

# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Spring Newsletter – May 2010

#### *Letter from the President*

On May 1<sup>st</sup> we had a big change here at The Ponds. On that date Summit Resort Group started as our Property Management Company. This change occurred after the Board of Directors spent over a year developing bid specifications, interviewing prospective management companies, checking references and awarding the contract.

Summit Resort Group is a locally owned and operated management company lead by long time local Peter Schutz. Along with Peter are Property Administrator Kevin Lovett and Office Administrator Deb Borel. Our Site manager is Shane Carr. Some of you might be familiar with Shane as he comes to SRG from The Raven Golf course where he was employed for many years.

Welcome Summit Resort Group and we wish us all good luck. We look forward to working with you to make sure we have the best HOA in the County.

Since we are working with a new management company, we need your help. If you want SRG to perform unit inspections you will need to sign an inspection authorization form that is available from SRG and check "Yes". If you do not want SRG to inspect your unit check "No", sign the form and send it on to SRG.

Looking to touch up the paint on your Hot Tub?

We have matching house/trim paint available to owners who would like to touch up the paint on your hot tubs, house trim or garage door.

Contact Bob Kieber at (970) 262-1199 to obtain the paint.

#### **Landscaping Update**

During the winter months the Board accepted bids for maintenance of the grounds. Several bids were received and reviewed. VIC Landscaping of Silverthorne was awarded the contract. They will be maintaining the irrigation system, lawn and grounds care.

The landscape committee will be formulating and prioritizing future landscape projects.

We are all looking forward to leafing trees and green grass.

#### **New Playground Equipment Coming!**

Last autumn the Board of Directors submitted a Grant Application to our parent HOA, Eagles Nest Property Owners Association.

Eagles Nest PHOA has allotted \$3,000 for all Sub Associations and we received approval for \$2,000 of those funds.

The playground will receive new equipment this spring. A new slide and seesaw will be purchased and installed for the enjoyment of our kids and grandkids.

<b>INSIDE THIS ISSUE</b>	<b>Page</b>
<i>Work Day Volunteers Needed</i>	2
<i>Recycling Update</i>	3
<i>Rules &amp; Regs Amended</i>	3
<i>Key Requirements</i>	4
<i>Board &amp; Management Contact Info</i>	4

## HOA REGULATIONS

Just a reminder that we have well defined rules on parking, pets, rentals, 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 Ponds grounds. 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 property values up and the visual aspect consistent.

For more information go to The Ponds website. ♦

## We want your help!!!!

On May 29<sup>th</sup> (Weather Permitting) at 9:00 AM we will have a workday to spruce up our grounds. The plans are to clean up the front entrance area and prepare it for the flower planting.

If you are planning to be here take an hour or so and help us clean up of the remnants of winter and prepare for the colors of summer.

On Saturday, June 5<sup>th</sup> (Weather Permitting), at 9:00 AM we will have another workday and the emphasis will be to plant thousands of flowers at our Highway 9 entrance.

Depending on the turnout we will have a few other little projects for those who do not have a green thumb.

Hope to see you there one, or better yet, both days.

## ANNUAL MEETING DATE

The Annual meeting will be held August 21, 2010, 10:00 AM in the Silverthorne Elementary School.

At 1:00 PM we will have a catered picnic in the east Allegra Lane pocket park.

Mark your calendars today!

♦With warmer weather hopefully on its way, BBQ season is approaching. The HOA rules allow for gas and charcoal grills, plus enclosed fire pits. These items are patio approved only, no front areas allowed.

The Board strongly requests that all owners have Fire Extinguishers available as a safety precaution.

In addition, the rules allow for dogs to be tethered adjacent to your patio. This is only if the owner is present. Plus, cleanup after your pets is a must.

## 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 years old, some maintenance is required. If you have a humidifier, that needs some attention too.

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

Also, don't forget to change the batteries in your smoke detectors every year.

## Willows and Trees

Remember that owners are not to cut down or trim the willows or trees that are on the banks of the Blue River or the north or south ponds.

If dead wood is a major portion of the willows, let a Board member know. We can determine if the plant is on our property or the Towns, and if on our property we can have the deadwood removed. The Board can approve thinning and pruning. Remember that what you think looks bad may look good to your next-door neighbor.

#### ♦ Trespassers' & Fishing

We are fortunate that we have the boundaries that abut the Blue River and two beautiful fishing ponds. The same things that make those amenities attractive to us, also make them attractive to those who are not Ponds owners.

If you see people parking in The Ponds politely inform them that is private, not public, parking. Most will respect this fact and move on. Suggest that they park at the north pond park or across the river to the east. There is also public parking at the base of the hill at Angler Mountain.

If you happen to notice habitual offenders, take note of the license number and let our property manager aware of this information. It is not that we want to prohibit anyone from enjoying the fishing but we want to reduce any liability that could occur.

#### **Attention LANDLORDS!**

For all of you who rent your Ponds units, make sure you go the Website and look up the regulations on unit 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.

Also, State Law now requires that as a landlord you have installed CO2 detectors in your rental unit. This is for both short and long term rental units.

This is an important part of being a responsible landlord. ♦

#### **ASSOCIATION DOCUMENTS AVAILABLE ONLINE**

Have you visited the HOA's website lately? Copies of all 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](http://www.summitresortgroup.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 Deb Borel at [debborel@msn.com](mailto:debborel@msn.com), or call her at 970-468-9137 or 1-800-944-9601. ♦



#### **MAINTENANCE & SECURITY CHECKS**

Per the Management Contract, Summit Resort Group (SRG) will perform security checks 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 security checks please contact Deb Borel at 970-468-9137 or 1-800-944-9601.

There is a form that will need to be completed by the owner approving SRG to make the inspections. •

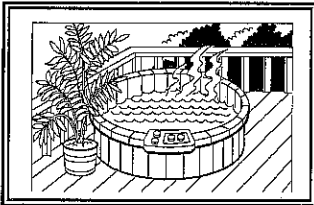
#### **Recycling Update**

Each dumpster building has two big green recycling bins for your use. These are called "Single Stream" bins and you can drop in newspaper, cardboard, magazines, glass and #1 & #2 plastics. Using these bins has reduced the cost of disposal as we have smaller trash bins and we send less to the landfill. Please use the bins.

The following are not recyclable and should be placed in the dumpster: plastic grocery bags, plastic newspaper wraps, plastic butter and food tubs, wax coated milk, cream, juice and other paper cartons with a protective coating AND, GARBAGE which we also find in the recycle bins. Placing these items in the recycle bins contaminates the entire bin.

### Remember

No boats, motor homes, campers, trailers are allowed overnight in the HOA.  
Only one vehicle may be parked outside overnight.



### 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 Deb Borel @ SRG for more information. Phone 970-468-9137 or 1-800-944-9601 ♦

### *Managed by Summit Resort Group.*

SRG oversees property maintenance and rules enforcement in addition to administrative and accounting services. If you have any problems or observations, please call the Operations Office at 970-468-9137, Monday-Friday from 8:00a.m. to 5:00 p.m.

SRG also maintains a 24-hour emergency contact service. If you have any questions, please contact them at 970-470-5252, 1-800-944-9601 or Denver Direct at 303-825-4434. ♦

### Contact Information

SRG OFFICE 970-468-9137

TOLL FREE 800-944-9601

Kevin Lovett, Property Admin.

970-468-9137

Ponds @ Blue River HOA Web Site  
[www.summitresortgroup.com](http://www.summitresortgroup.com)



### The Ponds at Blue River Board of Directors

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### KEY REMINDER

All owners are REQUIRED to have a full set of keys with our property manager, Summit Resort Group. Even if your unit is not on the unit inspection list we need to have keys for your unit. 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. ♦