

St. Vrain Ranch

Property Owners Association Newsletter

March 2007

Volume 5, Issue 1

Board of Directors:

- George Reynolds
- Dennis Reid
- Chris Wysock
- Michael Carmichael

Individual Highlights:

- From the Board 1
- Election Notice 1
- Annual meeting 1
- Covenant Info 3
- Mayor's Update 3
- Design Review 4



From the Board of Directors

Election Notice

The purpose of this notice is to announce that an election is being called to elect an additional Homeowner Representative to the Executive Board of Directors. This election will be conducted by mail in ballot.

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 April 30, 2007. 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 3, 2007 Members Annual Meeting to address the Board and all interested homeowners, who wish to attend. The meeting will be held at the Sable Landing Event Center, 5691 Sable Ave., Firestone, at 7:00 p.m.
Cont. on page 2

Annual Meeting information

The Board of Directors would like to invite you to attend the St. Vrain Ranch Association's Annual Meeting, currently scheduled for Thursday, May 3rd 2007 at 7:00 p.m. The meeting will be held at the Sable Landing Event Center, Firestone, Colorado. The Board will be available to answer questions and address topics of interest. This meeting is being held in accordance with the By-Laws of the Association.

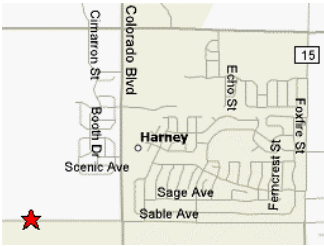
Items and information to be discussed at this meeting will include the following:

2007 – Community Improvement projects currently the Landscape Committee has been working on several projects to enhance the community. Additional members are needed for this committee and the Board will be seeking volunteers. All volunteers may submit their interest in writing, which the Board

will review in consideration of committee appointments.

Policy implementation - There are seven new policies and procedures that have been implemented as required by new state law, which became effective January 1, 2007.

The Association's attorney, Mark Biddison will be present to review and discuss the details of these new policies with property owners.



Meetings are held at
Sable Landing Event Center
located at
5691 Sable Ave.
 (1/4 mile west of WCR13)

Wednesday-
 April 11, 2007 6:30 p.m.
 Executive Board Meeting

Thursday-
 May 3, 2007 7:00 p.m.
 Members Annual Meeting

Thursday -
 June 7, 2007 6:30 p.m.
 Executive Board Meeting

Thursday –
 July 12, 2007 6:30 p.m.
 Executive Board Meeting

**Community
 Garage Sale**
 Friday, June 1 and
 Saturday, June 2,
 2007



Election Notice Cont.

The election will take place June 2007; the voting period will be from June 1st to July 1st, 2007. Ballots will be mailed to all current homeowners whose accounts are in good standing by June 1st, 2007. Included with the ballot will be a stamped self-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, 2007, 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 during the **July 12, 2007** Executive Board meeting and will be presented in the fall quarterly newsletter.

The 3 year term for the elected candidate will commence July 2007.

ASSESSMENT REMINDER

The Association has recently sent invoices for the 2007 yearly assessments. New this year, as a convenience for all members, the Board has approved payment plan options. These payment options consist of:
 1 – Annual payment of \$250 due 4/1/07
 2 – Semi-annual payments of \$125 due 4/1/07 and 10/1/07

3 – Quarterly payments of \$62.50 due 4/1, 7/1, 10/1/07 and 1/1/08
 Please note payment coupons on invoice should be sent with remittance. Additional invoices **WILL NOT** be sent throughout the year. Very important...a late charge of \$50 will be assessed to each account for payments that are 30 days late.

This \$50 charge will be assessed to each payment option that is remitted late. We wish to thank all property owners who pay assessments in a timely manner. This enables the Association to financially function and pay expenses on time. Should you have a question or concern regarding these assessments, please feel free to contact the Association Administrator, Lorena Linhardt.

Community Garage Sale

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, June 1 and Saturday, June 2, 2007 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 Association will not be posting signs, if you are interested in constructing and setting up signs please remember to remove your signs the night the sale ends.

Covenant Information

Fred Skates -
Compliance Officer
Phone - 303/833-4550
- # 3

When calling with covenant questions, please leave with your name, phone number, and a good time to return to your call.

Please take time to review the covenants of the Association, as many of the concerns, which are reported to the Association, are concerns that should be reported to the

Town of Firestone. Examples include barking dogs, traffic issues and abandoned vehicles, etc. Please contact the Community Services Officer for these complaints.

If you have received a notice that your trash bin has been left out, know that the Association has shown lenience due to the severe weather conditions, however,

now we will begin enforcing the covenants. The Association has also given extra time to remove holiday decorations due to the inclement weather.

Now that the snow has melted, please cleanup your property including sidewalk areas, remove newspapers and trash that have collected.

SLOW DOWN

Children, pets and your neighbors are outside please slow down and drive responsibly through **your** community!



All property owners are required to install side and rear lot line fencing within 1 year of closing. Please contact the Association for a list of approved fencing vendors.

A notice to complete fencing will be sent to all properties not currently in compliance.

Mayor 's Update

Quiznos is planning to build a second restaurant next to the Dairy Queen/Orange Julius. I hear a Sherwin-Williams paint store is looking to open next to the Chase Bank currently under construction.

The St. Vrain Valley School District again turned down Imagine Charter School's application after the Colorado State Board of Education gave them specific instructions to consider three items. A second appeal will be heard in April and I am confident the Colorado State Board of Education will again

overturn St. Vrain's denial and instruct them to form a contract for the new public charter school. This new public school can quickly alleviate our severe overcrowding problems at Prairie Ridge Elementary. Contact Tony Pariso at tony.pariso@imagineschools.com for more information.

Library infrastructure construction is moving right along at Central Park (the land to the south of St. Vrain Ranch). The Sports Complex to be located at the southwest corner of Firestone Blvd and Rd. 15 should break ground soon.

A subcommittee of the Historical Committee is working on details for our Centennial Celebration for 2008. Contact Pete Ditmon at the town hall if you would like to volunteer to help plan our 100th birthday.

The Town Board is currently discussing the placement of a new Town Hall. We have land available in Central Park and adjacent to the current Town Hall. I would like to hear what you think about a location and share that with the Board. Please e-mail me with your comments and/or questions.

Cont. on page 4

There have been recent concerns regarding mail delivery. If you have problems regarding misdirected deliveries do the following:

Leave misdirected mail in your mailbox and call the Longmont Post Office supervisor, Mr. Ernie Jemello @ 303-485-6021. He will come out and deliver the mail to the proper box.

DO NOT put misdirected mail on top of the main mail kiosk station nor trash it.



St. Vrain Ranch Property Owners Association

Mailing Address:
P.O. Box 810
Firestone, CO 80520

PHONE:
(303) 833-4550

FAX:
(303) 833-4550

E-MAIL:
Svrpoa@qwest.net

Lorena Linhardt, Administrator
Ginny Buczek, DR Specialist
Fred Skates,
Compliance Officer

We're on the Web Soon!

Watch for us at:
www.stvrainranchpoa.org

Come and join us for the Harney Park Dedication / Bicycle Safety Day on April 28th. Check out the town's website for more information and for the time. Harney Park is the new park located on the west side of our neighborhood and adjacent to the Firestone Trail. Arbor Day will be celebrated at Prairie Ridge Elementary

School on April 27th. May 19th is Firestone Clean-Up Day. You can get rid of just about anything (check our website to see what we won't accept) by taking it to our maintenance building just east of Rd. 15 and Rd. 20. Contact Pete Ditmon at 303-833-3291 for information about any town

events or functions. 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

Design Review Committee Reminder:

All Backyards and fencing are required and must 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 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.

ST. VRAIN RANCH POA
P.O. Box 810
Firestone, CO 80520

Address Correction Requested