



# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Spring Newsletter – May 2009

#### *Letter from the President*

Spring is just around the corner and with that I am looking forward to seeing all the new trees, bushes and flowers budding out after many years of lawsuits, construction and the planting of all the new landscaping.

As always we are looking for more volunteers to serve on the landscape committee. If you have an interest in serving your association, please contact me or any of the Board members.

Also, plan to attend our annual meeting, which is scheduled for Saturday August 22<sup>nd</sup> at the Silverthorne Elementary School.

And finally we are planning on an association work day in early June. Weather permitting we will plant flowers at our entrance and have a picnic afterwards. The exact day and time will be posted on the association website.

Thank you  
Bob Kieber  
Board President

#### The Ponds at Blue River Board of Directors

**President**  
Bob Kieber  
[rbieber@comcast.net](mailto:rbieber@comcast.net)

**Vice President**  
Pepper Leavine  
[pepleavine@yahoo.com](mailto:pepleavine@yahoo.com)

**Secretary/Treasurer**  
Dave Raymond  
[daveraymond2@comcast.net](mailto:daveraymond2@comcast.net)

**Board Member**  
Dallas Knudson  
[drknudson@comcast.net](mailto:drknudson@comcast.net)

**Board Member**  
Jay Pansing  
[jep@jaypansinglaw.com](mailto:jep@jaypansinglaw.com)

INSIDE THIS ISSUE	PAGE
Landscaping	2
Furnaces/Water Heater Information	3
Recycling	3
Long Term Rentals	3

#### REMINDER FROM THE HOA & THE TOWN

HOA rules prohibit the trimming or removal of any willows or trees.

In addition, the Town of Silverthorne has noted that some of the willows on their property have been trimmed.

Please **DO NOT** trim or remove any plants on HOA or town property.

#### MANAGING AGENT

Wilderness Property Management  
204 Wilderness Road, P. O. Box 1069  
Silverthorne, CO 80498  
970-468-6291

#### ANNUAL MEETING

Saturday  
August 22, 2009  
10:00 AM



The next meeting and budget ratification meeting will be August 22, 2009, at 10:00 AM in the Silverthorne Elementary School. Mark your calendar now for the 2009 meeting ♦

## HOA REGULATIONS

Just a reminder that we have well defined rules on parking, pets, rental, and landscaping, to name a few.

As an example, only one vehicle may be parked outside the garage. No motor home or trailers may be parked anytime on the property. No vehicles with advertising may be parked outside, excluding emergency vehicles.

Boats and Kayaks outside are also prohibited.

Pets may be on tethers and animal droppings must be cleaned up.

Rentals for more than one month must be documented with our management company.

These rules may seem too strict to some but the intent is to keep pr0perty values up and the visual aspect consistent.

For more information, go to The Ponds HOA website:

[www.wildernesthoa.com](http://www.wildernesthoa.com)

## REMEMBER!

**No boats, motor homes, campers, or trailers are allowed to park overnight on the HOA property.**

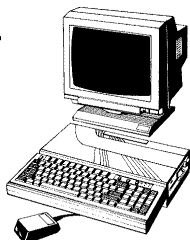
**Only one vehicle may be parked outside overnight.**

## ASSOCIATION DOCUMENTS AVAILABLE ONLINE

Have you visited the HOA's website lately?

Copies of all the Association's documents, including the Declaration and Bylaws, Meeting Notices, Minutes of all Board, Annual and Special Meetings, and Financial Documents are posted online at [www.wildernesthoa.com](http://www.wildernesthoa.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 Roxy Hall at [hallr@wildernest.com](mailto:hallr@wildernest.com) or call her at 970-468-6291 ext. 290. ♦



## LANDSCAPING

As you all know, we have invested over \$400,000 in new landscaping this past summer. Neils Lunceford Landscaping, a Silverthorne Company, was hired after bids were taken and we are delighted with the prospect of the best landscaped association in the County.

We have also hired Neils Lunceford to provide the maintenance of the association grounds this summer and hope that all the owners appreciate and enjoy the final step in the long reconstruction of our property.



## 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.

Contact Roxy Hall at Wildernest for more information: 970-468-6291, ext 290  
[hallr@wildernest.com](mailto:hallr@wildernest.com)

## MAINTENANCE & SECURITY CHECKS



Per the Service Management Contract between Wildernest and The Ponds, Wildernest (WPM) will perform maintenance and security checks twice a month for any unoccupied unit. 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.

The service is provided free of charge, but only if the owner requests it. If you wish to request the checks, or update occupancy dates, please return the Maintenance & Security Check Form posted on the website under Management Services. Mail the form to Wildernest Property Management, Attn. Daniel Vlcek, P. O. Box 1069, Silverthorne, CO 80498 or fax to Daniel at 970-468-7027. ♦

### CHECK YOUR FURNACES AND WATER HEATERS

Over the winter the Trane energy efficient furnaces and Rinnai water heaters had a healthy workout.

Even though these appliances are only a couple of years old, some maintenance is required. And if you have a humidifier on the furnace, that also needs some attention.

Read your owners manual and learn what needs to be checked so that the equipment works to its most efficient level. Routine maintenance should mean lower utility bills, too.

#### Trane Furnace & Rinnai Water Heater Service Providers

##### Trane Furnace

Anderson Air	303-271-9568
Breckenridge Mechanical	970-453-1950

##### Rinnai Water Heater

All American Heating	970-453-6640
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### KEY REMINDER



All owners are **REQUIRED** to have a full set of keys with our property manager, Wildernest. This includes any storm doors and owner closets involving the master bedroom attic access.

THANK YOU to those who have already 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 WPM, 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.

### Attention LANDLORDS!

For all of you who rent your Ponds units, make sure that you go to the Website and look up the regulations regarding rentals.

All long-term tenants and the unit owners must submit certain paperwork documenting the rental and all must agree to abide by the HOA Rules.

If you currently rent or lease your unit at The Ponds go to the Website and print out the related paperwork.

This is an important part of being a responsible landlord and having an informed tenant.



### RECYCLING AVAILABLE!

Ponds residents will now be able to recycle materials. Two 96-gallon recycling bins are being placed in each of the dumpster buildings. This is a "Single Stream" recycling system, which means that newspaper, magazines, glass, and most plastics can be tossed in the same recycling bin. Please break down all cardboard and place it in the recycling bins.

By recycling we will send less to the landfill and our costs for both the trash removal and recycling is less expensive.'

Check the posters displayed in the dumpster buildings for exact details on what can and cannot be recycled.



### Managed by Wildernest Property Management

Wildernest oversees property maintenance and rules enforcement of our property, in addition to providing administrative and accounting services. If you have any issues or observations, please call the Operations Office at 970-468-6025, Monday-Friday from 8:00am to 5:00 pm.

Wildernest also maintains a 24-hour emergency contact service. If you have any problems after normal office hours, please contact them at 970-468-6291.



Wildernest

### CONTACT INFORMATION

Wildernest Main Office	970-468-6291
Wildernest Operations Office	970-468-6025

HOA Liaison, Roxy Hall 970-468-6291 X290

Ponds at Blue River HOA Website  
[www.wildernesthoa.com](http://www.wildernesthoa.com)