



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Autumn Newsletter – October 2007

Letter from the President

Recently, you should have received a ballot in the mail concerning the Angler Mountain Ranch request to secede from the Eagles Nest Property Homeowner's Association (ENPHOA). Tim Crane of Angler Mountain and your Board of Directors have had talks over the past year, and it was decided that we would both attempt to get out of the ENPHOA. The Eagles Nest Board told us that we could not be on the same ballot. It was decided that Tim would attempt first. If he is not successful, there is no chance that we would be successful; however, if he succeeds, then we have a chance. We can then copy his program in our attempt. So the Board requests that you return your ballot and vote to let Angler Mountain Ranch out of ENPHOA. All this does is let Angler Mountain out of ENPHOA and removes the annual dues of \$130. It does not let the new owners out of the Eagles Nest Metro District tax. The new owners will still have to pay the Metro District \$550 to \$650 on their annual property taxes.

The reconstruction is proceeding well. Turner Morris is getting the shingles on the last building. The people doing the re-siding have two more buildings to do, and the painters have to stain five more buildings. The stonework may not be totally finished until next spring if temperatures stop the work before it is completed this fall.

We have just signed a contract with Neils Lunsford for the landscaping. We were able to get the cost down to about \$360,000. Reconstruction Experts gave us an allowance of \$200,000 for landscaping. Also we will get some money for landscaping from the Town of Silverthorne and from Tim Crane of Angler Mountain Ranch. We have about \$280,000 in our replacement reserve account, so we have the money to complete the job.

The Board made the decision that the red lights have served their purpose. We are now going to remove all of those systems. We feel that the new furnaces are reliable enough that we do not need the red lights. Also we had reports of the red lights coming on and singeing wood and curtains. We were worried about the liability of having our temporary system starting a fire. If you are concerned about freezing pipes there is information in this newsletter about other systems available. ♦

Loren (Stinky) Steinbrink, President
THE PONDS AT BLUE RIVER BOARD OF DIRECTORS

The Ponds at Blue River Board of Directors

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Need Security Checks?



Need to sign up for security checks when your unit is vacant? Contact the Wildernest Operations Office at 970-468-6025, or complete and return the request form on the Services page of the website at www.wildernesthoa.com. ♦

Rinnai Water Heaters

We all now have the new Rinnai tankless water heaters. These heaters eliminate the storage of water on the second floor and thus reduce greatly any possible water damage if a problem were to occur. Plus, the heaters only use natural gas when they are being used, so your utility bills should be reduced. Please check the Operation-Installation Manual for details, as there is a small filter that requires some minor maintenance. ♦



Low Temperature Warning Lights "Red Lights"

With the completion of all units having new furnaces and water heaters the Board has decided to discontinue the use of the "Red Light" warning system. These simple yet effective lights saved us countless dollars as they lit up when the temperature in a unit dropped down to a point where water could freeze.

Conditions contributing to frozen pipes have now been addressed in our reconstruction. The old furnaces were also an accident waiting to happen but have now been replaced with the new energy efficient furnaces. The red lights are no longer needed.

And, all units should now have easy access to your water shut off valve. We continue to encourage you to turn off the water and drain the pipes when you leave your unit vacant.

If you are concerned that a problem could occur, we suggest that you check into purchasing one of the many Freeze Alarms that are available. One such item can be found at website www.protectedhome.com The Board does not endorse any one of these products but any added protection is better than none. ♦



Prepare for Winter

The cold & snow will be here before we know it, so get prepared now.

- Move your potted plants indoors.
- Change the batteries in your furnace thermostat and while you are doing that change the batteries in your smoke alarms.
- Do not block the return air vent to your furnace and change the filter.
- If you have a furnace humidifier, change that filter too. Old and clogged filters will reduce the efficiency of your furnace.
- Install storm doors and if you already have storm doors, it is time to remove the screen and put in the glass.
- Finally, small pests such as mice move indoors this time of the year so a trap or two is not a bad idea. ♦

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Landscaping Plan: Soon to be a Reality

The Board of Directors and the Landscaping Committee have been busy planning for the final phase of your reconstruction. A real master plan was designed specifically for The Ponds and bids have been taken from numerous local landscaping contractors. Neils Lunceford was the successful bidder and the contract is in the final stages of being signed by both parties.

In this plan, we will have all new irrigation systems, formal designs for the entry areas, and more natural areas in the back areas. Great care was taken to have a well thought out plan, taking into account the long winters and short growing seasons. Maintenance costs were also a big part of the planning process.

We are anticipating that the bulk of the plan will be implemented early next spring so the plants will have all summer to grow and establish themselves. Plus we will have a two-year warranty on all new plantings.

Many thanks go out to Rick Jennewine who headed the Landscape Committee. Good work Rick and Committee members! ♦

Angler Mountain and Eagles Nest

Angler Mountain Ranch real estate development has requested that they be allowed to withdraw from the Eagles Property Owners Association. They have mailed to all Eagles Nest property owners a letter asking for an Affirmative vote allowing them to do so.

The Board has reviewed the withdrawal request and has unanimously agreed to support their withdrawal. Their withdrawal will not create any additional costs to Ponds at Blue River property owners. Angler Mountain owners will still be responsible for their share of the Eagles Nest Metro District taxes and will actually help getting this debt, which we are a part of, paid off.

Your vote must be mailed or faxed back to ENPHA by November 30th, 2007. If you have not received this letter please contact Peggy at 970-468-6816. ♦

Vehicles & Parking Regulations



With winter just a snowball's throw away, we want to remind all owners that there is a limit on the number of vehicles you are allowed to park outside. That magic number is ONE. Also, having all your vehicles indoors makes the snow plowing quicker, easier and cheaper. Please check the Rules & Regulations for the details on parking. ♦