

# St. Vrain Ranch Property Owners Association

Newsletter Fall, 2016

## From the Board of Directors

Budget 2017

Assessments Remain at \$260 for 2017

Enclosed is the Board Approved 2017 Budget. The budget was presented at the November 2, 2016 Board meeting. The Board of Directors approved the 2017 Budget, and would like to invite you to attend the St. Vrain Ranch Property Owners Association Budget Ratification Meeting Monday, December 5, 2016 at 6:30. The meeting will be held at the Carbon Valley Library in the meeting room.

The 2017 assessments will remain at \$260 for the 4<sup>th</sup> year. Payment will be due by April 1, 2017. Assessments will be invoiced to all property owners at the beginning of the year 2017.

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](http://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 Monday, December 5, 2016.

The Board of Directors

St. Vrain Ranch Property Owners Association

**Receive Association information and newsletters via**

***E-mail***

Sign up at [www.stvrainranchpoa.org](http://www.stvrainranchpoa.org)

*E-mail signup – simply click on sign up here*



## Board of Directors

Dennis Reid

Brian Wright

Bill Young

## 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)

## COVENANT INFORMATION

Covenant questions, problems, or inquiries may be made by email [Compliance@stvrainranchpoa.org](mailto: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...

**Design Guidelines Rules and Regulations revisions** – The Association has recently made revisions to and updated section 4.4 to read overhanging trees/shrubs will be trimmed to a minimum of 6 foot above the sidewalk except those hiding a “Stop Ahead, Stop or Yield” signs which may require higher trimming so signs are visible. Please take note of your trees, bushes, shrubs and ground cover which maybe encroaching on or hanging over sidewalks and fences.

**Community Concerns** – The Association has recently 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.

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

**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 know 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 and Christmas decorations in a timely manner.

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

**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.

By Fred L. Skates, Compliance Officer



## BOARD MEETINGS

### ARE HELD AT

The Carbon Valley Library

7 Park Avenue  
Firestone, CO 80504

### Budget Ratification Meeting

**Monday**

December 5, 2016

Members Budget meeting 6:30p

### 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.

January -Executive work session

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