

St. Vrain Ranch Property Owners Association Newsletter



St. Vrain Ranch POA svrpoa@qwest.net

Newsletter Date Volume 6, Issue 1

Board of Directors

Dennis Reid

Richard Gabel

Michael Carmichael

Chris Wysock

Association Contacts

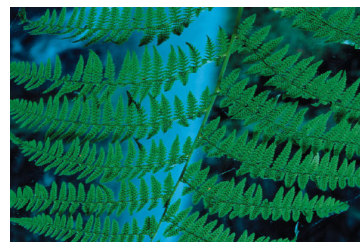
Lorena Linhardt
Administrator

Ginny Buczek
Design Review Specialist

Fred Skates
Compliance Officer

Contents

Annual Meeting	1
Capital Improvements	2
Assessment Reminder	2
Garage Sale	3
Covenant Corner	3
Meeting Dates & Times	3
Design Review	4



From the Board of Directors

The Board of Directors would like to invite you to attend the St. Vrain Ranch Property Owners Association Annual Meeting of Members currently scheduled to be held on Wednesday April 9th, 2008 at 7:00 p.m.

The meeting will be held at the Sable Landing Event Center, 5691 Sable Ave. in Firestone. The meeting will be conducted in accordance with the By-Laws of the Association and this letter serves as official notice for the Associations' Annual Meeting.

The Board will be available to answer questions and address topics of interest. Items and information to be discussed at this meeting will include the following:

Attorney Presentation - The Association's attorney, Mark Biddison will be providing member education regarding rules and policies during the annual meeting. In addition, he will be explaining the details of how the Association deals with foreclosed properties in the community.

2008 – Association Projects; The Landscape Committee will be working with the contractors on continuing the Trail Enhancement Project. Additional members are needed for both the Landscape and the Budget Committees for this next year. The Board will be seeking volunteers for each

committee; interested volunteers may submit their interest in writing to the Board for review and consideration of committee appointments.

2008 – Annual Report – A detailed report will be presented with an overview of the Association's functions, Board members, employees and contractors.

If you have questions or information you would like to have reviewed, please contact the Association at 303-833-4550.

Please plan on attending April 9th, 2008 for the Annual Meeting of Members.





Each entrance of the trail will be enhanced with flowering bushes and plants to add an inviting attraction to the area

Capital Improvements – The Trail Project

The Landscape Committee with the assistance of Fred Skates, are working on the plans for continuing the trail enhancement project. The construction will begin this spring 2008, using proceeds from the 2008 Budget assessments. Phase 2 of the trail project which includes the area beginning at St. Vrain Ranch Blvd. heading east to the existing trail improvements 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 all gated areas to the

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

Assessment Reminder

The Association has recently sent invoices out for the 2008 yearly assessments. Payments may be made 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 4/1/08 or 1/2 payments of \$130.00 each due by 4/1/08 and 10/1/08

OR

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

Payment coupons attached to your invoice should be sent with the installment payment. 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 mid-month of installments which are due.

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 these assessments or payment options, please feel free to contact the Association Administrator, Lorena Linhardt.



Community Garage Sale

We would like to encourage your participation in the community Garage Sale scheduled for the weekend of:

Friday May 2nd
And
Saturday May 3rd

beginning each day at 8:00 am. These dates have been scheduled to coincide with the Firestone Clean up day

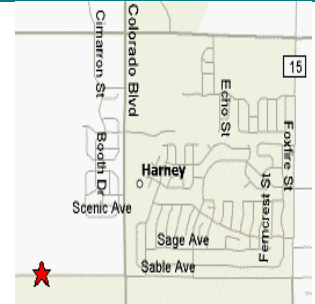
on May 3rd, where you can take your remaining items. All items must be dropped off by 4 pm.

The Association will be providing advertising for the community Garage Sale. An advertisement will be placed in the Daily Times Call and other local newspapers. The community Garage Sale will be held this weekend 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.

Notify the Association by e-mail if you would be interested in participating in a Fall sale.



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

Covenant Information

As we switch over to daylight savings time early this year, we need to be mindful of the children and pedestrians that will be out earlier in the morning when it could still be dark. Please watch out for them.

As spring approaches there is a tendency to get the sprinkler systems

going, however, be aware that freezing temperature could still damage your system.

Starting with this publication, we will be including a new column addressing the Covenants. Look for "The Covenant Corner".

We know it will soon be time to get out the boats, trailers, and motor homes, so please keep in mind the 72 hour loading and unloading storage rule.

Any questions, problems, or inquiries regarding the above, please call Fred Skates 303/833-4550 and leave a message on mail box #3.

Meeting Schedule for 2nd quarter 2008

Wednesday April 9th 7:00 pm
Annual Meeting

Thursday May 1st 6:30pm
Executive Board Meeting

Thursday June 5th 6:30 pm
Executive Board
Meeting



The Covenant Corner

Article 6 - Section 6.9 -
LANDSCAPING
REQUIREMENTS AND
RESTRICTIONS.

"All portions of a property not improved with a residence, driveway, walkways, patios or decks (referred to as in the unimproved area of a property) shall be landscaped by the owner thereof or a Participating Builder, other than the Declarant. Any portions of

the Property that are not landscaped by a Participating Builder must be fully landscaped as approved by the Committee, no later than one (1) year after the first occupancy of the property. Declarant may require Participating Builders to landscape the front yard of a Property. All landscaping shall be installed in accordance with landscaping plans submitted to and approved by the Design Review

Committee. The landscaping of each Property, having once been installed, shall be maintained by the Owner in a neat, attractive, slightly and well-kept condition, which shall include lawns mowed, hedges, shrubs, and trees pruned and trimmed, adequate watering, replacement of dead, diseased or unsightly materials, and removal of weeds and debris."

St. Vrain Ranch POA
P.O. Box 810
Firestone, CO 80520

Phone
(303) 833-4550

Fax
(303) 833-4550

E-mail
svrpoa@qwest.net



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 svrpoa@qwest.net

Forms are available upon request or on the web.

Pet Reminders

While out walking your pets, please remember to take along a plastic bag or use the bags provided at the pet waste stations to pick up after your pets. This continues to be a problem in the community and we need your help!

Pet leash law applies to cats as well as dogs. Not using a leash is a violation of both a Firestone and an Association code. The Firestone Community Service Officer may be contacted by calling the Town non-emergency police issues at 303-833-0811

during business hours.

All dogs that are walked on the trail or within the community are to be leashed and cleaned up after.

**Just Be Good
Neighbors!**

ST. VRAIN RANCH POA
PO BOX 810
FIRESTONE, CO 80504

We're on the Web!
See us at:
www.stvrainranchpoa.org