The Ranch Wrangler

March 4, 2008

The New Ranch Maps

Are NOW available, We are very pleased with the quality, color and clarity, They have been printed to same dimensions as the previous map so you can place them in your existing frames. They will be $125 and the proceeds will go toward the Fishing Fund. Please send note on you check that the payment is for the maps and we'll make map avail bile for you.

Communications

Board members have been working with Venturoni Surveys & Research, Inc. to develop a homeowner survey tailored to the Ranch. Linda Venturoni has assisted Carbondale, Aspen and Basalt in surveying the property owners of those municipalities. The Board is hopeful the homeowner survey results will provide insights to help guide the planning for the future.

Borne Engineering has been selected as the firm to compile the data for the Major Maintenance Reserve Study for the common operations, condominiums, waste water treatment facility, domestic water system, golf course and the Ranch equipment. This project has been scheduled and will begin when the snow is off the roads, roofs and grounds.

Colorado Property Management Group is preparing to send the 2008 Ranch Directory to the printers and we believe we have everyone's information.

Please note, we have attempted to make all of the forms and applications you may need here at the Ranch available on our website, www.ranchatroaringfork.com or you can give us a call and we'll mail, fax, email a copy, or let us know you're coming and we'll make you a copy.

Automatic Gate Code Change

Traffic has been slow this winter through the automatic gate; please remember the code is available by calling the Ranch office 8am-5pm Monday through Friday..

As the weather improves traffic will also increase and we hope you can avoid calling after hours to obtain the code. We will continue to research the installation of a card reader, but current technology and power requirements make changing the code and keeping the code privileged to authorize users is the key to controlling the traffic in the common recreational areas.

Rules & Regulations

In response to homeowner input at past Annual Homeowner's meetings and recent comments, the Board has been working with Colorado Property Management Group to enforce the Ranch's Rules & Regulations in accordance with Senate Bills 89 & 100. In review of the 31 most recent violations, 19 were for trash cans left outside of the residents garages. We have been lax in policing ourselves and many of the violations can be avoided by owners refreshing themselves with the Rules and Regulations.

The Board has unanimously passed a resolution to facilitate the communication and resolve violations, as well as providing a means for the homeowner to have a hearing with the Board of Directors.

Fishing Badges

The 2008 Fishing Badge application is now available on the website. The 2007 badges will be valid through March. Please fill out your application and send it and payment to the Ranch office so we can process your request. Should you wish to pick up the 2008 badges please give us 24 hours notice and we'll have the badges ready for you. Special arrangements can be made for after hours and weekend assistance.

All Homeowner Fishing Meeting

A fishing meeting for all interested owners has been scheduled for April 4, 2008. The meeting will be held at the gazebo at 6:00 PM. Bob Jacobson has been asked to chair the meeting and too act as the liaison with the Board. At this meeting, fishing committee members will be considered and a recommendation for a chairperson will be determined and forwarded to the Board for their approval. If you are interested in serving but unable to attend, please contact Bob at bobj@sopris.net.

Operations

Rick and the Ranch hands have been busy this winter with record snowfall and cold weather. We have had ice related damming in the waterways as well as the roadways.
We thank the many winter residents for their encouragement and patience as we just don't have the equipment or the storage for the amount of snow we have had this winter.

We are already are making plans to deal with the potential of high spring run-off and the possibility of the river breaching its banks.

Condominiums

The special projects recommended by the Condominium Advisory Committee and approved by the Board have begun. The asphalt was removed by building #11 in the fall along with the pine tree that was causing the damage. The icy conditions there have been reduced significantly. The asphalt will be replaced in the spring.

Staff has begun exchanging the common area incandescent fixtures with low voltage units, and will continue as weather permits. We will begin preparations for the painting of the stairs and landings and plan to have the painting project completed prior to the end of May. We are soliciting venders for the dryer vent and chimneys inspection and cleaning as needed.

Architectural Guideline Update

The Architectural Review Committee has recommended and at the February 1, 2008 meeting the Board approved several revisions to the Architectural Guidelines. The revised Guidelines are available on the Ranch website and it is recommended that you review those and prior requirements if you are planning a project here at the Ranch. Below are the revisions:

#1 Establish a list of items required for submission of applications:

- A receipt form will list the required documents and the next Architectural Committee meeting.
- All applications must contain applicable information for the application to be reviewed. Preliminary review may be required to establish if additional information is required such as to scale drawing, plot plans, materials, color and landscaping plans.

#2 The Committee will set monthly meeting dates and all plans and submissions must be submitted a minimum of 1 week prior to the scheduled meeting date. A letter of receipt will be issued to the applicant stating the 30 day review period and the scheduled meeting date.

- 15th of the month application deadline or next working day for completed application
- 30th of the month for the regular scheduled Architectural Committee meeting, the approval window starts after the scheduled meeting date
- Applicants are welcome at these meetings

#3 Fees for all architectural approvals, including but not limited to landscaping, fences, roofing, remodels and new construction has been established:
Solicit local architects to assist in the review of remodels and new construction. Determine what the initial cost would be to have them assist the Committee.

Value of Project	Recommended Fee
$1 - $5,000	$50
$5,001 - $10,000	$100
$10,001 - $100,000	$250 + architect review costs
$100,001 -	$500 + architect review costs

#4 The Board of Directors ratified the policy, established September 2004, of not becoming involved in the resolution of property line / fence placement disputes. The Association feels that these types of disputes are best resolved by negotiations between the involved parties, in accordance with Garfield County requirements.

Existing fences cannot be relocated or torn down until the matter has been mutually and satisfactorily settled by the involved parties. When this has occurred, the Association manager should be advised, and permission will be given to take action in accordance with the decision that has been reached with the involved parties.

Golf Course

Tom Vail is optimistically anticipating the 2008 golf season to begin March 22nd weather permitting. We will keep you informed as that date draws near. This winter we have had freezing temperatures, an abundance of snow, an occasional vehicle from Highway 82 as well as a number of elk and deer the course. Thanks to those who have stayed off the greens and tee boxes while skiing the golf course. As the weather continues to warm; it will be even more important that you stay off the course as the grounds thaw.

Tom and the golf course crew thank you

RV Lot

Thanks to the owners that have sent in their 2008 RV Lot applications, registrations and payments. We plan to issue the 2008 permits by the end of February. Please let us know if you did not receive the RV Lot notice so we can get you a copy.

Remember these great words:

“Before you criticize someone, you should walk a mile in their shoes.
That way when you criticize them, you’re a mile away
and you have their shoes.”
Dr. Brett Axton –Colorado Pheasantologist

Have a great spring and we’ll see ya soon!