

# St. Vrain Ranch Property Owners Association

Newsletter Spring 2022

Volume 20, Issue 1  
[www.stvrainranchpoa.org](http://www.stvrainranchpoa.org)



## From the Board of Directors *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 Brian Wright has submitted his intention to continue on the Board. If there are no other interested candidates for this position, the election will be cancelled, and Brian will be appointed.

All interested candidates are requested to submit a letter of candidacy. This letter should indicate reasons 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, 2022. 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.

The election will take place during the month of June 2022; the voting period will extend from June 1st to July 1st, 2022. If necessary, voting ballots will be mailed to all current property owners whose accounts are in good standing as of June 1st, 2022, 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, 2022, 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 this Board position will begin July 2022.

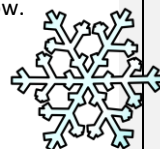
The Board of St. Vrain Ranch Property Owners Association

Dennis Reid– Bill Young- Brian Wright

Board Member Bill Young has given notice of resignation of his board position. Bill is one of the original members of the community moving to St. Vrain Ranch in 1999. Bill has been a Director of the Board since 2011 with volunteering his time to various committees prior to becoming a board member. Bill has been a valuable contributor to the community and we wish him all the best.

Members interested in an appointment to fill the remainder of this position may contact the Association.

**Spring 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>



**Trash Dumpsters** –As Spring approaches we see an increase of large trash dumpsters in the community, being used for spring clean-outs or constructions projects. Please notify the Association with a timeline for storing the dumpster on your property. Please be mindful of the dumpster placement as not to block view of the street.

## 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

*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](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)



## Community Garage Sale Dates May 6<sup>th</sup> and 7<sup>th</sup>

The Association will be providing the advertising for a Community Garage sale. An advertisement will be placed in the local Daily Times Call and other local social media.

The Community Garage Sale dates are the weekend of Friday, May 6<sup>th</sup> and Saturday, May 7<sup>th</sup> beginning 8 a.m. come rain or shine.

### Town Clean Up Day

Visit the Town Website for information on Town Clean Up Day.  
<https://www.firestoneco.gov/cleanupday>

## Association Budget and Assessments notice

Enclosed is the Board Approved Budget and the Assessment invoice for 2022. The budget was reviewed and approved by the Board at the regular November 2021 Executive Board meeting. The budget for 2022 has changed from previous years and was ratified at the December 2021 Budget meeting. The annual assessments are \$350. The assessments are necessary to meet budget requirements for the maintenance and operating expenses of the Association.

2022 Assessments of \$350.00 will be invoiced to all property owners with this notice and are due April 1, 2022.

A payment option is available to make ½ payments, which will be due April 1st and October 1st which will include 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](http://www.stvrainranchpoa.org), to use this service there is a charge of \$15.00.

The Association will hold an Annual Meeting of Members on April 6, 2022.

The Board of Directors

St. Vrain Ranch Property Owners Association

We wish to thank all property owners who pay these Assessments in a timely manner. This enables the Association to financially function and pay expenses on time. If you have questions or concerns regarding your account invoice, please feel free to contact the Association Administrator.

*St. Vrain Ranch would like to express our appreciation to the St. Vrain Christmas Trail walk Committee as the walk was a huge success. This year most homeowners participated and many people enjoyed the path and holiday lights. Thank you to the walk community members that participated in arranging the Christmas Trail Walk and we all look forward to next year's event.*

St. Vrain Ranch

Executive Board Meetings

Meeting location

The Carbon Valley Library

7 Park Avenue  
Firestone, CO 80504

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

Meeting Schedule for 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



**From the Board of Directors**  
**IMPORTANT NOTICE**  
**Annual Meeting**  
**Carbon Valley Regional Library**  
**Wednesday April 6<sup>th</sup> at 6:00 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 6<sup>th</sup>, at 6:00 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.

**2022 – Annual Report** – A report will be presented with an overview of the Association's functions, Board members, employees and contractors, including the 2022 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 6<sup>th</sup>, 2022* for the Members Annual Meeting.

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**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.

**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.

**St. Vrain Ranch Property Owners Association**  
**Approved 2022 Budget - \$350/year**

**INCOME**

Assessment Income	\$ 208,250.00	
Working Capital-collected at closing	3,500.00	
Transfer Fees - collected at closing	8,000.00	
Interest Earned	250.00	
Fines	4,000.00	
Other income/Recovered Expenses	4,000.00	
<b>TOTAL INCOME</b>		<b><u>\$ 228,000.00</u></b>

**EXPENSES**

Utility Expenses

Water	\$ 18,500.00	
Electricity	<u>1,500.00</u>	
Total Utilities		\$ 20,000.00

Grounds Expenses

Grounds Maintenance	\$ 23,856.00	
Grounds Mulch Replacement	10,500.00	
Grounds Snow Removal	16,000.00	
Grounds Repair including sprinkler	14,000.00	
Grounds Improvements	6,430.00	
Fence Maintenance	200.00	
Monument Improvement/Repair	<u>12,885.00</u>	
Total Grounds		\$ 83,871.00

Community and Business Operations

Reserve Account funding	\$ 5,400.00	
Accounting	3,000.00	
Legal Counsel	4,000.00	
Community Management	72,029.00	
Association Offices	7,800.00	
Postage	1,500.00	
Printing, Copying & Supplies	3,000.00	
Meeting Expenses	700.00	
Phone/Internet-Web Maint.	4,800.00	
Recoverable Expenses	500.00	
Bank and service charges	1,800.00	
Misc. Expenses	500.00	
Insurance grounds/officer	7,000.00	
Workers Compensation	1,400.00	
Reimburse Expenses	4,500.00	
Employer Paid Taxes	<u>6,200.00</u>	
Total Community and Business Operations		<b><u>\$ 124,129.00</u></b>

**TOTAL EXPENSES**

**\$ 228,000.00**

**PROJECTED RESERVES ACCOUNT SUMMARY**

Beginning Balance	\$134,770.00
Deposits 2022	5,400.00
Interest to be earned	<u>\$120.00</u>
Total Reserve for 2021	<b><u>\$140,290.00</u></b>