



The Wrangler

October 9, 2007

September 26 Board Meeting

The three new Board members are a great addition to the excellent leadership the Ranch already has in place. This was our second Board meeting since the annual meeting in July and they have hit the ground running.

Officers were elected at the August Board meeting. You can go to the Ranch website www.ranchatroaringfork.com and reference their addresses and phone numbers.

President- Michael Gerber
Vice President- Brian Pettet
Treasurer- DeeDee O'Brien
Secretary- Bob Jacobson

The Board is establishing guidelines for following committees:

Architectural
Condominium
Equestrian
Fishing / Waterways
Golf & Tennis
Sound Abatement

The Board asks those interested in participating on one or more of these committees to convey their interest to Doc at rff_doc@comcast.net. The Board will establish the size of each committee, appoint the Chairs of the committee, review and help set goals for the committees, post meeting dates on the RRF website and require minutes of all meetings.

Ranch Condos – John Hermon

This is a reminder that the sixty condo units at the Ranch have a covenant and rules that are separate and different from the covenants for the one hundred individual home sites. Each individual condo owner owns 1/60 of all of the 14 condo buildings and the condo limited common elements. For example as a condo owner you own 1/60 of the lot under your condo and you own 1/60 of your neighbors' deck, if the cold water pipe in the attic freezes and bursts your condominium reserve fund pays the cost to repair it. The tax evaluation of your individual condo includes 1/60 of the value of the common elements. As a condo owner you also own "individual space" the boundaries of your air space are "... the undecorated interior surfaces of the lower most floor, the uppermost ceiling and the perimeter walls thereof and, where found along such walls, the interior surface of any built-in fireplace, door or window (when closed).

Part of the condo dues goes to maintain everything outside of the individual condo owners "air space". In addition the condo dues pay for cable television, trash collection, landscaping mowing maintenance of the condo common elements and insurance for the 14 buildings. It should not come as a surprise the dues will increase as the 30 plus year old condos continue to age. The landscaping contract we have with OSF (Tom Vail) excludes flowerbed maintenance along condo side and rear perimeters, and by entry doors between carport storage and building.

Financial Update

The Board received the draft 2006 Financial Audit. They are reviewing it and plan to have it posted on the websites by the end of October. The audit addressed the work performed by our former and current accounting and financial management companies. It is apparent that the change of firms. We now receive timely monthly financials and the Board and staff are able to evaluate each department on a monthly basis.

There has been some issues with Colorado Property Management Group's timeliness of returning owners calls. We have addressed this with CPMG and expect more timely responses.

It might be quicker if you email your questions to jenna@withcpmg.com or fax them to 1-303-671-6430.

Ranch Life

One of the clear directives the Board has heard at the Annual meetings is more attention the enforcement of the Rules and Regulations. The Board has requested that CPMG notify homeowners of specific violations and to follow-up with appropriate action if the violations are not corrected. This approach has been successful and many owners have responded and corrected the issues. Thank you.

Remember you can reference the Ranch Rules & Regulations on our website along with other helpful information such as Waste Solutions' pick up schedule and additional service charges.

Staff has installed a few new signs at the burn pile, Relay Station parking lot and the condominium dumpsters. We have had two very costly flat tires at the burn pile because of nails and metal items discarded there. The cost is costly, very timely and extremely frustrating for the staff. Please, please DO NOT discard any construction debris in the burn pile or anywhere on the Ranch.

Because of the repeated dumping of unauthorized waste, the Board has discussed closing the burn pile and requiring owners to take their branches, leaves and grass clipping to the County landfills.

In addition, some residents have disposed of their old appliances, construction debris, furniture, as well as dead animals, in or around the condominium dumpsters. These containers are for household trash. The trash contractor will not dispose of these items and Ranch staff time is wasted disposing of these items. This added expense is incurred by the action of inconsiderate residents is share by all homeowners.

Lastly some individuals have been bring construction and lawn debris in form outside of the Ranch to the burn pile and dumpsters; you know who you are, and this must stop!

Residents and our staff have commented that the illegal fishing practices have decreased this year. Thanks to those who have used their badges correctly and thanks to those that have assisted in monitoring the badges. We believe the word is out you can't just show up and fish without proper identification.

We are researching the installation of a card reader at the automatic gate going back into the Common Recreational Area. Each property owner could be issued access cards and we could eliminate the touch codes and decrease the number of unauthorized trespassers coming into the common areas. We'll keep you posted.

Fall to Winter Perpetrations

It seems that just yesterday it was hot and summer would never end, well, it did! Last night it was 34 degrees in Glenwood and it's gonna get colder, but until then, we can enjoy the Indian summer days. Don't be fooled winter is coming.

So, here are a few reminders in preparation for winter; find your snow tires and have them installed, remove and drain hoses, put away summer toys and get out winter toys and remove bird feeders (bear feeders).

Make sure you know how to operate the dampener on your fireplace and don't use flammable liquids to start your fire. Don't burn cardboard or trash and build a small fire so you can manage it. Please don't leave a fire unattended and extinguish your fire before you go out or to bed. Dispose of ashes in a metal container outside your home.

Ranch staff will be removing the condominium hoses and turning off the hose bids, installing the attic vent covers and checking that the unit heat is on. If you use your unit and the hose is disconnected please don't reconnect it even if the weather looks good.

We have had more sightings of a large bear going through trash cans, barbeque grills, pet dishes and bird feeders. Please be kind to the bears and don't bait them to your property. We don't want anyone or a bear to get hurt.

October Board Meeting

Due to the busy fall schedules and staff vacations, the next Board of Directors meeting will be held later in October. The time will be posted at the office and on the website <http://ranchatroaringfork.com>. Please watch the website or check with the office as these dates and times sometimes change.

In Closing...

Please give the Board of Directors your suggestions as to what the new streams, bridges and special fishing "hole" could be named. They'll take the suggestions, and we'll let you know what's what.

We should have the new property map just in time for the Holidays! Remind me if you want a copy as soon as they are available.

Thanks to all who have commented to Tom Vail and Rick Carsten on how wonderful the Ranch looks. These guys and their crews have done a great job this year. Thanks to those who have helped at the golf course, the horses, fishing streams, trails, and are our eyes and ears when we can't be around.

This Ranch is so wonderful and you've helped make it so special.

Till next time,

P.S.

Emeran and Charlene Leonard have some dishes from the Relay Station and there are pictures on our website in the want ad section.