

St. Vrain Ranch

Property Owners Association



March 2006
Volume 4, Issue 1

Association Information

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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:

The Board has been busy during the last several Executive Board Meetings addressing several changes affecting the Association. The Board recently appointed a second homeowner representative to the Executive Board and would like to introduce, Mr. Dennis Reid. Dennis will be a great addition to the Board of Directors based on his experience with the Budget Committee during the last 3 years. Please read Dennis' letter to the Association members which is attached.

The Board has signed a contract and work is under way on the irrigation system along St. Vrain Ranch Blvd. Extensive work was required to return the sprinkler system to proper working order. This is a large project and we all look forward to the grounds looking green this summer.

The Budget Committee presented the 2006 budget for review and discussion at the December 2005 meeting. This budget was approved by the Board and ratified at the January Budget meeting by the members. The ratified budget did include a new line item representing a capital improvement expense account necessary for improvements needed in the community. The Assessment invoices were sent out recently, we plan on discussing the allocation of these funds at the Annual Meeting.

Additional items that will be addressed at the Annual meeting include discussing the needs of the Association, and filling the vacancy for the Budget Committee.

The Board would also like to announce and welcome Stormie Caldwell to the Association as the new Compliance Officer. Stormie will be working with property owners helping to solve any code violations or concerns. Please feel free to contact Stormie at the Association mailbox #3.

The Board would like to invite you to attend the St. Vrain Ranch Property Owners Association Annual meeting. The Annual meeting which is scheduled to be held on Wednesday, April 12, 2006 at the Sable Landing Event Center located at 5691 Sable Ave. (1/4 mile west of WCR13). Please plan on attending the meeting will begin at 7:30.

Annual Meeting Notice

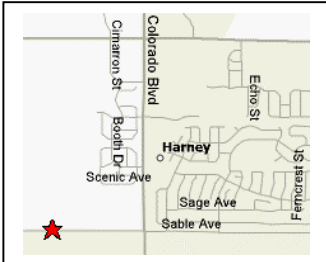
St. Vrain Ranch Property Owners:

The Board of Directors would like to invite you to attend the St. Vrain Ranch Property Owners Association Annual Meeting, which is scheduled to be held on Wednesday April 12, 2006 at 7:30 p.m. The meeting will be held at the Sable Landing Event Center, Firestone, Colorado. This meeting is being held in accordance with the By-Laws of the Association and this serves as official notice for the Associations' Annual Meeting.

Items and information to be discussed at this meeting will include the following:
2006 Budgeted line item Capital Improvements - will be discussed. Funds approved will be used to update and improve the community grounds.
Committee appointments – The Board of Directors are currently looking for volunteers for appointments to the Landscape Committee which consists of homeowners willing to oversee and coordinate the landscape maintenance and landscape needs for the community. We are looking for people to coordinate and plan various events within this committee including a garage sale, a summer association picnic and ground enhancements for the monuments. The Board of Directors will be answering any questions or concerns you may have.
We look forward to seeing you there.

Meeting Notice for all members

Executive Board meetings:
 March 2, 2006 – 6:30 p.m.
 April 12, 2006 – 6:30 p.m.
 Annual Meeting 7:30 p.m.
 May 4th, 2006 – 6:30 p.m.
 June 1st, 2006 – 6:30 p.m.



**Garage Sale –
 Community Yard Sale**

is scheduled for
 Friday –Saturday
 May 12 – 13th, 2006

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



**ASSESSMENT
 REMINDER**

The Association has recently sent invoices out for the yearly dues assessments. We wish to thank all property owners who pay these dues in a timely manner. This enables the Association to function and pay all of its bills on time. This is a reminder to property owners who do not pay assessments on time, failure to pay these dues in a timely manner will result in an assessment of late fees to your account, as well as potential collection and legal fees. If anyone has questions or concerns regarding these dues, please feel free to contact the Administrator,
 Lorena Linhardt

From the Board Cont.

Dear St. Vrain Ranch Residents and Board of Directors,

My name is Dennis Reid and I would like to offer my name up as a candidate for the open Board of Director's position.

My wife and I have lived in the St. Vrain Ranch subdivision since December of 2002. We have watched the subdivision grow and love this neighborhood so much that we plan on retiring here. Over these last 3 years, I have attended a majority of the HOA meetings and I am an active member of the Budget Committee.

I have agreed with the past and present direction of the Board of Directors and would like to be part of its future. I would continue to support/enforce the Covenants of our subdivision so that over the upcoming years St. Vrain Ranch will be considered an excellent Benchmark for an active, productive and well run HOA.

In the past, we have lived in subdivisions that have had weak associations, which resulted in the subdivision deterioration and minimal capital appreciation of our home. This can not happen to St. Vrain Ranch.

Thank you,
 Dennis Reid

Budget Committee Information:

The Budget Committee is in need of one (1) additional volunteer. Current Committee members are: Mr. Jim Johnson, Katrina Watts, David Daignault and Lori Sehr. This committee is responsible for financial review of the Associations income and expenses on a regular basis, and compiling the yearly-operating Budget.

The Board of Directors will be answering any questions or concerns you may have about this committee at the Annual meeting. If you have questions or information you would like to discuss, please contact the Association at 303-833-4550.

Covenant Concerns:

Improper storage of trash receptacles. Please do not store trashcans in an area within public view.

Landscaping needs to be maintained in a neat, attractive and well kept condition, which includes lawns mowed, hedges, shrubs, and trees pruned and trimmed, adequate watering, replacement of dead, diseased or unsightly materials, and removal of weeds and debris.

Please remember to keep your pets on a leash and clean up after your pet.

Design Review Committee:

Backyards, fencing, decks, and general improvements:

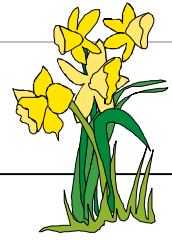
Please submit Design Review Requests to the Design Review Committee before starting any improvements. Requests may be mailed to St. Vrain Ranch P.O.A., P.O. Box 810, Firestone, CO 80520 or Faxed to 303-833-4550 or email svrpoa@qwest.net.

It is very helpful if a 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.

Basketball hoops/play equipment must be brought in off the street after use. The Town does not allow equipment to be left on the sidewalks or street curbs.

72 hour limit for Boat/RV loading –please refer to Section 6.11 (a-b) of your Master Declaration, "no recreational vehicle may be parked or stored within the Planned Community unless such parking or storage is within a garage or an approved structure."

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



Mayor's Update

- "Coffee Talk With The Mayor" is scheduled for March 23rd 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.
- Things are moving right along with development of the new Weld County Regional Library south of our neighborhood. Construction should begin later this year. We recently met with the library district's architects and are jointly developing an architectural theme we plan to carry throughout the Firestone Central Park complex. Please watch our website for hearings concerning Central Park and check out the Central Park link on our homepage, www.ci.firestone.co.us, where you can see a conceptual map of the property. We have had a lot of beneficial public input so far and we would like more. Increased traffic for the new center will require Sable Ave. (Rd.22) to be moved more to the south and away from our neighborhood.
- The Old Town Revitalization Committee will be formed in the next few weeks. They will be investigating ways for us to renovate Firestone's " Main Street"— which is First Street. Preliminary plans are for us to build McClure Ave. west to Colorado Blvd. and develop a "quaint" downtown area. The committee will also help plan the town's centennial celebration in 2008. Keep an eye on public hearings so you can share your thoughts with the committee.
- Jack's Corner Café (formerly where the Irish Limerick Kitchen was located) should be opening soon. Checkers Auto Parts is now open. Del Taco (located next to Wendy's) should be open soon. Quiznos is planning to open a store next to Starbucks (the one located by I-25).
- Final details should be completed very soon so construction can start for the new fire station off Firestone Blvd. between Colorado Blvd. and Frontier St.
- Here's an update on the aromatic turkey farms located just west of Frontier St. and north of Firestone Blvd. All that is left of the turkeys is the "last load". Longmont Foods recently sold the property and an executive from that company told me the remaining turkeys would be removed within a month or two. He also said the smell from the compost pile will be gone when the weather warms up. I thought warmer weather would make the smell worse but he said the warm weather will raise the core temperature in the pile to over 200 degrees and that would neutralize the smells. The property has not been annexed into the town yet so we still don't have jurisdiction.
- I've had comments over the past few years about barking dogs at the greyhound kennel on the west side of Colorado Blvd. The property is also in Weld County and has not been annexed into Firestone. The business is properly zoned and there is nothing that can be done about the barking until they annex into the town.
- Check out the new park in our neighborhood located next to the Firestone Trail. We received a grant to help pay for the recycled tire surface and the kids love it (I like it too).

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



St. Vrain Ranch POA

PO BOX 810
Firestone, CO 80520

ADDRESS CORRECTION REQUESTED