



# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Autumn Newsletter – November 2010

#### ***Letter from the President***

Over the past year there have been exciting changes take place in our Association. We have contracted with a new management Company, Summit Resort Group. Not only have our management costs decreased but also the duties undertaken by SRG have increased from the previous management company. During winter months all units that have security checks will see weekly checks, rather than every other week as in the past.

In addition SRG has worked closely with the Board to provide upgraded monitoring of the grounds and building maintenance.

In addition The Board hired a new grounds maintenance company, VIC Landscaping, who has worked closely with the Board to improve our irrigation systems and other grounds needs. All trees and bushes were deep root fed twice this season and the pocket parks have never looked better.

In addition two owner workdays were held early this spring. All the mulch along our main entrance of Bald Eagle Road was replaced. And volunteers planted the beautiful flowers at the entrance sign area.

And finally, the roof furnace vents have been extended to a height that is above the average snow levels. This work was completed at no cost to the HOA. Plus all units have received a Carbon Monoxide Alarm.

So this year is almost over and I am happy to say we had a very productive year.

***Bob Kieber, President***

*THE PONDS AT BLUE RIVER BOARD OF DIRECTORS*

#### **ANNUAL MEETING RECAP**

- Jay Pansing re-elected to a 3-year term.
- High Speed Internet was overwhelmingly (65%+) approved by the membership
- A preliminary design for improvements to the Bald Eagle, Allegra Lane and Robin Drive intersection was presented.
- A fix to the furnace roof vent situation has been approved by the Board of Directors
- New Playground equipment has been installed.

#### **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. ♦

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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.

## Landscaping:

New guidelines for homeowner additions and changes to landscaping were passed last summer and 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."

## BEARS!!!!!!

Bears are raiding trash dumpsters and bird feeders all over Eagles Nest and now at Angler Mountain. Please be careful when out for a walk.

Make sure to place any trash in the dumpsters and if your dumpster has the bear bar on the front pull it up and over to deter the bear's access to the contents.



## **The Board has contacted local Heating and plumbing companies on servicing both your Rinnai water heater and Trane Furnace.**

Here are contractors that have informed us they are familiar with Trane and Rinnai products.

All American 970-406-1352

Breckenridge Mechanical 970-453-1950

We are not recommending these companies both only recommending that an annual service is advisable.

Feel free to contact any other Furnace company, as both the furnace and water heaters are the responsibility of the owners.

**Want to get involved?  
We are always looking for those  
who want to volunteer for various  
positions on Landscaping and  
Compliance committees.  
Volunteer!!!**

## Landlords

Supply your long term tenants E-mail address to SRG.

So we can add them to the Newsletter list. That way they too can be made aware of HOA rules and regulations.

## 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 non improved surfaces.  
No boats, trailers, motor homes, campers may be parked in the complex.

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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 2<sup>nd</sup> annual HOA picnic was held in our east pocket park.

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

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

So if you happen to stop by either of these places please be sure to mention how good the food and drink was.

## 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 ♦

## 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 on 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. •

### Turn your water OFF!

We all know that frigid cold can and will occur during the winter months.

If you plan to be away fro your unit for as little as one day it is suggested that you turn OFF your water main prior to leaving.

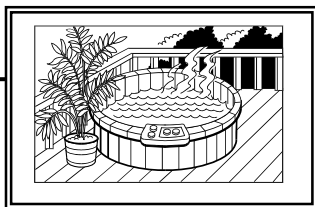
Nothing can ruin your day more than receiving a phone call informing you that a water line has frozen and ruptured in your unit causing damage.

### Thank You

This past year we have many volunteers who donated hours and hours of time to make our Association a show place in the High Country.

To all those who volunteered on the two spring workdays a big thank you. The islands along Bald Eagle looked great all summer. And the entrance flowerbed was full of a wide variety of color.

And to Joanne Hopkins who arranged to have three Spruce trees replaced at no cost to the HOA.



### 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

HOA Manager, Kevin Lovett 970-468-9137

Ponds @ Blue River HOA Web Site

[http://summitresortgroup.com/hoa/hc\\_onds\\_blue\\_river.html](http://summitresortgroup.com/hoa/hc_onds_blue_river.html)



### The Ponds at Blue River Board of Directors

#### *President*

Bob Kieber

[rkieber@comcast.net](mailto:rkieber@comcast.net)

#### *Vice President*

Jay Pansing

[jep@lpmlaw.com](mailto:jep@lpmlaw.com)

#### *Secretary/Treasurer*

Dave Raymond

[Daveraymond2@comcast.net](mailto:Daveraymond2@comcast.net)

#### *Board Member*

Maureen McGuire

[Maureen428@comcast.net](mailto:Maureen428@comcast.net)

#### *Board Member*

Judy Massiglia

[jmassiglia@aol.com](mailto:jmassiglia@aol.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. ♦