

St. Vrain Ranch

Property Owners Association



June 2006
Volume 4, Issue 2

Association Information

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

Board of Directors:

George Reynolds
Dennis Reid
Chris Wysock
Michael Carmichael

Administrator:

Lorena Linhardt

Compliance Officer:

Stormie Caldwell

Design Review Contact:

Ginny Buczek

IMPORTANT INFORMATION

Association has updated
e-mail address:
svrpoa@qwest.net

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From the Board of Directors:

This quarter has been busy. The Board appointed volunteers for the 2006 landscape committee to work on tasks presented by the Board. Volunteers appointed to the committee; Jim Gardner, Jerry Crowder, Tony Jolicoeur, Kim Strong, Brett Shull, Tammy Keller, Steve Covington and Jason Rios and will be assisted by Ginny Buczek. Meetings have been taking place to discuss landscaping projects and all Capital Improvements. The committee will begin getting bids for projects to present to the Board. Once bids for projects have been received, a community grant application will be filed with the Town.

The Board announced at the annual meeting an opening on the Budget Committee to replace the newly appointed Board of Director member, Dennis Reid. Mr. Craig Lam announced his interest in the committee, and was appointed. The Executive Board would like to welcome Mr. Craig Lam as the new member to the Budget Committee.

Sprinkler Maintenance – We would like to ask all homeowners to please contact the Association when you notice a sprinkler is not working properly. If you notice something is broken, leaking or just spraying the wrong direction we would appreciate a call.

Please leave a message at 303-833-4550 or you may e-mail svrpoa@qwest.net with location of the problem. Please do not attempt to fix or manipulate the sprinkler system, as we have hired a contractor to make all needed repairs. Please be aware that unauthorized tampering could result in voiding the sprinkler warranty.

The Board has contracted Mike Depreist with Longs Peak Lawn Care for the grounds maintenance again this year. Maintenance continues to be a priority and with the help of the landscape committee, we expect to see many new improvements this season.

Summer Reminders – Summer is here!

It is great to be outdoors and enjoying our community.

- * Please help us in keeping our community clean.
- * A reminder all dogs must be on leash.
- * School is out and the children will be outdoors playing. Please make an extra effort to be aware of them while driving.
- * **Construction Times** - As noted in the Design Guidelines of the Association construction work on any structure or building site shall not commence before 7:00 a.m. or continue after the hour of 7:00 p.m.
- * **Trash bins** - Please remember to remove your trash bins after trash collection. Trash bins must be stored out of public view.
- * **Streetlights** - Feel free to notify the Association's Administrator with the location of any streetlight that is not working on your street. We would be happy to call United Power with a request to have it repaired.
- * **Rental Homes** – Property owners are responsible for informing their renters of the current covenants of the Association. Please provide the Association with renter's names and your current mailing address. Property owners are also responsible for the continued maintenance and ensuring the property complies with the covenants. All Property Owners are welcome to contact the Association for copies of the current covenants.



Meeting Notice for all members

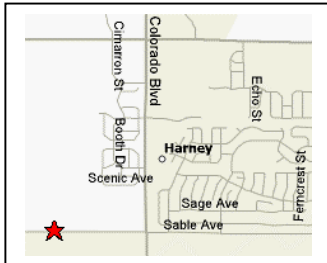
Executive Board meetings:

June 1, 2006 – 6:30 p.m.

July 6, 2006 – 6:30 p.m.

August 3, 2006 – 6:30 p.m.

September 7, 2006 – 6:30 p.m.



Please
report any
Association
sprinkler
issues by
calling
303/833-4550
Please leave
a message
as to location
of sprinklers
broken,
leaking or
just spraying
the wrong
direction!
Thank you in
advance for
your Assistance

From the Compliance Officer

By: Stormie Caldwell

I want to start off by thanking all those who have welcomed me to the Association and for understanding that this is a lot to absorb and take in. There are over 400 properties that are monitored in the community and I truly appreciate any comments or concerns that you have or may want to express. I rely on you the Homeowners/Residents to help be my eyes and ears at times, since I cannot be all places at all times.

I am enjoying all of the beautiful landscaping, it sure makes the drive a much nicer one. Please keep in mind to check your bushes, flower beds and trees to make sure that they are neat and manicured and if any of the landscape has died it should be replaced. Top concerns of the neighborhood have been yellow dry lawns and weeds in rock areas, regular maintenance is a priority. It is our goal to have a beautiful community for all to enjoy.

As a reminder all covenant concerns reported to the Association are kept confidential and may be made anonymously. You are welcome to contact me at 303-833-4550 mailbox #3 or via email svrpoa@qwest.net. Your concerns cannot be addressed without a location address.

Covenant Concerns:

Vehicles/Recreational Vehicles

Motor homes, trailers, boats, and all recreational vehicles may not be stored within the Community, other than within an approved structure. (This is also a Town Code Violation.) The 72-hour time frame is allowed for loading and unloading only.

Yard maintenance

Please do not overlook weeds in the landscaping rock, flowerbeds, and driveways.

Mailboxes

Please do not post flyers or ads on community mailboxes.

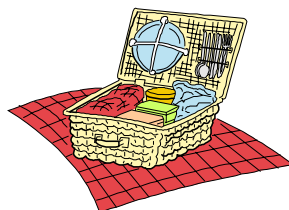
Unapproved landscaping

A Design Review must be submitted for approval prior to beginning any exterior improvements.

Improper storage of trash receptacles

Please do not store trashcans in an area within public view.

Please call our Town Community Officer for non-emergency issues at 303-833-0811.



Design Review Committee:

Backyards, fencing, decks, and general improvements:

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 or faxed to 303-833-4550 or email svrpoa@qwest.net.

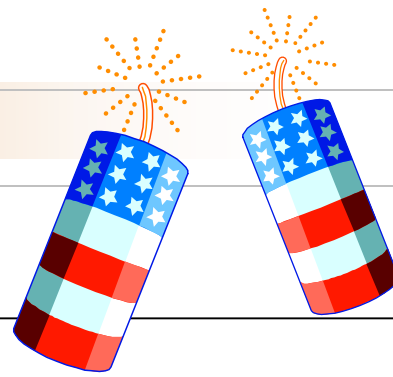
It is very helpful if a daytime phone number is provided on the form. Design Review Request Forms may be obtained by calling 303-833-4550. The Design Review Committee will mail a copy of the signed form to the property owner upon approval.

Backyard landscaping should be installed no later than one year following your original closing date.

As a reminder volunteer plant growth i.e. (cottonwood and olive trees) is not approved, and must be removed.

Shrubs, bushes and trees must be trimmed and not be allowed to cross property lines. All landscaping shall be trimmed to allow full use of driveways and sidewalks. See DG 4.4

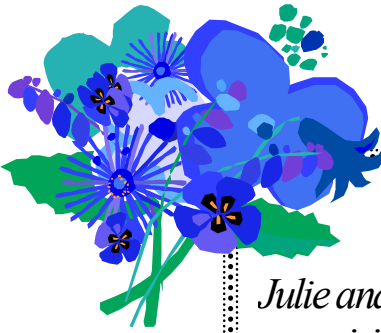
Mayor's Update



- We are getting closer to a final plan for the new 35,000 sq. ft. Weld County Regional Library just to the south of St. Vrain Ranch. Keep an eye on our website for future public hearings. Your ideas and comments are encouraged. There have already been a lot of constructive public comments from St. Vrain Ranch residents. Construction is scheduled to begin this fall with completion sometime in 2007.
- "Coffee Talk With The Mayor" is scheduled for May 25th and June 29th at 6PM at the Jazzy Bean. Please come by and say hello and/or to ask any questions or share any concerns or comments you have about the town of Firestone.
- A few weekends ago I felt very guilty passing the profusely sweating Julie and Jerry Crowder as they were making landscape improvements at the corner of Sable Ave. and St. Vrain Ranch Blvd. There was one other person, and please forgive me for not remembering her name, I saw helping them the first weekend. Julie and Jerry have spearheaded major landscaping changes over the past 5 years that has saved our HOA thousands of dollars and those savings will continue for years to come. Don't forget to thank them when you see them.
- We are finalizing the schedule for our annual "Fourth at Firestone" celebration. Confirmed musical groups are "The Lee Thomas Band" and "The John Alex Mason Band". The parade will start at Frederick High School at 10AM and will finish in Firestone. There will be a 5K race starting at 8AM. Food and craft vendors will be available from 11AM to 8PM. We requested a U.S. Air Force flyover during the festivities—although that is always subject to change or cancellation. I've heard there will be a dunk tank and I'm confident I'll be asked to participate. I expect all of those who didn't vote for me in the last election to take out your frustrations for a good cause. Visit our website, www.ci.firestone.co.us or contact Pete Ditmon at 833-3291 for more information.
- A new Chase Bank has been approved. It will be located on the north side of Firestone Blvd. across from the King Soopers Center. Qdoba Mexican Restaurant is scheduled to open near Quiznos but I don't have a date yet. Flaco's Restaurant's liquor license was recently approved.
- The Colorado States Parks Board has officially asked us to consider annexing the St. Vrain State Park into the Town of Firestone. If successful, it would be the only state park in Colorado annexed into a municipality. Keep an eye on our agenda for public hearings. Once neighborhoods are developed on the north side of Firestone Blvd., you will be able to ride your bike or walk from the Firestone Trail to the state park.
- The new park located next to the Firestone Trail on the west side of our neighborhood has been officially named "Harney Park". The Harney family owned a platted settlement surrounding the park location many years ago.

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



The Association would like to thank...



Julie and Jerry Crowder for their efforts in designing, organizing and planting the flowers and plants at each of the monument entrances to St. Vrain Ranch. They have volunteered many weekend days to this project. Thank you to all the Homeowners who helped with the monument enhancement project!

We appreciate all your hard work and dedication to make St. Vrain Ranch "A Great Place To Live!"

St. Vrain Ranch POA

PO BOX 810
Firestone, CO 80520



ADDRESS CORRECTION REQUESTED