



# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Fall Newsletter – November 2012

#### *Letter from the President*

For the first time in several years, you have a new Association President. That's right, I drew the short straw. Luckily, most (all?) of the most critical matters facing the Association have been resolved. Kudos to Stinky for his strong leadership through the lawsuit and the reconstruction. Bob Kieber was extremely effective getting us through the repairs to the reconstruction, re-platting, landscaping, the four corners, etc. I expect the next year to be fairly quiet in comparison. On our plate at the moment are driveway lighting for Allegra, clarifying parking rules, monitoring the developments to the west (Fox Crossing) and to the east (Silver Trout Estates.) We hope to continue improving the landscaping and the overall appearance of The Ponds. If you have particular issues or want to discuss anything in particular, call Dave Raymond (just kidding). I moved up to the Ponds full time in August and I'm here if you need anything.

***Jay Pansing, President***

*THE PONDS AT BLUE RIVER BOARD OF DIRECTORS*

#### ANNUAL MEETING RECAP

- Maureen McGuire re-elected to a 3-year term
- Daryl Roepke elected to a 3-year term
- Four corners landscaping is completed
- Painting of all buildings completed

#### **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.

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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.

### **Bears/Raccoons**

There is a "Bear Bar" on each large trash container. Please make sure the bar is up over the lids before you leave. We don't want to encourage bear traffic in our neighborhood. Feeding wildlife is dangerous for them and for us.

### **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.

### **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

### **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.summitresortgroup.com/hoa/hoa\\_ponds\\_blue\\_river.html](http://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](mailto:debborel@msn.com), or call her at 970-468-9137♦

## Patio Snow Shoveling

Summit Resort Group Property Management is available to shovel snow from your unit back patio this season for \$180. Please contact Deb Borel with if you are interested in this service, at (970) 468-9137 or [debborel@msn.com](mailto:debborel@msn.com).

## Winter Water Precautions

We strongly advise that, when your unit is not occupied, you turn off your main valve. This will help prevent the massive damage that can occur from a broken water line, broken valve or cracked toilet. If your furnace goes out during cold weather, your risk of a frozen water pipe is great. Not only your unit, but your neighbors units are at risk for water damage. Please turn off the ice maker in your refrigerator as well. This will prevent damage to the machine when your water is turned off.

## MAINTENANCE & SECURITY CHECKS

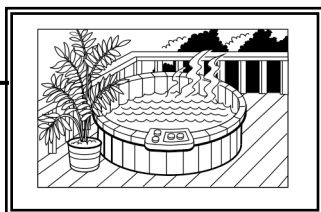
Per the Service Management Contract, Summit Resort Group (SRG) will perform maintenance and security checks twice a month for any unoccupied unit in summer months, weekly in winter months. The inspection includes a check for proper appearance (no vandalism), a check of the heat settings and appliances, 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.♦

## "Stinky Drains"

In a couple of Ponds units, there have been heavy odors that smelled like natural gas. The problem was the odors were emanating from the floor drain in the utility room. Owners are advised to pour water into the utility room floor drain at least a couple times a year to keep the P-trap full of water to prevent sewer gas from backing up into the home.



### 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](http://www.summitresortgroup.com/hoa/hoa_ponds_blue_river.html).



## The Ponds at Blue River Board of Directors

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### *Vice President*

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### *Board Member*

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### *Board Member*

Daryl Roepke

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### OUTSIDE CRITTER'S COME INSIDE!

IF YOUR UNIT SITS IDLE, IT IS AN IDEAL PLACE FOR OUTSIDE CRITTERS TO COME IN AND TAKE RESIDENCE. SETTING OUT A COUPLE OF TRAPS IS NOT A BAD IDEA AS IT WILL BE EASIER TO GET THEM TO LEAVE EARLY THAN AFTER THEY HAVE MOVED IN WITH THEIR WHOLE FAMILY. ♦

### 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. ♦