



The Ponds at Blue River

HOMEOWNERS ASSOCIATION

Summer Newsletter – August 2011

Letter from the President

This past year the Board has been very active in making numerous improvements to our HOA. Three new concrete sidewalks were added by the dumpster buildings, the four corners landscape design is being constructed with irrigation improvements, new shrubs and trees have been added to many formal planting areas and after years of work the replat of the HOA is close to being submitted to the Town for approval.

These are a few of the items that this Board has been working on and I want to thank them for all the work that they have done over the past year.

Plan on attending the Annual meeting on the 20th to hear about all the projects that have been completed this past year.

Thank you
Bob Kieber
Board President

Landscaping Update

Our landscaping continues to improve. This year, although Spring was cancelled and Summer arrived late, our yards and plantings are looking even better than last year. Special attention has been paid to the formal planting areas by weeding and fertilizing. Overall weed control, deep root feeding of trees and bushes, lawn aeration and fertilization, irrigation adjustments and replacement of dead stock has been implemented.

The entry sign area was replanted again this year by hard-working owner volunteers and the display of color is brilliant.

The 4 Corners project is underway which will greatly enhance the intersection at Allegra Lane, Robin and Bald Eagle Road.

Annual Meeting

The Ponds at Blue River annual meeting will be held **Saturday, August 20, 2011** at 10AM in the Silverthorne Elementary School just north of The Ponds.

If you are unable to attend, please assign your proxy to an owner who will attend. Signed proxies should be sent to Summit Resort Group P.O. Box 2590, Dillon, CO 80435 or delivered on the day of the meeting by your assignee.

Annual Picnic

The annual Ponds picnic will again be held following the annual meeting at 1PM in the East Pocket Park on Allegra Lane.

A delicious meal catered by Food Hedz along with beverages from Locals Liquors will be provided. Please feel free to bring a dessert you would like to share.

IMPORTANT! So that we know how many to cook for, please contact Deb Borel at SRG. 1-800-944 9601 or 970-468-9137.

New Sign Coming!

A new entry sign is designed and will appear soon. \$2500 of the cost of the sign will be paid by a grant from our umbrella HOA, Eagles Nest Property Homeowners Association. Each year the Ponds Board identifies a project for our neighborhood which can be considered for a grant under the guidelines of the ENPHOA. We are grateful to the ENPHOA for this grant which will enhance the entryway to The Ponds.

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Help Needed!

Two Board terms expire this year. Are you willing to participate in the future of your Homeowners Association? An effective Board working with our dedicated management company will enhance the value of our homes and the enjoyment of our property. Much of the heavy work has been accomplished. Your ideas going forward will help to keep us on the right path of adding value to our investments. Contact one of your Board members for more information. And, thanks for considering what you can do for the Ponds Homeowners Association.

Bears/Raccoons

There is a "Bear Bar" on each large trash container. Please make sure the bar is up over the lids before you leave. We don't want to encourage bear traffic in our neighborhood. Feeding wildlife is dangerous for them and for us.

Looking to touch up your hot tub?
We have matching house/trim paint available to owners who would like to touch up the paint on your hot tubs
Contact Shane Carr at 468-9137 to obtain the paint.



Pets

Please ensure that your pets are on leash when walking with them. The HOA rules also describe how a pet may be tethered from the back door patio.

Please be considerate of your neighbors by picking up after your pet. Disposal bags are provided at dispensers on each dumpster.

Dog urine can damage our sod grass and bushes. Please take your pets to natural grass areas to avoid the familiar yellow rings that kill the sod grass which must then be replanted.

Recycling

Two green recycling totes are located in each dumpster building. These are NOT for garbage. Instructions as to which items can be recycled are clearly posted both on the wall and on the dumpster. Evidence is that either some people can't read or just don't care. Stated clearly in the instructions is that "no plastic bags" are recycled yet people continue to throw the plastic bag containing recyclables in the totes. Only #1 and #2 plastics are recyclable. When you put non-recyclable materials in the totes, the entire tote is contaminated which reduces the value of the materials and probably will cause the entire contents to be discarded. Very few recyclable materials are actually resalable. So, the good stuff like aluminum and cardboard make up some of the loss from other materials.

Please break down all cardboard. If it's too large, lay it behind the totes.

And, please take an extra 30 seconds to sort your items so that we have NO foreign materials in the totes. It all adds up to being responsible by reducing the tons of garbage going to our landfills and helping to hold the cost of processing.

Questions? Contact Dave Raymond at 468-8920.

Web Site

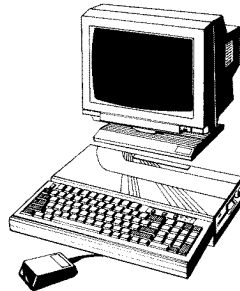
Just about everything you want to know about the Ponds is on the website - Minutes of Board meetings; Annual meeting proceedings; Declarations and regulations; Landscape provisions; Hot tub installation and insurance regulations; There's also a slide show of views around the Ponds.

Reach the web site

www.summitresortgroup.com. In the upper right corner, hit "HOA Management" link. The next screen will display a photo. Below the photo you'll see "Silverthorne HOA's". Hit that and you'll see "The Ponds". If you've forgotten the password for sensitive material such as the Owners List, please call SRG. Some material is reserved for owners only.

Broadcast emails and the website are our primary means of communication with our owners. Please keep us informed of the email address of all owners of your unit.

Contact Deb Borel at 1-800-944-9601 or 970-468-9137.



Furnace and Water Heater Tune-ups

Prior to winter, it's a good idea to have your furnace and water-heater serviced by a professional.

All-American Heating in Breckenridge is a certified Rinnai Water Heater contractor. Since they have serviced many Ponds homes, they offer a reduced price for the combined furnace/water heater service. Of course, there are many other contractors in Summit County from which to choose. Just don't wait till a problem arises.

Rentals

Do you know that SRG, our management company, offers short and long-term rental service to Ponds owners? SRG is an excellent management company with a very high quality reputation for personal service. You'll actually be able to talk to a real person when you call SRG. SRG has an active and loyal rental clientele so you can be assured of good rental activity. You'll be provided fast answers to your questions and good follow-up. Since SRG manages The Ponds HOA, why not consider them for your personal home rental service in Summit County?

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 checks please Kevin Lovett at SRG. His phone number is 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. •

Summit Resort Group

SRG oversees property maintenance and rules enforcement in addition to administrative and accounting services. If you have any questions or comments, please call the Office at 970-468-9137 or 800-944-9601.

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
DENVER DIRECT 303-825-4434
Deb Borel 970-468-9137 ext. 249
Kevin Lovett 970-468-9137 ext. 256
Ponds @ Blue River HOA Web Site
www.summitresortgroup.com

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Vice President**Jay Pansing**jep@javpansinglaw.com

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Term Expires 2011

Board Member**Maureen McGuire**Maureen428@comcast.net

Term Expires 2012

Board Member**Judy Massiglia**jmassiglia@gmail.com

Term Expires 2012

Key Reminder

All owners are required to provide a full set of keys to our property manager, Summit Resort Group. If SRG does not receive keys for your unit, the Ponds HOA Board has authorized them to re-key the unit for management access and to bill the owner for that service.