



# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Spring Newsletter – May 2014

#### *Letter from the President*

We are finally emerging from a long, snowy winter. The bike path under the Bald Eagle bridge is well under water and the run off hasn't really begun yet. Lake levels should be good and high this summer.

Since the last newsletter we finished the driveway lighting on Allegra. This summer we are intending to install one more light at the east entrance to Robin. We received a grant from Eagles Nest Property Homeowners Association of \$2,500 which was applied to the initial installations. At least we are getting something for the annual dues we pay ENPHOA.

We are also in the final stages of a project to install siloam stone on both sides of the driveways on Robin. (We had many complaints from owners who found that they didn't have room to get out of their car without stepping in the river rock, often twisting ankles or falling.) The ENPHOA has agreed to provide us with \$1,500 to help defray the cost of the project.

In addition, the Board has unanimously endorsed an amendment to the Declaration that would make it clear that no owner could sell fractional ownerships in Units in The Ponds. We think this is very important because even one fractional ownership interest sold would greatly reduce the funding sources for purchases and refinances thus making re-sales more difficult and financing more expensive. We will be sending out ballots in the next week or so and the Board strongly recommends that you vote in favor of the amendment sign the ballot and return it as soon as possible.

As I stated in the last President's Letter, The Ponds is in good shape physically and financially and we're working to keep it that way.

#### **COLLECTION POLICY**

The Ponds at Blue River Collection Policy has been updated to include an increase of late fees to \$50 per month. Please see [www.srghoa.com](http://www.srghoa.com) for the Collection Policy in its entirety.

#### **Insurance Information**

Several years ago the Ponds Board of Directors adopted a resolution which addresses the owner's responsibility for the \$5000 HOA Insurance Deductible for claims which result from an item that the owner is responsible for maintaining. For more information, see our WEB site and reference Insurance Claims and Deductibles Resolution dated 3-9-12.

Our DEC's state that home owners are responsible for properly maintaining their units and even conscientious home owners often over look some of the more frequent causes of home owner insurance claims.

One of the leading causes of home owner insurance claims is water damage. Many home owners assume that once spring has arrived the risk of water damage is over until freezing temperatures arrive next winter. Water damage can occur at any time due to several common household appliances. The most serious is a burst washing machine hose. Significant damage can happen in a very short time frame when one of these hoses fails and may also result in an insurance loss in neighboring units. If your washing machine has black rubber hoses that are older than 5 years it is time to replace them. Stainless steel reinforced hoses are initially more expensive but offer greater reliability and last much longer than rubber hoses.

There are several other hoses that are often neglected. Your dishwasher has a plastic hose from the kitchen supply line to the dishwasher. If this hose has never been replaced it is now 10-12 years old and should be inspected or replaced. Refrigerator ice makers also have flexible hoses to the water supply and may need inspection or replacement.

Many units have humidifiers on their furnaces that employ a solenoid to control the flow of water to the humidifier. I recently noticed that the solenoid allowed water to continue to drip when the humidifier is in the off position. This may lead to expensive repairs to the furnace. This is especially true during the summer months when the furnace humidifier is not in use.

Periodically inspecting these items can prevent costly insurance claims to home owners and the HOA

**Boats, Campers, Motorcycles, ATV's, Trailers of any kind and Motorhomes!**

**HOA rules prohibit any of the above being parked on HOA grounds.**

**These rules are strictly enforced!**

**Pets**

Please ensure that your pets are on leash when walking with them. The HOA rules also describe how a pet may be tethered from the back door patio.

Please be considerate of your neighbors by picking up after your pet. Disposal bags are provided at dispensers on each dumpster.

Dog urine can damage our sod grass and bushes. Please take your pets to natural grass areas to avoid the familiar yellow rings that kill the sod grass which must then be replanted.

**RULES & REGS**

Just a few reminders

- No Parking on unimproved surfaces.
- No Boats, Campers, Motorcycles, ATV's, Trailers of any kind and Motorhomes may be parked in the complex.
- Pet owners must pick up after the animal.
- Hot Tub owners must have additional Insurance adding the Association to their Insurance coverage.
- Satellite dishes mounting locations must be submitted to the Board for review.
- Long-term rentals (over 30 consecutive days) require notification to our Management Company and must sign Rental Agreement.
- Storm doors need to meet the Rules posted on the HOA website.

**ANNUAL MEETING DATE**

The Ponds at Blue River Annual Meeting will be held on Saturday, August 23, 2014 at 10:00 am in the Silverthorne Elementary School Cafeteria.

At 1:00 pm, we will have a catered picnic in the East Allegra Lane Pocket Park.

Mark your calendars today!

**Landlords**

Supply your long term tenants E-mail address to our Management team.

We can add them to the Newsletter distribution list, in order for them to be made aware of HOA rules and regulations. Remember that all tenants renting for 30+ days must be registered with our Manager, Summit Resort Group, 970-468-9137.

For those owners who rent their condo short term, you are required to sign a Rental Agreement on an annual basis. Please contact Summit Resort Group for additional information.

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• With warmer weather 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.  
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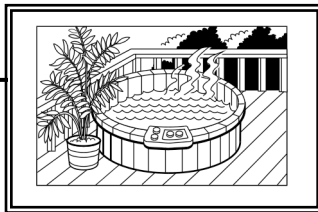
## **ASSOCIATION DOCUMENTS AVAILABLE ONLINE**

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.srghoa.com](http://www.srghoa.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](mailto:debborel@msn.com), or call her at 970-468-9137 ♦



## **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. You must be in compliance violations will be issued. Check the Rules for further details. ♦

## ***Managed by Summit Resort Group***

Summit Resort Group oversees property maintenance and rules enforcement in addition to administrative and accounting services. If you have any problems or observations, please call the Office at 970-468-9137.

SRG also maintains a 24-hour emergency contact service. If you have any questions, please contact them at 970-470-5252 ♦

### **Contact Information**

SRG OFFICE 970-468-9137

DENVER DIRECT 800-944-9601

Ponds @ Blue River HOA Web Site

[www.srghoa.com](http://www.srghoa.com)

## **MAINTENANCE & SECURITY CHECKS**

Per the Service Management Contract, Summit Resort Group (SRG) will perform maintenance and security checks twice a month for any unoccupied unit in summer months, weekly in winter months. 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.

Those who do not currently have your units inspected the Board strongly recommends that you consider this service. The security checks will add a little piece of mind to you knowing that your unit is routinely being inspected.

The service is provided as part of the management contract, but only if the owner requests it. If you wish to request the checks, or update occupancy dates, please return the Security Check Form available from SRG. Fax or E-mail the form to Summit Resort group, Attn. Deb Borel, P. O. Box 2590, Dillon, CO 80435. The fax number is 970-468-2556. •

## **The Ponds at Blue River Board of Directors**

### ***President***

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