



# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

### Spring Newsletter – May 2007

#### *Letter from the President*

We have just completed the replacement of the furnaces and the water heaters. Most people are very pleased with the results, and most owners were very cooperative in the construction process. For that I thank you.

We are now entering a new phase in the reconstruction process. We juggled the schedule to accommodate renter schedules, and we moved some people up on the list because their furnaces had failed. We are now entering a phase where there is going to be a lot going on, and we are not going to be able to deviate much from the schedule. I am afraid that the place will be a noisy, dirty area for the next 7 or 8 months. I would not set a firm date for a big party for this period of time.

Also, we are having problems with the patio extensions. Last summer, we got a \$22,000 bid from a surveyor to do the re-plot. Then when we went back to have the work done, we could not get in touch with the company. We just got a bid from another surveyor. His bid was for \$38,500!!! We have now found a surveyor who gave us a bid in the neighborhood of \$10,000. We cannot extend the patios until the survey is completed and we get the re-plot approved by the town.

We are re-roofing building N-8 (Units 170-176 Allegra) and doing the repairs to the windows on S-7 (Units 170-176 Robin.) Hopefully we can get our re-grading permit through the Town Council later this month, and we can start re-grading by mid-May. Much of our complex will have to be re-graded.

The grading will take out much of our landscaping. Although we originally thought we would attempt to dig up, ball the roots, and move some of our trees and shrubs, it now appears that is not a feasible activity. In addition, we are planning on replacing the complete irrigation system. The present system is such a disaster that it is best to tear it all out and start over again.

The last item on the list of repairs is the interior cosmetics. It makes no sense to try to repair cracked drywall and cracked tiles until we get the re-grading done and get the foundations stabilized. Please do not ask RE to do interior cosmetics unless you plan to pay for them.

Thanks again for your cooperation in the reconstruction process. Let's all work together in this difficult time, and in seven or eight months we will be living in the finest complex around.

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

**WARNING!**



**CONSTRUCTION ZONE**

Please be careful when you are on the property as it is now a full-blown construction site. Trucks, grading equipment, construction workers, debris dumpsters, and piles of earth & concrete – Be prepared for constant activity. We have already noted kids playing on the property in construction areas. **PLEASE BE RESPONSIBLE OWNERS** and heed the warnings. And, please advise any guests or tenants.

The contact person at Reconstruction Experts (RE) is job superintendent Todd Sichmeller at 970-556-4644.

**Remember:** No boats, motorhomes, campers, or trailers are allowed overnight in the HOA. Only one vehicle may be parked outside overnight and with all the construction that will be happening this summer parking will be at a premium.

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## PATIO EXTENSIONS

Reconstruction Experts (RE) will be sending letters and cost information directly to owners regarding the options for patio extensions. They will track and document all requests and bill owners individually. The surveying and plat modification approvals must be completed before this work can be scheduled.

Costs to individual owner will include a prorated share of the surveying costs, the cost of the concrete itself, and the cost of replacing the soil beneath the extension. The soil must be removed per engineering specs and replaced with non-frost heave susceptible soil. This is going to make the cost of patio extensions more than initially anticipated. It will also affect the costs to Allegra units more than Robin units. ♦

## SEASONAL RULES REMINDERS!

With warmer weather hopefully on its way BBQ season is approaching. The HOA rules now 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 now 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. ♦



## Bike Path Approved by Town

The Town of Silverthorne has hired an Engineering Firm to design the plans for the bike path along the Blue River from Bald Eagle Road to Hamilton Creek Road.

Once designs are complete the plans will be reviewed by the Planning Commission and Council. Public hearings will be part of that process. Check out the Town's website for scheduled meetings and information as <http://www.silverthorne.org/> The Town hopes to start construction later this summer. ♦

## Low Temp Warning Lights

Thanks for your cooperation with the red light low temperature warning system this past winter season. We had over thirty warning lights activate. Most were false alarms, but a few alerted us to malfunctioning furnaces and frozen pipes.

The Board has not yet made a decision about whether to use the lights in the future. For those units getting security checks from Wildernest, the warning system components are being unplugged and stored close to the window. For those units not getting the checks, owners can unplug and store them until a decision is made about future usage.

Even with the new furnaces and the repairs to address frozen pipe issues, we must still cope with winter weather extremes and take precautionary measures. If you would like to take steps yourself, there are monitoring systems on the market. Check out [www.freezealarm.com](http://www.freezealarm.com) for one option. This company has alarms that could call you or even the property manager if the temperature drops too low. A small investment could save a lot of money if a broken pipe is avoided. ♦



## New Furnaces and Water Heaters: Maintenance Still Required

Over the winter our contractor and subcontractors finished installing the new Trane energy efficient furnaces and Rinnai Water heaters.

Even though these are brand new installations some maintenance is required. And, if you have a humidifier on the furnace, that needs some attention too. Filters and filter pads must be cleaned or changed frequently.

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

## LANDSCAPING UPDATES



Re-grading will begin during May. The good news is that the re-grading will provide us the opportunity to enhance the appearance of our property via improved landscaping. However, the bad news is that our development will not look great during the re-grading process this summer.

We have engaged a highly qualified landscape company to develop master plans for the enhancement of both our landscaping and irrigation systems. These plans will guide the implementation of the new landscaping.

Our re-grading activities will not include efforts to salvage flowers and plantings made by individual homeowners. You are free to attempt to save any of these things on your own. If you wish to plant flowers this year – for a bit of color amongst the dust and roar of the construction equipment – please plant them in pots and not in the ground.

We sincerely appreciate your patience and understanding while our construction efforts continue. ♦

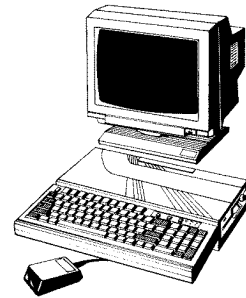
The Landscaping Committee

## ANNUAL MEETING DATE

The next annual meeting and budget ratification meeting will be Saturday, August 18, 2007. Mark your calendar now for the 2007 meeting.

## ASSOCIATION DOCUMENTS AVAILABLE ONLINE

All HOA documents and construction information and work schedules 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 Pat Rice at [ricep@wildernest.com](mailto:ricep@wildernest.com), or call her at 970-468-6291 or 303-825-4434, ext. 225. ♦

## UPPER DECK EXTENSION PROPOSAL

For those who attended the annual meeting there was discussion concerning the construction of small decks adjacent to the master bedrooms. Mark and Susan McClurg of 144 Allegra have investigated the feasibility of such an addition to the units and have determined that the costs should run between \$8,000 and \$12,000.

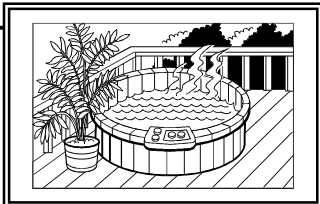
The Board has reviewed this subject and agreed that prior to the expense of architectural and engineering fees to be spent by the Meckler's we should know how many owners would be interested in such an addition.

If you would like more specific information contact Mark at 719-310-8627 or at [mcclurg111@comcast.net](mailto:mcclurg111@comcast.net). Then if you would like to pursue the addition, please let Pat Rice know as she is keeping track of the owners' interest in this project. Fax a short statement to her attention at 970-262-0931 or email her at [ricep@wildernest.com](mailto:ricep@wildernest.com). ♦

## MAINTENANCE & SECURITY CHECKS

Per the Service Management Contract, 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. ♦



### **ATTENTION: Hot Tub Owners!**

Hot tubs are going to be drained and put on the concrete patio outside the dining room door. Once the patios are re-poured, the concrete must cure at least a month before the hot tubs can be re-installed and functioning.

This means the tubs will be off limits for quite some time. Please take this into account if you intend to try to rent your unit during the summer months.

And, 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 Pat Rice at Wildernest for more information ♦

### ***Managed by Wildernest Property Management***

Wildernest 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 970-468-6025, Monday-Friday from 8:00a.m. to 5:00 p.m.

Wildernest also maintains a 24-hour emergency contact service. If you have any questions, please contact them at 970-468-6291, or Denver Direct at 303-825-4434. ♦

#### **Contact Information**

WILDERNEST OFFICE 970-468-6291  
DENVER DIRECT 303-825-4434  
WILDERNEST OPERATIONS 970-468-6025  
HOA Liaison, Pat Rice 970-468-6291, ext. 225  
Ponds @ Blue River HOA Web Site  
[www.wildernesthoa.com](http://www.wildernesthoa.com)



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

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### **NEW STAIN AT LAST!**

Along with all the other reconstruction tasks, we are all anxiously awaiting finally getting our buildings stained. We are keeping the same alternate building approach. Two buildings, S-7 on Robin (170-176) and N-8 on Allegra (170-176), will be stained soon so that all can see how the staining is going to improve things. ♦

### **KEY REMINDER**



Access is still required to all units even though some repairs, like the HVAC work, have been completed. Some of you have may have re-keyed your units, especially if you have recently purchased. One owner even made the utility room an owner's closet, and we were unable to access it for the Town to do their inspection to sign off on the HVAC work.

Please make sure that Wildernest has access to your unit. Stinky has graciously agreed to keep keys to owner's closets, if you would prefer he do so. Email Stinky or Pat to work out details. ♦