax

(303) 833-4550

Web

stvrainranchpoa.org

E-mail

svrpoa@qwestoffice.net

Capital Improvements

The Trail Project -

Plans for continuing the progress on the trail project have begun. The next phase of the trail project will include the area beginning at Devonshire through St. Vrain Ranch Blvd. heading east. All the work will be consistent with the existing landscaping, rolled edging, red cedar mulch, river and cobble rock will be installed with fabric weed

barrier. Landscaping berms will be installed with elevations ranging from 6" to 10" as needed in various locations. Fill dirt and top soil will be added, necessary sprinkler modifications will be made to accommodate the new perennials and shrubs. Crusher fine red rock walkways will be installed connecting gated areas to the Trail, all consistent with what has been done in Phase

1. The Association has submitted to the Town of Firestone a 2008 Firestone Community Grant application requesting additional funding support for the project. Last year the Town approved the grant funding and the Association was awarded \$12,500 which contributed to the construction costs in completing Phase 1.

ST. VRAIN RANCH POA

PO BOX 810
FIRESTONE, CO 80504



We're on the Web!

See us at:

www.stvrainranchpoa.org
