

St. Vrain Ranch Property Owners Association

Newsletter Fall-Winter 2021

From the Board of Directors

NOTICE OF BUDGET 2022

Member Budget Ratification Meeting

Wednesday, December 1, 2021 6:00pm

Carbon Valley Library, 7 Park Ave., Firestone

Enclosed is the Board Approved 2022 Budget. The budget was reviewed and approved by the Board at the regular November Executive Board meeting. The Board of Directors would like to invite you to attend the St. Vrain Ranch Property Owners Association Budget Ratification Meeting on Wednesday, December 1st, 2021 at 6:00pm. The meeting will be held at the Carbon Valley Library in the meeting room.

As the maintenance and operating expenses have increased steadily each year and despite efforts to continue to maintain costs, the Association will need to increase the assessment to \$350/year in order to continue to balance the budget. Our annual Assessment dues have not increased for the last 3 years.

2022 Assessments of \$350 will be invoiced to all property owners at the beginning of the year with a due date of April 1, 2022.

A second payment option available of to make ½ payments, which will be due April 1st and October 1st which includes a \$10 service charge for each payment of \$185.00.

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 Wednesday, December 1, 2021.

The Board of Directors

St. Vrain Ranch Property Owners Association

St. Vrain Ranch Community Christmas – Holiday Lights Walk

St. Vrain Ranch Board of Directors supports and recommends participation in the upcoming 7th Annual Christmas Light Walk.

The Christmas Light Walk committee has done an exceptional job over the past years of lighting our walking trail and enjoyed by all.

The two big weekend nights are Dec 3rd - 4th and 10th - 11th from 6 to 8:30 pm.

Santa Claus and the Grinch will be making appearances, musical groups will be singing carols and volunteers will be handing out Hot Chocolate and Cider at the East entrance at Shenandoah.

Come, enjoy time with friends and family during this festive celebration of holiday, lights and fun.

Volume 19, Issue 2
www.stvrainranchpoa.org



Board of Directors

Dennis Reid, President

Bill Young, Vice President

Brian Wright, Secretary/Treasurer

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 and 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 80520-0810
Phone: 303-485-0232
Fax: 303-485-2033

E-mailed to:
designreview@stvrainranchpoa.org

WINTER EXTERIOR MAINTENANCE CHECKLIST

The purposes for which the Association was formed are to preserve and enhance the value of the properties of members and to operate, govern, manage, supervise and care for the Community and the common elements of St. Vrain Ranch.

To support these requirements to maintain the attractive appearance of the neighborhood and protect property values, we have a checklist that may help you focus on possible tasks:

- Yard
 - o Rake leaves and pine needles (do not blow into street)
 - o Verify trees, shrubs and bushes do not extend over the sidewalk, over or through the fence
 - o Store outdoor furniture and cushions
- Roof and Gutters
 - o Clean Gutters and Downspouts
- House Exterior
 - o Clean out window wells
 - o Remove hoses from spigots. Drain and store.
 - o Clean out Chimney
- Miscellaneous
 - o Cover AC unit
 - o Remove snow from sidewalks within 24 hours of the last accumulation of snow and ice (do not blow/shovel into street)
- Trash Bins and Debris
 - o Please keep all trash bins and debris out of view, items should be stored behind the fence or in the garage

COMMUNITY REMINDERS

Vehicle Storage – Storage of recreational vehicles including boats, trailers, motor homes and/or inoperable vehicles are not allowed anywhere within the Association or within the community including streets unless such storage is within a garage.

Parking of any vehicle is not allowed on non-designated parking areas i.e. rock landscaping.

Design Review Requests - All exterior improvements, landscaping and fencing are required to be reviewed and approved prior to installation.

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.



St. Vrain Ranch

Executive Board Meetings

Meeting Schedule for 2021 & 2022

Regular monthly meetings are typically held the first Wednesday of each month at Carbon Valley Library beginning at 5:30 p.m.

December 1, 2021

January -Executive work session

February 2, 2022

March 2, 2022

April 6, 2022

May 4, 2022

June 1, 2022

July 6, 2022

August 3, 2022

September 7, 2022

October 5, 2022

November 2, 2022

December 7, 2022