



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Spring Newsletter – March 2013

Letter from the President

The good news is we're starting to get the moisture we so badly need. Let's hope it keeps up.

Things are perking along at The Ponds. The biggest project that we are currently working on is streetlights for the Allegra Lane entries. The 22 pedestal lights will be replaced by 9 pole lights on concrete bases so that when people back into them, if anything is damaged it will be the offending car. We still need to jump through some hoops at the City but we are pretty confident that we can complete this project this spring/summer.

Another item on the Board's plate is a reserve study. We have entered into a contract with a company that will analyze the improvements within The Ponds for which the Association is responsible, figure their estimated remaining useful lives and then do a timeline showing when and how much money will be needed to do replacements. This will be of great assistance when we are putting together our annual budget.

As I had hoped, the issues facing The Ponds since I became President have been much less daunting and demanding than those that faced our last two Presidents, Stinky and Bob. The Ponds is in good shape physically and financially and we're working to keep it that way.

Recycling

Two green recycling totes are located in each dumpster building. These are NOT for garbage. Instructions as to which items can be recycled are clearly posted both on the wall and on the dumpster. Evidence is that either some people can't read or just don't care. Stated clearly in the instructions is that "no plastic bags" are recycled yet people continue to throw the plastic bag containing recyclables in the totes. Plastics #1 through #7 can be recycled. When you put non-recyclable materials in the totes, the entire tote is contaminated which reduces the value of the materials and probably will cause the entire contents to be discarded. Very few recyclable materials are actually resalable. So, the good stuff like aluminum and cardboard make up some of the loss from other materials.

Please break down all cardboard. If it's too large, lay it behind the totes.

And, please take an extra 30 seconds to sort your items so that we have NO foreign materials in the totes. It all adds up to being responsible by reducing the tons of garbage going to our landfills and helping to hold the cost of processing.

Questions? Contact Dave Raymond at 468-8920.

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 for the Collection Policy in its entirety.

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HIGH SPEED INTERNET SERVICE

As you all know the HOA has installed high speed Internet in all units. Comcast is the provider for this service along with the cable television.

If you have any questions about the Internet Service or the Television service contact Comcast direct at 1-888-824-4010.

Boats, Trailers, Campers and Motor homes!

**HOA rules prohibit any of the above being parked on HOA grounds.
These rules are strictly enforced!**

Furnace & Water Heater Service

As we all know winters are long here in the High Country, and there is nothing worse than arriving at your unit and learning that the furnace is not working or your water heater is not heating water. The Board strongly recommends that an annual service be performed.

As both the furnace and water heaters are the responsibility of the owners, maintenance is a small price to pay versus no heat or hot water.

Due to varying opinions of the companies that service these appliances we strongly suggest you shop for the best price and reliable service company.

It is very important that owners who are not in their home for periods longer than three days during the winter, either have SRG inspect the unit or install a low temperature remote alarm system monitored by an alarm company or by you, the owner. Below is a link to a Wi-Fi thermostat and it is available at hardware stores.

<http://yourhome.honeywell.com/home/Products/Thermostats/7-Day-Programmable/RTH6580WF.htm>

When an insurance claim due to a broken pipe is filed, it increases insurance premiums accruing to ALL ponds owners. Any single claim can affect all Ponds owners with higher rates.

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. The Board can approve thinning and pruning.

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

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

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, trailers, motor homes, campers 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.
- Storm doors need to meet the Rules posted on the HOA website.

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

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♦

Looking to touch up your hot tub before summer?

We have matching house/trim paint available to owners who would like to touch up the paint on our hot tubs, house trim or garage door. Contact Deb Borel at (970) 468-9137 to obtain the paint.

ANNUAL MEETING DATE

The Ponds at Blue River Annual Meeting will be held on Saturday, August 17, 2013 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!

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.♦

Trespassers' & Fishing

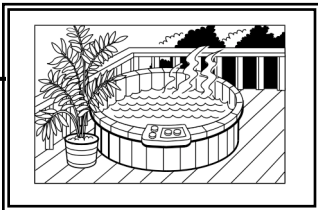
We are fortunate that we have the boundaries that abut the Blue River and two beautiful fishing ponds.

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.



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



The Ponds at Blue River Board of Directors

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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.

KEY REMINDER

All owners are REQUIRED to have a full set of keys with our property manager, Summit Resort Group. 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. ♦