

# St. Vrain Ranch Property Owners Association

Newsletter Spring 2017

Volume 15, Issue 1  
[www.stvrainranchpoa.org](http://www.stvrainranchpoa.org)

## From the Board of Directors IMPORTANT NOTICE Annual Meeting Carbon Valley Regional Library Wednesday April 5<sup>th</sup> at 6:30 p.m.

### Annual Meeting Information

The Board of Directors invites you to attend the St. Vrain Ranch Property Owners Association Annual Meeting of Members

*Wednesday, April 5, at 6:30 p.m.*

The meeting will be held at the Carbon Valley Regional Library, 7 Park Avenue, Firestone. The meeting will be conducted in accordance with the By-Laws of the Association and this letter serves as official notice for the Association's 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 new State laws, rules and policies during the annual meeting.

**2017 – Annual Report** – A report will be presented with an overview of the Association's functions, Board members, employees and contractors, including the 2017 Budget overview.

The Board of Directors will be addressing questions or concerns you may have. If you have questions or information you would like to have reviewed, please contact the Association at 303-485-0232.

Please plan on attending *April 5, 2017* for the Members Annual Meeting.



### Board of Directors

Dennis Reid, President

Bill Young, Vice President

Brian Wright, Secretary/Treasurer

### Association Contacts

Lorena Linhardt, Administrator

[Administrator@stvrainranchpoa.org](mailto:Administrator@stvrainranchpoa.org)

Fred Skates, Compliance Officer

[Compliance@stvrainranchpoa.org](mailto:Compliance@stvrainranchpoa.org)

Ginny Buczek, Design Review Specialist

[DesignReview@stvrainranchpoa.org](mailto:DesignReview@stvrainranchpoa.org)

### Design Review Requests

*Design Review Requests for Painting or re-painting same colors and re-roofing or roof improvements require approval.*

*All exterior improvements, landscaping and fencing are required to be reviewed and approved prior to installation.*

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](http://www.stvrainranchpoa.org)

Requests may be mailed to:  
St. Vrain Ranch P.O.A.  
P.O. Box 810  
Firestone, CO 80520  
Phone: 303-485-0232

Faxed to: 303-485-2033

E-mailed to:  
[designreview@stvrainranchpoa.org](mailto:designreview@stvrainranchpoa.org)



## Spring Community Garage Sale Dates April 28<sup>th</sup> & 29<sup>th</sup>

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, April 28 and Saturday, April 29, 2017 beginning 8 a.m. come rain or shine.

The sale is set up to correspond with Firestone Clean-Up Day which is Saturday April 29th, Firestone residents can drop off unwanted household debris, check website for details.

Visit the Town website [www.ci.firestone.co.us](http://www.ci.firestone.co.us) for more information



**Overgrown Tree limbs** – Please remove and properly dispose of all overgrown tree limbs and dead landscaping on your property. In an effort to prevent injury and for the safety of people using the sidewalks, take note of your trees, bushes, shrubs and ground cover encroaching on the sidewalks or hanging over fences. As plants mature and leaf out this spring, keep any of these plants or limbs that may be sticking through or hanging over sidewalks trimmed.

## **Election Notice**

An election is being called to elect a Homeowner Representative to the Executive Board of Directors. This election will be conducted by mail-in ballot. The current Board member Bill Young has submitted his intention to continue on the Board. If there are no other interested candidates for this position, no election will be held and Bill will be appointed.

All interested candidates must submit a letter of candidacy. In this letter please state why you wish to be a director; 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 May 15, 2017. Candidates wishing to e-mail may use [Administrator@stvrainranchpoa.org](mailto:Administrator@stvrainranchpoa.org).

Please contact the Association to verify receipt of your letter of candidacy at 303-485-0232.

All candidates are invited to the May 3, Board meeting to address questions from the Board and any homeowners who wish to attend. The meeting will be held at the Carbon Valley Regional Library at 5:30 p.m.

The election will take place during the month of June 2017; the voting period will extend from June 1st to July 1st, 2017. If necessary, voting ballots will be mailed to all current property owners whose accounts are in good standing as of June 1st, 2017. Included with the ballot will be a stamped pre-addressed envelope to be returned directly to the Association's accountant James D. Pieper CPA for audit and counting. The ballots must be postmarked no later than July 1st, 2017, 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 at the August Board meeting, and posted on the website. Results will be posted to the website and printed in the fall newsletter.

The 3-year term for the candidate will begin July 2017.

The Board of St. Vrain Ranch Property Owners Association

Dennis Reid– Bill Young- Brian Wright

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## **2017 Assessment Reminder**

The 2017 Property Assessment invoices are included with this newsletter.

New this year is a option to pay your Assessments using a credit or debit card via Paypal for a \$10 service fee. You can access the payment option on the web site at: [www.stvrainranchpoa.org](http://www.stvrainranchpoa.org)

All payments may be remitted to the Association by paying in full or installments. If you choose to pay a partial payment, an installment fee of \$10 per payment has been included. Your property assesments may be paid using the following payment plan options:

*1 – Payment in full of \$260.00 due by 4/1/17  
½ payments of \$140.00 each due by 4/1/17 and 10/1/17*

As stated in the fine policy, “a late charge of \$25 will be assessed to each account for payments that are 30 days late and will accrue on a montly basis.” The Late Fee of \$25 will be assessed to each payment month that is late.

St. Vrain Christmas walk Committee reported the walk was a huge success. This year 67 homeowners participated and 3,000 people enjoyed the path and holiday lights. Thank you to the community members that participated in arranging the Christmas Walk and we all look forward to next year’s event.

## **BOARD MEETINGS**

### **ARE HELD AT**

#### The Carbon Valley Library

7 Park Avenue  
Firestone, CO 80504

### **Meeting Schedule for 2017**

Please plan to attend the monthly meetings typically held the first Wednesday of each month beginning at 5:30 p.m.

February 1, 2017

March 1, 2017

April 5, 2017

May 3, 2017

June 7, 2017

July 5, 2017

August 2, 2017

September 6, 2017

October 4, 2017

November 1, 2017

December 6, 2017

