



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Summer Newsletter – August 2009

Letter from the President

HELP WANTED!

This is not something that you would expect to see in our Newsletter but we do need help. At the upcoming annual meeting there will be three, yes three, Board positions open.

Two members have been on the Board for years and those seats are available. Plus, one board member has recently resigned as he is relocating to a warmer climate. In addition to all this, we are always looking for volunteers to serve on the Landscape Committee and the Compliance Committee.

So if you are interested in getting involved, please send any board member a quick e-mail and let them know of your interest. And at our annual meeting plan to make a short presentation on why you would like to serve.

Bob Kieber, President
The Ponds at Blue River Board of Directors

The Ponds at Blue River Board of Directors

President
Bob Kieber
rkieber@comcast.net

Vice President
Open Position

Secretary/Treasurer
Dave Raymond
daveraymond2@comcast.net

Board Member
Dallas Knudson
drknudson@comcast.net

Board Member
Jay Pansing
jep@jaypansinglaw.com

INSIDE THIS ISSUE	PAGE
Landscaping	2
Rules & Regs Reminders	2
2009/10 Budget	2
Furnaces/Water Heater Service Information	3

The Ponds Picnic

After the Annual Meeting plan on attending our annual picnic. Look for the big white tent along Allegra Lane.

The picnic will start at 1:00 PM.

Stop by and have some BBQ, meet your neighbors and if you have a special desert, be sure to bring that along to share.



ANNUAL MEETING

The Ponds @ Blue River will hold its Annual Meeting on Saturday, August 22, 2009, at Silverthorne Elementary School Hwy 9 & Hamilton Creek Road.

The meeting will start at 10:00 AM

Plan to attend. If you are unable to attend, please be sure to assign your proxy to an owner that will be in attendance.

RULES AND REGS

Just a few reminders:

- No Parking on non-improved surfaces.
- No boats, trailers, motor homes or 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 dish mounting locations must be submitted to the Board for review.
- Long-term rentals (over 30 consecutive days) require notification to our Management Company.

MANAGING AGENT

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



LANDSCAPING

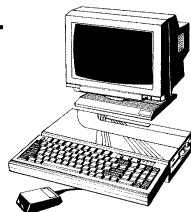
New guidelines for homeowner additions and changes to landscaping were passed this summer and posted on the website. There was significant demand for greater homeowner freedom in landscaping around the units. The Board has tried to balance these desires with rules that require individual homeowners to bear all the cost of any such changes, protect the existing landscaping warranty and protect the HOA's right to correct any problems caused by any such changes at the homeowner's expense.

Proposed 2009/10 Budget

A copy of the Board approved budget was included with the annual meeting notice and will be presented at the Annual Meeting.

Plan to attend the meeting, as well as the picnic, later that day.

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.

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 halr@wildernest.com or call her at 970-468-6291 ext. 290. ♦

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. ♦

SERVICE ON YOUR WATER HEATERS AND FURNACES

The Board has been contacted by a local plumbing and heating company offering discounted costs for servicing both your Rannai water heater and your Trane furnace. If 5 or more homeowners contact All American Heating, they will service the water heater and the furnace at the same time for a price of \$225.00. No major repairs are included. If the customer has a clean filter for the furnace, they will install it.

For more information, call All American Heating at:

970-453-6640

Homeowners will be responsible for access for such work.

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.

Want to get involved?

**We are always looking for those
who want to volunteer for various
positions on the
Landscaping and Compliance
Committees.**

Volunteer!!!



Each dumpster building has big green containers for newspaper, glass, corrugated cardboard, etc. See the laminated guidelines located in each dumpster building for details.

Please do not toss in milk cartons or plastic bags.

ATTENTION PET OWNERS!

Please be respectful of your neighbors and clean up behind your pet. Plastic bags are available on all the trash dumpsters.

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