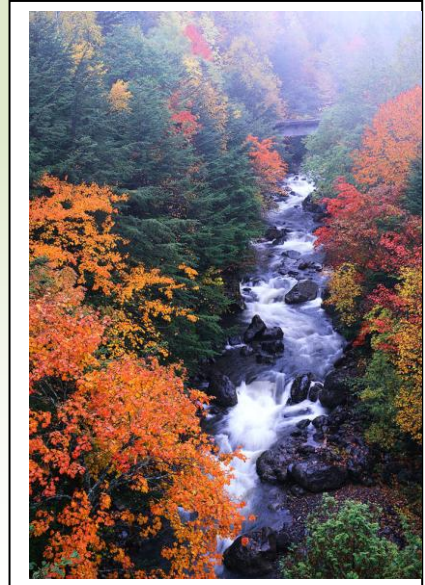


St. Vrain Ranch Property Owners Association



From the Board of Directors:

NOTICE OF MEMBERS BUDGET RATIFICATION

IMPORTANT NOTICE REGARDING ASSESSMENTS FOR 2012

Dear St. Vrain Ranch Property Owners:

Please find enclosed the Board Approved 2012 Budget. This budget was presented at the October 5th, 2011 Board meeting. The Board of Directors approved the 2012 Budget, and would like to invite you to attend the St. Vrain Ranch Property Owners Association Budget Ratification Meeting to be held on November 2, 2011.

The Budget Committee consists of property owners from St. Vrain Ranch: Chairman Bill Young, Craig Lam, Katrina Watts and Lane Johnson. Committee members were appointed by the Board to perform an in-depth evaluation of the expenses and goals of the Association from a homeowner's point of view. The Committee meets to review the financial statements, and expenditures. In preparation for the upcoming 2012 financial year, the Budget Committee has spent time reviewing and compiling the budget. The 2012 assessment will remain the same at \$250. These assessments will be invoiced to all property owners in March 2012 and payment options will be available with a \$5 service charge for each payment if not paid in full. All members are invited to attend the Budget Ratification meeting to be held on:

Wednesday, November 2, 2011
6:30 p.m.
Tri-Town Sr. Center
(Across from Carbon Valley Rec Center)
6615 Frederick Way
Frederick, CO 80530

Thank you for your membership in the St. Vrain Ranch Property Owners Association, we look forward to seeing you at the Budget Meeting November 2, 2011. This notice is being sent in accordance with the By-laws of the Association.

Thank you for your support.

Sincerely,
The Budget Committee and the Board of Directors

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Board of Directors

Dennis Reid
Brian Wright

Association Contacts

Lorena Linhardt, Administrator
Administrator@stvrainranchpoa.org

Ginny Buczek, Design Review Specialist
DesignReview@stvrainranchpoa.org

Fred Skates, Compliance Officer
Compliance@stvrainranchpoa.org
Phone: 303-485-0232

From the Board of Directors Cont.

Proposed Budget 2012 Assessments of \$250

INCOME

Assessment Income	\$142,900.00
Working Capital-collected at closing	2,000.00
Transfer Fees - collected at closing	4,750.00
Interest Earned	700.00
Fines	5,000.00
Other income/Recovered Expenses	<u>3,000.00</u>
TOTAL INCOME:	<u>\$158,350.00</u>

EXPENSESUtilities

Water	\$12,000.00
Electricity	<u>1,400.00</u>
Total Utilities	<u>\$13,400.00</u>

Grounds

Grounds Maintenance	\$21,000.00
Grounds Mulch Replacement	10,000.00
Grounds Snow Removal	6,000.00
Grounds Repair including sprinkler	6,600.00
Grounds Improvements	3,000.00
Fence Maintenance	500.00
Monument Improvement/Repair	<u>2,000.00</u>
Total Grounds	<u>\$ 49,100.00</u>

EXPENSESCommunity and Business Operations

Reserve Account funding	\$ 9,000.00
Accounting	2,800.00
Legal Counsel	3,500.00
Administrator	38,000.00
Compliance Officer	10,500.00
DR Specialist	9,400.00
Postage	3,000.00
Printing, Copying & Supplies	3,000.00
Meeting Facility Rental	600.00
Phone/Internet-Web	2,500.00
Web Maintenance	500.00
Election Expense	1,000.00
Recoverable Expenses	2,000.00
Misc. Expenses	1,000.00
Insurance grounds/officer	1,600.00
Workers Compensation	850.00
Employer Paid Taxes	<u>6,600.00</u>
Total Community and Business Operations	<u>\$95,850.00</u>

TOTAL EXPENSES	<u>\$158,350.00</u>
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Design Review Requests

Design Review Requests for Painting or re-painting house colors and re-roofing or roof improvements 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 for approval before starting any improvements. DR forms may be obtained at

www.stvrainranchpoa.org

Requests may be mailed to
St. Vrain Ranch P.O.A.,
P.O. Box 810
Firestone, CO 80520.

Faxed to: 303-485-0232

Emailed to: designreview@stvrainranchpoa.org

ASSESSMENT REMINDER

The Association 2011 installment assessments are due

Next Quarterly payments of \$67.50 are due 10/1/11

½ payments of \$130.00 each due 10/1/11

Payment coupons attached to the invoice should be sent with your remittance. Very important... a late charge of \$25 will be assessed to each account for payments that are 30 days late. Please contact the Association to bring your account current and avoid further late charges.

We wish to thank all property owners who pay these assessments in a timely manner. This enables the Association meet the financial obligations. If anyone has questions or concerns regarding the assessments due, please feel free to contact the Association Administrator, Lorena Linhardt



COVENANT INFORMATION

Covenant questions, problems, or inquiries may be made by email or calling Fred Skates, 303-485-0232 and leave a message on mail box #3. Please keep in mind these Fall Covenant reminders...

All Property Owners need to be aware of all the Rules and Regulations of the Association, in regards to yard maintenance, control of weeds and parking of vehicles. Please refer to the website for current covenant regulations for your reference.

It is against Federal Law to attach any kind of sign to the mailbox kiosk!

Children - Schools are now in session, please be watchful of the children going to and from schools. They are not only walking, but riding scooters and bicycles.

Vehicle Storage - Storing of boats, camp trailers, motor homes and/or inoperable vehicles anywhere on Association Property is prohibited. Parking of any vehicle is not allowed on non-designated parking areas i.e. rock landscaping areas.

Decorations - Please plan on removing your Halloween and Christmas decorations in a timely manner.

Leaf removal and Yard Preparation - With colder weather approaching, take special efforts to properly prepare your home and yard for adverse conditions and removal of leaves.

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 which can be viewed at <http://www.ci.firestone.co.us>

If you know you are going to be out of town, talk to your neighbors about shoveling your walkways in the event it snows while you are away.

Lights - 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.

By Fred L. Skates, Compliance Officer

Notice of updated change of Design Guideline section 3.6 Garage Door colors

3.6 Garages

Garage doors shall be painted to match the dwelling. The predominant color, trim color or accent color of the dwelling may be used with approval of the Design Review Committee. Decorative garage doors require the approval of the Design Review Committee.

Safe Subdivision Driving Tips

These are a few ideas to help increase your awareness of driving safely – it's worth yours and your neighbors' health and safety!

- Neighborhood children are back to school – please slow down and watch for school crossings.
- Speed limit in the subdivision is 25 mph or less – what does your speedometer read?
- Watch for people getting in and out of cars parked along the streets.
- Slow down around the construction areas as well.
- Pay attention when you park and back out.



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 6:00p.m.

Meeting Schedule for 2011-2012

October 5, 2011

November 2, 2011-Budget
Ratification of Members

December 7, 2011

January 4, 2012

February 1, 2012

March 7, 2012 – Annual
Meeting of Members

April 4, 2012

May 2, 2012

June 6, 2012



St. Vrain Ranch POA

P.O. Box 810

Firestone, CO 80520

Address Correction Requested



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St. Vrain Ranch POA

P.O. Box 810
Firestone, CO 80504
303-485-0232
Board@stvrainranchpoa.org
www.stvrainranchpoa.org

From the Board of Directors:

Board Appointment – The Board will be appointing a successor to fill the vacancy on the Board effective November 2, 2011, as a result of one board member leaving the community. The Board is asking for letters of intent. Any interested member may send a letter by e-mail to the Association no later than November 1, 2011. The candidates will be interviewed at the November 2nd, 2011 Board meeting and the appointment will be announced after the interviews. This appointed Director will serve the remainder of the unexpired term ending July 2014.