

St. Vrain Ranch Property Owners Association

Newsletter Fall-Winter 2022

From the Board of Directors

NOTICE OF BUDGET 2023

Member Budget Ratification Meeting

Wednesday, December 7, 2022 6:00pm

Carbon Valley Library, 7 Park Ave., Firestone

Enclosed is the Board Approved 2023 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 7th, 2022 at 6:00pm. The meeting will be held at the Carbon Valley Library in the large meeting room.

The annual assessments will remain the same this next budget year at \$350. The assessments are necessary to meet budget requirements for maintenance and operating expenses of the Association.

2023 Assessments of \$350 will be invoiced to all property owners at the beginning of the year with a due date of April 1, 2023.

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 with a fee of \$15 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 7, 2022.

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 8th Annual Christmas Light Walk.

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

The two big weekend nights are Dec 9th - 10th and 16th – 17th 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.

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www.stvrainranchpoa.org



Board of Directors

Dennis Reid, President

Tracy Richard, Vice President

Tom Gruenberger, Secretary/Treasurer

Association Contacts

Lorena Linhardt, Administrator

303-485-0232

Administrator@stvrainranchpoa.org

Joe Smolka, Compliance Officer

720-288-9125

Compliance@stvrainranchpoa.org

Ginny Buczek, Design Review Specialist

720-731-6299

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: 720-731-6299-Ginny

E-mailed to:
designreview@stvrainranchpoa.org

LANDSCAPE COMMITTEE

The Board of Directors is interested in getting feedback from the community regarding the need for a committee to report to the Board regarding the landscaping and needed projects for the community.

The Committee will be made up of a minimum of three homeowners. It is suggested that members be familiar with landscaping or architecture and have related work or educational experience. All interested residents must submit a letter of interest. This letter should indicate reasons you wish to be on the committee. All members must be property owners of record and in good standing as a member of the SVRPOA. The Committee serves in a volunteer capacity at the pleasure of the Board of Directors, and volunteers receive no compensation. The Chairperson will be appointed by the Board of Directors. The Committee is required to hold a minimum of six meetings and keep informal minutes of those meetings (one page or less description of what happened). The Committee is also required to inspect the entire grounds every three months.

Please submit your letter of interest to Board@stvrainranchpoa.org by January 1, 2023.

COMMUNITY REMINDERS

Holiday Decorations and Lights - Please keep in mind holiday lights and decoration displays should be removed by January 31st.

Trash Bins –As Winter approaches we see an increase of large trash bins in the community, being left outside or stored on the side of houses. Please remove bins in a timely manner and store them in your garage or behind your fence.

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.

IMPORTANT POLICY INFORMATION

The Board has recently adopted updated Policies based on recent legislation and HB 22-1137 affecting associations.

The new Policies for Enforcement and Collections are located on the website at www.stvrainranchpoa.org

Please sign up on the website to receive notices via e-mail under the sign-up tab.

St. Vrain Ranch

Executive Board Meetings

Meeting Schedule for 2022 & 2023

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

December 7, 2022

January -Executive work session

February 1, 2023

March 1, 2023

April 5, 2023

May 3, 2023

June 7, 2023

July 5, 2023

August 2, 2023

September 6, 2023

October 4, 2023

November 1, 2023

December 6, 2023