



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Summer Newsletter – July 2008

Letter from the President

As we come to the completion of our reconstruction process we are attempting to tie up a lot of loose ends. We are also watching the new irrigation system going in and eagerly anticipating the landscaping.

I was saddened when John Wallace tendered his resignation as a Board member and as the head of the Compliance Committee. John has been invaluable in the lawsuit process, the reconstruction, and especially with the compliance issues. He worked tirelessly to get the hot tub issues taken care of. We advertised his Board vacancy and two capable individuals volunteered. Elaine Lowery (new owner of 144 Allegra) and Bette Schlie (original owner of 103 Allegra) threw their hats in the ring. We appointed Elaine to the Board position, and we placed Bette on the Landscaping Committee.

We have the annual meeting coming up on August 16th. At that meeting we have two vacancies. Elaine was appointed to complete John's term of office. His term of office was scheduled to end at this annual meeting. Also my term of office is up at this meeting, and I will not accept a position on the Board. We also need someone to head the Compliance Committee.

We have been through many trials and tribulations in the lawsuit era and the reconstruction. We need to celebrate our victories. We plan to have a big party after the annual meeting. Please let the Board know of what you would like to do to celebrate the end of our turmoil. ♦

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



Town Bike Path

The Town of Silverthorne Has contracted to complete the bike path from Bald Eagle Road south to Hidden Circle Road. The bike path will then be complete within our boundaries and we can concentrate on adding additional vegetation to hopefully make the path less visible. ♦

The Ponds at Blue River Board of Directors

President
Loren "Stinky" Steinbrink
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Vice President
Dallas Knudson
drknudson@comcast.net

Secretary/Treasurer
Bob Kieber
rbkieber@comcast.net

Board Member
Elaine Lowery
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Board Member
Jay Pansing
jep@lpmlaw.com

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

ANNUAL MEETING
Saturday - August 16th, 2008
10:00 a.m.

At the Silverthorne Elementary Cafeteria

We hope you are making plans to attend. If you are unable to do so, please be sure to assign your Proxy to an Owner who will be in attendance. ♦

RULES & REGS REMINDERS

Just a few reminders:

- No parking on non-improved surfaces.
- No boats, trailers, motorhomes, campers may be parked in the complex.
- Pets must be on leashes.
- 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. ♦

Want to get involved?

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

BALD EAGLE ENTRANCE

Our request of the Eagles Nest Property Homeowners Association for funds to enhance the entry on Bald Eagle was approved and the \$1000 granted used for flowers and landscape materials. With new stain on the signposts, the entrance is much improved! A big thanks goes out to owner Ann Brewster who volunteered her efforts for this project. ♦



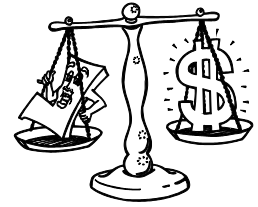
ASSOCIATION DOCUMENTS AVAILABLE ONLINE

Copies of all the Association's documents, including the Declaration and Bylaws, Meeting Notices, Minutes of Meetings, and Financial Documents are posted online at 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 Jessica Dudley at dudleyj@wildernest.com, or call her at 970-468-6291 ext. 226. ♦

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PROPOSED 2008/09 BUDGET



The Board of Directors will be presenting the 2008/09 Budget at the Annual Meeting on August 16th. A copy will be mailed to all owners with the notice of the meeting to allow for prior review. Owners will then vote on ratifying the proposal. Plan now to attend the meeting and a picnic later that day. ♦

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. ♦

PROPERTY PHOTOS ONLINE

A new slideshow of photos from the property is now on the HOA's website, including the flowers and Bald Eagle entrance. Check it out!

<http://www.wildernesthoa.com/PBR/>



MAINTENANCE & SECURITY CHECKS

Wildernest (WPM) will perform maintenance and security checks twice a month for any unoccupied unit. The service is provided free of charge, but only if the owner requests it. 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.

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. ♦