

# St. Vrain Ranch Property Owners Association



## From the Board of Directors:

### ***Election Notice***

The purpose of this notice is to announce that an election is being called to elect a Homeowner Representative, to the Executive Board of Directors. This election will be conducted by mail in ballot. The current Board member Kevin Abbott has submitted his interest to continue on the Board. If there are no other interested candidates for his position, no election will be held and Kevin will be appointed.

All interested candidates must submit a letter of candidacy. In this letter please state why you wish to be a director, as a copy of your letter will be included with the ballot to be sent to homeowners. The letter of candidacy must be postmarked no later than May, 15, 2011. Candidates wishing to use e-mail may do so at the address listed below. Please contact the Association to verify receipt of your letter of candidacy, 303-833-4550.

All candidates are invited to the May 4, 2011 Board meeting to address the Board and all homeowners, who wish to attend. The meeting will be held at the Tri-Town Senior Center, 6615 Frederick Way, Frederick, at 6:30 p.m.

The election will take place June 2011; the voting period will be from June 1st to July 1st, 2011. Voting ballots will be mailed to all current property owners whose accounts are in good standing as of June 1st, 2011. Included with the ballot will be a stamped pre-addressed envelope to be returned directly to the Association's accountant James D. Pieper CPA. The ballots must be postmarked no later than July 1st, 2011, to be included in the election. Please mail or hand-deliver the ballot in a sealed envelope to James D. Pieper CPA. The address and phone number will be included on the ballot.

The results from the election will be announced at the July Board meeting, posted on the web site, and results will be printed in the fall newsletter.

The 3-year term for the elected candidate will begin July 2011.

The Board of St. Vrain Ranch Property Owners Association

Dennis Reid– Kevin Abbott- Brian Wright

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### **Board of Directors**

Dennis Reid  
Kevin Abbott  
Brian Wright

### **Association Contacts**

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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)

## Spring Community Garage Sale Friday May 13 and Saturday May 14

The Association will be providing the advertising for a Community Garage sale. An advertisement will be placed in the Daily Times Call and other local newspapers. The Community Garage Sale dates are the weekend of Friday, May 13 and Saturday, May 14, 2011 beginning 8 a.m. come rain or shine. All you need to do is set up items in your yard or driveway and wait for the buyers and \$\$ to arrive.

The sale is set up to correspond with Firestone Clean Up Day which is Saturday May 14<sup>th</sup>, where you may take unwanted items. For details and drop off location visit the Town website [www.ci.firestone.co.us](http://www.ci.firestone.co.us) for more information.



Save the date for  
Summer  
Garage Sale  
August 5<sup>th</sup> – 6<sup>th</sup>, 2011  
8 am – 2 pm

Please follow the Town of Firestone Guide to sale signs regulations, if you are interested in constructing and setting up signs please remember signs may be displayed no more than 48 hours before the first day of the sale and must be removed the night the sale ends.

## Assessment Reminder

The Association has recently sent the 2011 Property Assessment invoices. Payments may be remitted to the Association by paying in full or installments. If you choose to pay a partial payment, an installment fee of \$5 per payment has been included. Your property assessments may be paid using the following payment plan options:

- 1 – Payment in full of \$250.00 due by 4/1/11
- ½ payments of \$130.00 each due by 4/1/11 and 10/1/11
- ¼ payments of \$67.50 each due by 4/1/11 - 7/1/11 - 10/1/11 - 1/1/12

Please include the payment coupons attached to the invoice with your remittance. Please understand per the fine policy a late charge of \$25 will be assessed to each account for payments that are 30 days late and will accrue on a monthly basis. The Late Fee of \$25 will be assessed to each payment option that is late. The Association will send a reminder statement prior to installment due date.

We wish to thank all property owners who pay these Assessments in a timely manner. This enables the Association to financially function and pay expenses on time. If anyone has questions or concerns regarding your account invoice, please feel free to contact the Association Administrator, Lorena Linhardt.

## From the Board of Directors

Thank you to all the members who attended the Annual meeting held on February 2, 2011. The Association Attorney gave an update to on current legislation affecting home owner associations and gave an outline of our existing policies and procedures. The Board and Staff appreciate all the positive feedback from the community members and we look forward to our continued success in 2011.

The Association is investigating accepting credit card payments as an option for collecting Assessments. There are costs associated with credit processing to consider, and we would like to hear from members as to whether there is any interest in using this service.

Inoperable or abandoned parked vehicles left in the community have been a recent concern. Inoperable or abandoned vehicles are defined in the legal documents which include vehicles with flat tires or expired license plates. Please store these vehicles in your garage or have them moved out of the community.

### Design Review Requests

*Design Review Requests for Painting or re-painting house colors 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 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: 303-833-4550

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



## COVENANT INFORMATION

Covenant questions, problems, or inquiries may be made by email or calling Fred Skates, 303/833-4550 and leave a message on mail box #3. Please keep in mind these Spring and Summer Covenant reminders...



**Spring Snow Removal –** The Association does not provide snow removal for your sidewalks or streets. Please keep your sidewalks clear of snow, so the children can use them to get to school and neighbors can come to visit. It is also important to keep your driveways clear for your own safety. Snow should be removed within 24 hours of the last accumulation of snow and ice. The Town will remove snow on the streets according to the snow removal and priority list at [www.ci.firestone.co.us](http://www.ci.firestone.co.us)

**Construction Times –** As noted in the Design Guidelines 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.

**Yard maintenance**  
Weeds seem to be a community problem this year; don't overlook weeds in the landscaping rock, flowerbeds, and driveways.

**Recreational vehicles –** Boats, campers, trailers, and motor homes may not be stored within the community. You are allowed 72 hours for loading and unloading your recreational vehicles.

**Pets –** Please remember that all dogs must be on leash and it is important to clean up after your pets.

**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

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

**Streetlights –** Feel free to notify the Association's Administrator with the location of any streetlight that is not working. We will be happy to call United Power with a request to have it repaired.

**Design Review Requests for approval include –** Landscape improvements, planting of trees and shrubs as well as painting, roofing or any other outside changes of your property. Thanks to all of you who take pride in the area and take good care of your yards and keep the weeds down.

*Fred L. Skates  
Compliance Officer*

### 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 6:30p.m.

#### Meeting Schedule for 2011

April 6, 2011  
May 4, 2011  
June 1, 2011  
July 6, 2011  
August 3, 2011  
September 7, 2011  
October 5, 2011  
November 2, 2011  
December 7, 2011



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## St. Vrain Ranch POA

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P.O. Box 810  
Firestone, CO 80504  
303-833-4550  
Board@stvrainranchpoa.org  
www.stvrainranchpoa.org



St. Vrain Ranch POA

P.O. Box 810

Firestone, CO 80520

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Address Correction Requested