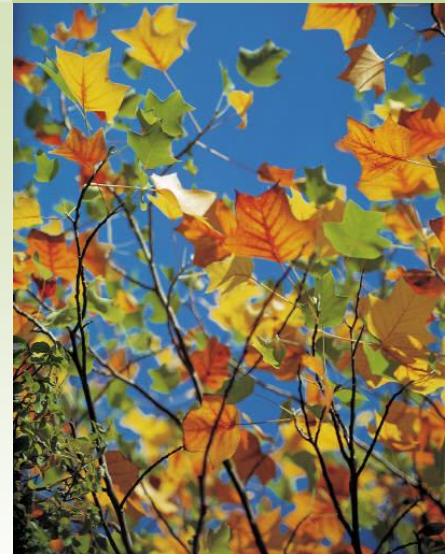


# St. Vrain Ranch Property Owners Association



## Important Notice Regarding 2011 Budget

St. Vrain Ranch Property Owners:

The Budget Committee is in the process of reviewing information for the 2011 Budget. The committee would like to invite all property owners to attend the Budget meeting scheduled for October 6, 2010 for discussion and Board approval of the 2011 Budget.

The Budget Committee will be proposing a Budget to the Board with no increases to the current annual assessment of \$250.00. There are no plans to add to Capital Improvements for 2011.

The Budget Committee consists of five St. Vrain Ranch property owners: Craig Lam, Bill Young, Katrina Watts, and new to the committee Bill Collett and Lane Johnson. These committee members have been 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 several times a year to review the financial statements, and expenditures.

The Budget Committee invites you to attend the next meeting to be held on Wednesday, October 6<sup>th</sup>, 6:30PM at the Carbon Valley Tri-Town Sr. Center located at 6615 Frederick Way, Frederick. Thank you for your membership in the St. Vrain Ranch Property Owners Association, and we look forward to seeing you at the meeting October 6, 2010.

Thank you for your support. The Budget Committee  
**St. Vrain Ranch Property Owners Association**

### Contents

Important Budget Notice	1
2011 Proposed Budget	2
Design Review Request	2
Assessment Reminder	2
Covenant Corner	3
Meeting Schedule	3
Informational Article	3

### Board of Directors

Dennis Reid

Kevin Abbott

Brian Wright

### Association Contacts

Lorena Linhardt  
Administrator

Ginny Buczek  
Design Review Specialist

Fred Skates  
Compliance Officer

## From the Board of Directors Cont.

## Proposed Budget 2011 Assessments of \$250

INCOME

Assessment Income	\$142,675.00
Capital Improvements Assessments	0.00
Working Capital-collected at closing	1,875.00
Transfer Fees - collected at closing	4,500.00
Interest Earned	700.00
Fines	5,000.00
Other income/Recovered Expenses	<u>3,000.00</u>
<b>TOTAL INCOME:</b>	<b><u>\$157,750.00</u></b>

EXPENSESUtilities

Water	\$11,500.00
Electricity	<u>1,200.00</u>
Total Utilities	<u>\$12,700.00</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	2,500.00
Legal Counsel	3,500.00
Administrator	38,000.00
Compliance Officer	10,500.00
DR Specialist	8,400.00
Arbitrator	1,000.00
Postage	3,500.00
Printing, Copying & Supplies	3,500.00
Meeting Facility Rental	600.00
Phone/Internet-Web	2,200.00
Web Maintenance	500.00
Election Expense	1,000.00
Recoverable Expenses	2,000.00
Misc. Expenses	750.00
Insurance grounds/officer	1,600.00
Workers Compensation	800.00
Employer Paid Taxes	<u>6,600.00</u>
Total Community and Business Operations	<u>\$95,950.00</u>

Capital Improvements 2011	<u>\$0.00</u>
<b>TOTAL EXPENSES</b>	<b><u>\$157,750.00</u></b>

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

ASSESSMENT REMINDER

The Association has recently sent account statements for the 2010 installment assessments.

Next Quarterly payments are due by 10/1/10

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

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 Corner

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.

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 Reminders*** - all vehicles are to be kept properly licensed, due to a rash of recent robberies it is important to remember to keep your garage doors closed and if you park cars in the drive way or streets it is suggested to keep them locked.

***Required Yard Maintenance*** - Please keep the bushes and trees trimmed along the edge of your property to allow access for people using the sidewalks. Lawns should be edged along the sidewalk.

***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>

*By Fred L. Skates, Compliance Officer*

### ***Information regarding the Homestead exemption courtesy of member Bill Young***

#### Colorado Senior Property Tax Exemption

Since the first house in St. Vrain Ranch was occupied in 1999, seniors who moved in during 1999 are eligible for a 50% reduction in property tax in 2010. Of course, those who moved in during 2000 are eligible in 2011, etc.

The following criteria applies:

1. you must be at least 65 on January 1, 2010
2. you must be the owner of record for at least 10 consecutive years on January 1, 2010, and
3. you must have occupied the residence for at least 10 consecutive years on January 1, 2010.

See the Colorado Constitution, Article X, Section 3.5 for other qualifying criteria: <http://www.michie.com/colorado/lpext.dll?f=templates&fn=main-h.htm&cp>

This program, *Homestead exemption for qualifying senior citizens and disabled veterans*, is actually funded by State law and paid (the 50%) by the State to the County. The owner pays the remaining 50%.

A small problem: State budget cuts have put the program "on hold" for calendar year 2010. You can still submit the application and will receive the reduction in all future years not affected by State budget cuts.

For more information see the following web site for details:  
<http://www.co.weld.co.us>

The complete "Short Form" application with instructions, can be found at:  
<http://dola.colorado.gov/dpt/forms/docs/SHORTFORM080707.pdf>



## BOARD MEETINGS ARE HELD AT THE TRI-TOWN SR. CENTER

### Meeting Schedule

Please plan to attend the monthly meetings now being held on the first Wednesday of each month at 6:30 pm at the new Tri-Town Seniors Center at 6615 Frederick Way in Frederick. The location is directly south of the Carbon Valley Recreation Center.

6615 Frederick Way, Frederick

### ***Meeting Schedule for 2010***

October 6, 2010

*Budget Meeting*

November 3, 2010

*Budget Ratification Meeting*

December 1, 2010



*Please reference the web site for additional information regarding the information published in this newsletter on the covenants, fine policy and meeting locations*

St. Vrain Ranch POA

---

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

*We would like thank members  
Jim & Laura Berry  
for donating the banners for the  
St. Vrain Ranch Community Garage Sales*

*These highly visible signs have no doubt contributed to the  
success of the community sale.*

*Thank you for your generous support of the  
St. Vrain Ranch Community*



St. Vrain Ranch POA

P.O. Box 810

Firestone, CO 80520

---

Address Correction Requested

