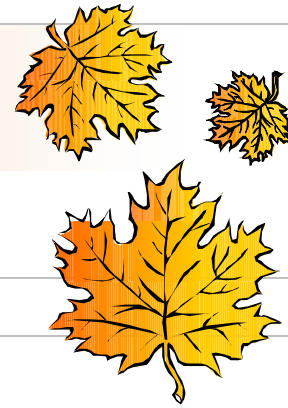


St. Vrain Ranch

Property Owners Association



September 2006
Volume 4, Issue 3

Association Information

PO Box 810
Firestone, CO 80520
Phone/Fax 303-833-4550
E-mail svrpoa@qwest.net

Town of Firestone –
303.833.3291
Web Site –
<http://www.ci.firestone.co.us>

Board of Directors:

George Reynolds

Dennis Reid

Chris Wysock

Michael Carmichael

Administrator:

Lorena Linhardt

Compliance Officer:

Fred Skates

Design Review Contact:

Ginny Buczek

IMPORTANT INFORMATION

Individual Highlights

Budget Discussion	1
From The Board	2
Covenant Concerns	2
Design Review info	2
Landscape Committee	3
Mayors Update	3

From the Board of Directors: IMPORTANT NOTICE REGARDING ASSOCIATION ASSESSMENTS FOR 2007

September 2006

St. Vrain Ranch Property Owners:

The Budget Committee is in the process of reviewing information for the 2007 Budget. We are inviting all property owners to attend the October 5, 2006 Board meeting for a discussion of the 2007 budget. This will be a great opportunity for you to provide input on how your assessments are spent and will help determine the 2007 assessments.

The Budget Committee consists of five St. Vrain Ranch property owners: Jim Johnson, Katrina Watts, David Daignault, Lori Sehr and Craig Lam. The committee is 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 monitor expenditures.

Please join us at the next Board of Director's meeting to be held on Thursday, October 5th, 2006, 6:30PM at Sable Landing Event Center, 5691 Sable Ave. Firestone.

On Thursday, November 2nd, 2006, the Board of Directors will vote on the 2007 budget.

On Thursday, December 7th, 2006, homeowners will be invited to the Board of Directors meeting to ratify the 2007 budget.

Please remember two items:

1. Every owner is invited to every Board of Directors meeting.
2. The ratified budget will determine your assessment for 2007.

Thank you for your interest in the St. Vrain Ranch Property Owners Association, and we look forward to seeing you at the meeting October 5, 2006.

Sincerely,
The Budget Committee
St. Vrain Ranch Property Owners Association

Meeting Notice for all members

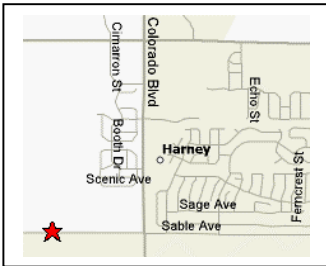
Executive Board meetings:

2007 Budget Discussion Meeting
Members invited to attend
October 5, – 6:30 p.m.

Present Proposed Budget to Board
November 2 – 6:30 p.m.

Budget Meeting of Members
Ratification of 2007 Budget
December 7, 2006 – 6:30 p.m.

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



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

Early start on learning

Kids First Preschool

303-833-0526

Owner: Jeanne Falls



From the Board of Directors cont.:

IMPROVEMENTS/REPAIRS MADE TO THE COMMUNITY

- Sprinkler modification/upgrade including a new electric zone clock, pedestal including the meter change along St. Vrain Ranch Blvd.
 - Pet waste receptacles were installed along trail system
 - 22 ornamental trees/5 shrubs replaced
 - Added gravel along Devonshire St.
 - 32 new and replaced trees along medians on St. Vrain Ranch Blvd. and trail system
 - Replace 33 sprinkler heads through out sprinkler system
 - Rebuilt stone wall at west monument including new lights and plants
- Repaired the sink hole on the rock lot at Eastview Ave.
 - Added Additional fencing along St. Vrain Ranch Blvd.
 - Added and moved existing fence along east side oil well site property lines
 - Monuments at St. Vrain Ranch Blvd. and Devonshire were re-planted with new plants and updated lighting – all work was performed by neighborhood volunteers

The Board would like to invite all members to attend the St. Vrain Ranch Property Owners Association discussion meeting scheduled for Thursday, October 5, 2006, at 6:30p.m. at the Sable Landing Event Center located at 5691 Sable Ave. (1/4 mile west of WCR13).

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

The Association would like to create a web-site for residents to access information. Anyone interested in assisting the Association with a web-site design, please contact the Association at svrpoa@qwest.net

The Board is pleased to announce Mark Biddison has been retained as the new Attorney to represent the Association with legal matters.

Covenant Concerns:

For Sale Signs

For Sale Signs may not be displayed on Association property. Open house signs are allowed only during the actual open house and must be promptly removed.

Dumping Trash/debris

Dumping of trash or any type of lawn debris is not allowed on empty lots or in builders' dumpsters. This is also a Town ordinance, violators will be reported to the Town of Firestone.

Pet Reminder

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.

Stop Signs

Take special note of the newly added stop signs and reduced speed limits around the community. Several new signs have been posted, keep an eye out and stay safe.

Firestone Community Service Officer:

Please call the Town Community Officer for non-emergency police issues at 303-833-0811 during business hours.

Design Review Committee:

Backyards, fencing, decks, and general improvements:

Backyard landscaping is 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.

Volunteer plant growth i.e. WEEDS, COTTONWOOD/OLIVE TREES are not approved, and must be removed.

Reminder that a Design Review must be submitted for paint colors before repainting your home, doors and awnings prior to painting

Landscape Committee Update:

The Board would like to thank the volunteers of 2006 Landscape Committee, Jim Gardner, Steve Corrington, Jerry Crowder, and Kim Strong and Jason Rios have been working on tasks presented by the Board. Jim Gardner has agreed to chair the Committee and Steve Corrington is the vice-chair. Meetings have been taking place to discuss landscaping projects and Capital Improvements to the Trail.

The Landscape Committee has been working on trail design, acquiring site plans, grading specifications, cost projections, and material selection. The Committee is also evaluating the information provided on the questionnaire returned by the property owners living along the trail. These responses have been very helpful in identifying drainage and other problems on specific sections of the trail. Residents also contributed numerous suggestions, which are being incorporated into the planning effort. The Committee would like to thank the Community for their support; response to this questionnaire was nearly 100%.

The Landscape Committee plans to have conceptual drawings, costs projections, and a proposed construction schedule ready to present to the Board of Directors at the October SVRPOA Board meeting.

A Community Grant Application has been filed with the Town requesting funds to assist the improvement projects.



Mayor's Update

- It looks like the Weld County Library District is ready to bring their final proposal to the town for approval. Recent technical issues, especially those concerning oil companies who have mineral rights on the property, appear to have been worked out. Those of you who have lived here long enough may remember the battle we waged a few years ago to keep new drilling out of our neighborhood that was planned so close to so many homes. That drilling was eventually moved to what is now Central Park. Now that the town owns the Central Park property we are going to move the new drilling back to our neighborhood—just kidding. Keep an eye on our website for information as to the dates and times of the public hearings for the new library.
- We are still waiting for the St. Vrain School District to set a date to hear the proposed Imagine Charter Schools (www.imagineschools.com) application. The K-8 public school is proposed to be built just to the east of Mountain Shadows (which is across the street from Walgreens). I have heard the parents of over 300 students have shown interest in the school. Contact Pete Ditmon at the town hall for more information or go to the website shown above.
- Community Resource Coordinator, Pete Ditmon, has been busy planning movies and concerts in Miners Park (located across from town hall). The next movie, *Chronicles of Narnia*, is scheduled for September 29th and the next concert is scheduled for October 7th. Mr. Ditmon was instrumental in gaining widespread community support for the recent grant submittal for the regional sports complex planned at the southwest corner of Firestone Blvd. and Road 15 (Frontier St.).
- Harney Park, located next to the Firestone Trail, is looking great and is being widely used. Special thanks go out to fellow St. Vrain Ranch resident and former Parks Commissioner, Sharon Falcone. Sharon and the Parks and Trails Advisory Board, along with the Maintenance Director Theo Apkes and the Firestone Maintenance Department, worked long and hard to plan the park and get it to where it is today.

Mayor's Update Cont.:



- You have probably seen the new stop signs located on Shenandoah Ave. The idea was initiated by a resident living at the corner who saw a large number of school children crossing the street on their way to school and using a path to the school at the end of their cul-de-sac. We rely on citizens to help us become aware of unsafe conditions in town. If you see a similar situation in our neighborhood, please let me know. The chief of police, town engineer and I investigate these issues and see what we can do to make things safer.

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

