

St. Vrain Ranch Property Owners Association

Newsletter: Fall, 2018

From the Board of Directors

NOTICE OF BUDGET 2019

Member Budget Ratification Meeting

Thursday, December 6, 2019 6:00pm

Carbon Valley Library, 7 Park Ave.

Assessments will be increasing for 2019

Enclosed is the Board Approved 2019 Budget. The budget was reviewed and approved at the regular November Board meeting. The Board of Directors would like to invite you to attend the St. Vrain Ranch Property Owners Association Budget Ratification Meeting on Thursday, December 6, 2018 at 6:00. The meeting will be held at the Carbon Valley Library in the small meeting room.

The 2019 annual assessments will be increasing to \$300. The increase in assessments is necessary to meet budget requirements for maintenance and operating expenses. Expenses have increased steadily each year and the Association has been able to manage without increasing assessments for the past 6 years. Despite efforts to continue to maintain costs, the Association will need to increase the annual assessment to \$300 in order to continue to balance the budget.

Assessments will be invoiced to all property owners at the beginning of the year 2019 with a due date of April 1, 2019.

This year a payment option will be available to make ½ payments, which will be due April 1st and October 1st with a \$10 service charge for each payment.

Payments may be made by using a credit or debit card with your PayPal account. You can access PayPal on the Association web site at: www.stvrainranchpoa.org

Thank you for your membership in the St. Vrain Ranch Property Owners Association, we look forward to seeing you at the Budget Ratification Meeting Thursday December 6, 2018.

The Board of Directors

St. Vrain Ranch Property Owners Association

The St. Vrain Ranch Board of Directors supports and recommends participation in the upcoming 4th Annual Christmas Light Walk.

The Christmas Light Walk committee has done an exceptional job over the past years of lighting our walking trail. The two big nights are Dec 7th and 14th from 6 to 8 pm.

Santa will be present and musical groups will be singing Christmas Carols.

Last year over 75% of the 90 homes along the trail participated in lighting their backyards and fences.



Board of Directors

Dennis Reid

Brian Wright

Bill Young

Association Contacts

Lorena Linhardt, Administrator

Administrator@stvrainranchpoa.org

Fred Skates, Compliance Officer

Compliance@stvrainranchpoa.org

Ginny Buczek, Design Review Specialist

DesignReview@stvrainranchpoa.org

Design Review Requests

Please allow 2 to 3 weeks for review status & response.

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

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

COVENANT INFORMATION

Covenant questions, problems, or inquiries may be made by email Compliance@stvrainranchpoa.org or calling Fred Skates, 303-485-0232, please leave a message in mail box #3.

Please keep in mind these Fall/Winter Covenant reminders...

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.

Rental Homes - Property owners are responsible for informing their renters of the covenants of the Association. Please provide the Association with renter's names, your current mailing address and telephone number. Property owners are responsible for the continued maintenance and ensuring the property complies with the covenants. All Property Owners can access the current covenants and policies on the web site at www.stvrainranchpoa.org

Leaf removal and Yard Preparation - the Association does not remove leaves Please remove and properly dispose of all leaves and dead landscaping on your property. Leaves may not be blown into the street or if you live on the trail please don't blow your leaves onto the trail.

Snow Removal - Please keep your sidewalks and driveways clear of snow. The Association does not provide snow removal for your sidewalks or streets. 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 are going to be out of town, remember to make prior arrangements to have your walkways cleared in the event it snows while you are away.
Important – Snow may not be blown or thrown into the street.

Decorations - Please plan on removing your Holiday decorations in a timely manner and remove Christmas decorations no later than January 31st.

Trash Bin Storage -Trash bins (including recycle bins) must be stored behind your fence or in the garage.

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

Community Concerns – The Association has received several complaints regarding neighborhood pets. As a reminder, all dogs must be walked on a leash, and it is important to clean up after your pets on the community trail. Pet waste receptacles have been conveniently placed on the trail. Please do your part to help keep the community clear of pet waste.

CONTINUOUS BARKING IS CONSIDERED TO BE A NUISANCE

Pet Noise - Pet owners are required to use reasonable care to control nuisances and disturbances caused by pet, i.e. barking. Refer to Master Declaration section 6.5 and 6.10 for regulations concerning pets and nuisances.

By Fred L. Skates, Compliance Officer



BOARD MEETINGS

ARE HELD AT

The Carbon Valley Library

7 Park Avenue
Firestone, CO 80504

Budget Ratification Meeting

Thursday

December 6, 2018

Members Budget Ratification
meeting 6:00p

Meeting Schedule for 2019

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

January -Executive work session

February 6, 2019

March 6, 2019

April 3, 2019

May 1, 2019

June 5, 2019

July - TBD

August 7, 2019

September 4, 2019

October 2 2019

November 6, 2019

December 4, 2019