

The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Spring Newsletter – May 2012

Letter from the President

It appears that Spring has arrived a bit early this year. So far the projects we have been able to complete include the power raking and aeration of the grounds, we have fertilized the grounds and the irrigation system is up and running. In addition all the gutters have been cleaned and with a wide assortment of unusual items found in them, such items as crushed beverage cans and parts of swim suits.

In the works we have crack sealed all the asphalt driveways and the seal coating of the driveways will be complete very soon.

Over the past year the Town of Silverthorne and our HOA entered into a formal agreement on the maintenance of the island along Bald Eagle road. The Board is working with our neighboring association Angler Mountain on cost sharing of the entrance sign and monument area.

Coming up this summer we will be painting all the buildings. With the building industry in a bit of a slow period here in the High Country we have received very competitive bids on this project. All buildings will be painted including the front and rear exterior doors. More information will be sent specifically on time frames and what to expect.

So we hope all this will be completed soon and then we have our major projects complete for a beautiful summer.

Bob Kieber, President

THE PONDS AT BLUE RIVER BOARD OF DIRECTORS

ANNUAL MEETING

Mark your calendars
Saturday August 18th
10:00 am
Silverthorne Elementary School

Agenda Items
Election for Two Positions
Review of 2012/13 Budget
Update on HOA projects
Update on Neighboring Projects

At 1:00 PM
Annual Picnic
East Pocket Park



FLOWER BED MULCH
PLANS ARE IN THE WORKS TO ADD
ADDITIONAL BROWN MULCH TO PLANTING
AREAS BY YOUR FRONT SIDEWALKS THIS
SUMMER.
IF YOU ADD MULCH ON YOUR OWN PLEASE
NOTE THAT RED MULCH IS NOT
ACCEPTABLE.
CHECK OUT THE RULES ON THE HOA WEB SITE
FOR DETAILS.

◆

INSIDE THIS ISSUE	Page
<i>Landscaping</i>	2
<i>High Speed Internet</i>	2
<i>Regs and Rules</i>	3
<i>Hot Tub Rules</i>	4
<i>Board & Management Contact Info</i>	4

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.

New Deceleration Lane under Construction

On Highway 9 construction is happening as a new deceleration lane is being installed. As part of the Angler Mountain development they are required to build this new safety feature.

This new lane will be completed very soon And should improve the safety of all those turning onto Bald Eagle Road.



Furnace & Water Heater Service

As we all know winters are long here in the High Country, and there is nothing worse than arriving at you 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.

Landscaping:

Guidelines for homeowner additions and changes to landscaping are posted on the website. There was significant demand for greater homeowner freedom in landscaping behind the units. The Board has tried to balance these desires with rules that require individual homeowners to bear all the cost of any such changes, protect the existing landscaping warranty and protect the HOA's right to correct any problems caused by any such changes at the homeowner's expense."

Landlords

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

We can add them to the Newsletter distribution list. That way they too can 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

Boats, Trailers, Campers and Motor homes!
HOA rules prohibit any of the above being parked on HOA grounds.
Plus, these rules specify that only one vehicle is allowed outside your garage overnight.
These rules are strictly enforced!

Recycling

Each dumpster building has two big green containers for newspapers, glass, corrugated cardboard, etc. See the laminated guidelines located in each dumpster building for more details. Please do not toss in milk cartons or plastic bags or household garbage.

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.
- Only ONE vehicle may be parked outside per unit.
- 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.

Annual Picnic

After the annual meeting the annual HOA picnic will be held in our east pocket park.

Food Hedz restaurant in Frisco will provide the food and Locals Liquors will provide the liquid refreshments.

The past three years the picnic was a great success with owners having the opportunity to sit and visit plus have a great meal.

So mark your calendars for the Annual Meeting and the Picnic. Please feel free to bring a desert to share with your neighbors.

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/hoa/hoa_ponds_blue_river.html.

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 ♦

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. •

FOR SALE

HOA rules allow for one For Sale or For Rent Sign.

No Open House Signs are allowed anywhere on HOA property.

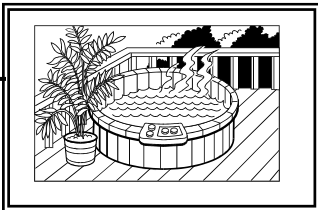
Also, No Garage Sale signs are allowed

2012 Summer Projects

This summer all 21 buildings will be pressure washed and two coats of stain will be applied. Both the front doors and the rear doors will also be stained. It is very important that Summit Resort Group has keys for all your exterior doors as the doors will need to be open for the painters.

The plastic trim around the glass panels by the front door and the trim around the patio doors will be stained. If the trim around your door is cracked and in need of replacement, contact Summit Resort Group for replacement information.

The costs associated with these parts are the responsibility of the unit owners.



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.summitresortgroup.com/hoa/hoa_ponds_blue_river.html.



The Ponds at Blue River Board of Directors

President

Bob Kieber

rbieber@comcast.net

Vice President

Jay Pansing

jep@jaypansinglaw.com

Secretary/Treasurer

Dave Raymond

Daveraymond2@comcast.net

Board Member

Maureen McGuire

Maureen428@comcast.net

Board Member

Joanna Hopkins

jhopkins@marylandcreelranch.com

Attention Pet Owners!

Please be respectful of your neighbors and clean up after your pet. Plastic Bags are available on all the trash dumpsters.

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. ♦