



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Spring Newsletter – March 2011

Letter from the President

This past winter has been long and cold. We had record low temperatures, some mornings it was -30 degrees. Plus we have had winter with snows that place this winter in the record books. And for the record we have not had one insurance claim for broken water pipes. This is due to the weekly unit checks by our Management Company and the fact that most water mains were shut off when the unit was not occupied.

For those owners who do not have their units on the inspection list I strongly recommend adding them. During winter months the unit is checked weekly and in the summer months every other week. One small water leak or furnace outage could add up to thousands in repairs for the owner.

Now, as to plans for this summer the Board is working on contracting for grounds maintenance. Our plans are to continue to improve the looks of the grounds and continue to keep our HOA the best looking complex in the County.

Finally, the Board has been working with the Town for curbs and gutters at the Bald Eagle, Allegra Lane and Robin Drive intersection. And we will be taking bids for the landscaping improvements that were discussed at last year's annual meeting.

Bob Kieber
Board President

Landscaping Update

At the 2010 Annual Meeting plans were exhibited on proposed landscaping improvements at the Bald Eagle, Robin Drive and Allegra Lane intersection. The Board contracted with a local Landscape Architect to design the project and we are very close to sending the project out for bids.

The plan is to make this intersection a real focal point to our HOA. Stone work, bushes and trees are included in the plan and areas at each corner for flowers.

Entrance Monument to Change

Our entrance sign and monument will be receiving changes this spring. Our sign will be replaced with a brand new sign and brand new design. The current sign is over 10 years old and is showing its age. The new sign will be of a material that withstands our weather much better and should last substantially longer. In addition Angler Mountain Ranch will be adding their sign to our monument frame and be sharing the cost of maintenance to the monument and the three islands along Bald Eagle Road.

Looking to Touch up your Hot tub?

We have matching house/trim paint available to owners who would like to touch up the paint on your hot tubs, house trim or garage door.

Contact Bob Kieber at 262-1199 to obtain the paint.

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HOA REGULATIONS

Just a reminder that we have well defined rules on parking, pets, rentals, and landscaping, to name a few.

As an example, only one vehicle may be parked outside the garage. Vehicles include autos and small pick up trucks. No motor home or trailers may be parked anytime on the Ponds grounds. No vehicles with advertising may be parked outside, excluding emergency vehicles.

Boats and kayaks outside are also prohibited.

Pets may be on tethers and animal droppings must be cleaned up.

Rentals for more than one month must be documented with our management company.

These rules may seem too strict to some but the intent is to keep property values up and the visual aspect consistent.

For more information go to The Ponds website. ♦

ANNUAL MEETING DATE

The Annual meeting will be held August 20, 2010, 10:00 AM in the Silverthorne Elementary School.

At 1:00 PM we will have a catered picnic in the east Allegra Lane pocket park.

Mark your calendars today!

Check your Furnaces and Water Heaters.

Over the winter the Trane energy efficient furnaces and Rinnai Water heaters had a healthy workout.

Even though these appliances are only a couple years old some maintenance is required. And if you have a humidifier that needs some attention too.

Read your owners manual and learn what needs to be checked so that equipment works to its' highest level. Routine maintenance should mean lower utility bills too.

Also, change the batteries in your smoke detectors every year.

We want your help!!!!

On June 4th (Weather Permitting) at 9:00 AM we will have a volunteer work day.

The plans are to plant flowers at the front entrance monument/ sign area.

Please take an hour or so and help us clean up the remnants of winter and plant the colors of summer.

Depending on the turnout we will have few other little projects for those who do not have a green thumb.

Hope to see you there!

Volunteers Needed.

Have a Green Thumb? Volunteer for the Landscape Committee, contact any Board member for more information.

Like to serve on the Board? One Board position will be up for a vote at the Annual Meeting.

♦With warmer weather hopefully on its way BBQ season is approaching. The HOA rules allow for gas and charcoal grills plus enclosed fire pits. These items are patio approved only, no front areas allowed.

The Board strongly requests that all owners have Fire Extinguishers available as a safety precaution.

In addition the rules allow for dogs to be tethered adjacent to your patio. This is only if the owner is present. Plus, cleanup after your pets is a must.

Willows and Trees

Remember that owners are not to cut down or trim the willows or trees that are on the banks of the Blue River or the north or south ponds.

If dead wood is a major portion of the willows let a Board member know. We can determine if the plant is on our property or the Towns and if on our property we can have the deadwood removed. Thinning and pruning can be approved by the Board.

Remember that what you think looks bad may look good to your next door neighbor.

♦Trespassers' & Fishing

We are fortunate that we have the boundaries that abut the Blue River and two beautiful fishing ponds. The same things that make those amenities attractive to us also make them attractive to those who are not Ponds owners.

So if you see people parking in The Ponds politely inform them that parking is private, not public.

Most will respect this fact and move on. Suggest that they park at the north pond park or across the river to the east there is parking at the base of the hill at Angler Mountain, both are public parking.

If you happen to notice habitual offenders take note of the license number and let our property manager aware of this information.

It is not that we want to prohibit anyone from enjoying the fishing but we want to reduce any liability that could occur.

Attention LANDLORDS!

For all of you who rent your Ponds units, make sure you go the Website and look up the regulations on unit rentals.

All long term tenants and the unit owners must submit certain paperwork documenting the rental and all must agree to abide by the HOA Rules.

If you currently rent or lease your unit at The Ponds go to the Website and print out the related paperwork.

Also, State Law now requires that as a landlord you have installed CO2 detectors in your rental unit. This is for both short and long term rental units.

This is an important part of being a responsible landlord.♦

ASSOCIATION DOCUMENTS AVAILABLE ONLINE

Have you visited the HOA's website lately? Copies of all the Association's documents, including the Declaration and Bylaws, Minutes of all Board, Annual, and Special Meetings, and Financial Documents are posted online at www.summitresortgroup.com.

Remember, broadcast emails and the website are our primary means of communication. Please keep us informed of your current email address. If you have any questions or problems with the site, contact Deb Borel at debborel@msn.com, or call her at 970-468-9137 or 1-800-944-9601. ♦



MAINTENANCE & SECURITY CHECKS

Per the Management Contract, Summit Resort Group (SRG) will perform security checks for any unoccupied unit. The inspection includes a check for proper appearance (no vandalism), a check of the heat settings and appliances, verification of electrical and water operation, and a check for unsecured doors and windows.

The service is provided free of charge, but only if the owner requests it. If you wish to request the checks please Kevin Lovett at SRG. His phone number is 970-468-9137 or 1-800-944-9601.

There is a form that will need to be completed by the owner approving SRG to make the inspections.●

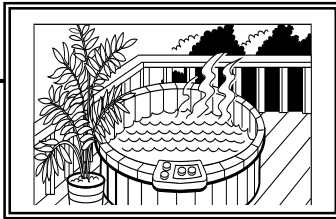
RECYCLING

Recycling is offered to owners/guests of the Ponds. There are two green recycle bins in each dumpster building. These are not for garbage. On the cover of each bin and on the wall there is a description of items acceptable or not acceptable for recycling. Please read.

Plastic bags are not acceptable. Place recyclable items in the bins without plastic bags. Others are starting to break down cardboard boxes. Great!! But, please put them in the recycle bins.....not the trash container. If they are too large for the bins...ie...TV boxes. place them against the wall behind the bins.

Items that are not recyclable which are placed in the recycle bins contaminate the entire contents of the bin.

Please read the instructions so the material can be recycled. We can make a difference with your help.



ATTENTION: Hot Tub Owners!

If you have an exterior hot tub, be sure that you are in compliance with the R&R's!

The signed hold harmless agreement and a current certificate of liability insurance with the HOA as an additional insured must be on file with the managing agent.

Contact Deb Borel @ SRG for more information. Phone 970-468-9137 or 1-800-944-9601 ♦

Remember

No boats, motor homes, campers, trailers are allowed overnight in the HOA.

Only one vehicle may be parked outside overnight.

Managed by Summit Resort Group.

SRG oversees property maintenance and rules enforcement in addition to administrative and accounting services. If you have any problems or observations, please call the Operations Office at 970-468-9137, Monday-Friday from 8:00a.m. to 5:00 p.m.

SRG also maintains a 24-hour emergency contact service. If you have any questions, please contact them at 970-470-5252, 1-800-944-9601 or Denver Direct at 303-825-4434. ♦

Contact Information

SRG OFFICE 970-468-9137

TOLL FREE 800-944-9601

Kevin Lovett, Property Admin.

970-468-9137

Ponds @ Blue River HOA Web Site

www.summitresortgroup.com

The Ponds at Blue River Board of Directors

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KEY REMINDER



All owners are **REQUIRED** to have a full set of keys with our property manager, Summit Resort Group. Even if your unit is not on the unit inspection list we need to have keys for your unit. This includes any storm doors and owner closets involving the master bedroom attic access.

THANK YOU! To those who have provided keys since our last request. We have keys to all but a few units and those owners will be contacted once again.

If keys are not turned in to SRG the Board has authorized having a locksmith re-key units so we have access. The cost of re-keying will be billed to the owners. ♦