

# The Ponds at Blue River HOMEOWNERS ASSOCIATION

Winter Newsletter – February 2008

## ***Letter from the President***

We hope your holidays were safe and happy. The snows started here in Summit County in December and haven't let up. We hope all of you who can are enjoying the great ski and snowboard weather!

Hooray!!! The construction trailer, the construction dumpster, and the storage containers are gone. We still have some interior cosmetics that we started on after Christmas, and then we wait until spring to get to work on the irrigation system and the landscaping. The complex looks good right now, and by the end of the summer it will be spectacular.

We are finalizing the extent of the interior cosmetic repairs we will be able to accomplish. We got a ruling from our attorney, and he said it was up to Professional Investigative Engineers to come up with the guidelines to guide Reconstruction Experts through the reconstruction process. We had some missing drywall between units in the attics. Since this is a code violation and a fire hazard, that has the highest priority. Then we need to repair the major drywall cracks that are a result of the shifting foundations. These were included in the lawsuit and highlighted in the documents used in the bid process. Many of the drywall cracks are minor and are a result of normal shifting. These will be the responsibility of the individual homeowners.

We had hoped that some of the cracked tiles could be replaced in the reconstruction process. However, the tile has been discontinued, and we are not able to find a suitable replacement. Therefore, we will not be replacing cracked tiles because it would require replacing all of the tiles, and we do not have the money to do repairs that are that extensive. Also the cracked tiles were not part of the lawsuit settlement.

Many of our problems became evident during winter months. We will continue to monitor things through this winter to see if repairs have addressed the issues. Some new problems may also show up.

## **Board of Directors**

### ***President***

Loren "Stinky" Steinbrink  
[ksskibums@aol.com](mailto:ksskibums@aol.com)

### ***Vice President***

Dallas Knudson  
[dandrknudson@earthlink.net](mailto:dandrknudson@earthlink.net)

### ***Secretary/Treasurer***

Bob Kieber  
[rbkieber@comcast.net](mailto:rbkieber@comcast.net)

### ***Board Vacancy***

### ***Board Member***

Jay Pansing  
[jep@lpmlaw.com](mailto:jep@lpmlaw.com)

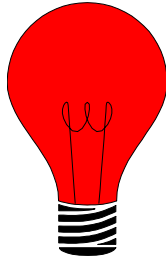
### ***Landscape Committee Chairman***

Rick Jennewine  
[rick\\_jennewine@hotmail.com](mailto:rick_jennewine@hotmail.com)

We have had problems in the middle units with snow covering the combustion air intake for the furnace and the furnace then not staying on long enough. For now, we are monitoring the roofs and clearing the vents when we need to, and the engineers are working on a solution to the problem.

We have had a couple of units sell recently. They sold very quickly so this indicates that people like the looks of the complex. The word is out that we have made the necessary repairs, and this is a great place to live. Your board continues to closely monitor the funds, and we are striving to get all the work done with the available funds. ♦

***Loren (Stinky) Steinbrink, President***  
***The Ponds at Blue River HOA Board of Directors***



### Low Temp Warning Lights

With the installation of our new furnaces, the use of the red light temperature warning devices has been eliminated. These were a temporary warning system and have served their purpose well.

There are other methods for monitoring heat and water issues in the units. If you would like to take steps yourself, there are monitoring systems on the market. Check the web for available options. Such alarms could call you or even the property manager if the temperature drops too low inside your unit. A small investment could save a lot of money if a broken pipe is avoided. ♦

### ANGLER MOUNTAIN RANCH STARTS CONSTRUCTION

The new bridge on Bald Eagle is in and open; the old bridge is long gone. Our new neighbor to the east has started building new homes and selling lots. This will increase the number of vehicles using Bald Eagle road so please check both ways when pulling off Allegra and Robin Lane.

Plus, the new bike path from north Allegra Lane to the Bald Eagle Bridge is in. Watch for bikers too! ♦



### ANNUAL MEETING REMINDER

The next annual meeting and budget ratification meeting will be **August 16, 2008**. Mark your calendar now for the 2008 meeting.



### NEW HEATED PANELS & HEAT TAPE

All of the roof/gutter heat tape has now been wired into central electrical meters with billings paid by the Association. The reconstruction allowed us to install new high efficiency heat tape systems to better melt icing problems that we had in the past. The systems are on temperature driven thermostats so they turn off automatically when not needed. ♦

### HEATING & HOT WATER SYSTEMS MAINTENANCE



Each homeowner is responsible for the maintenance and upkeep of the unit's furnace and water heater. And, with the long and cold winters we have, an annual check by a service person is recommended. Anderson Air, the original installer, is your main point of contact for any furnace or water heater issues. They are located in Golden, Colorado and can be reached at **303-271-9568**.

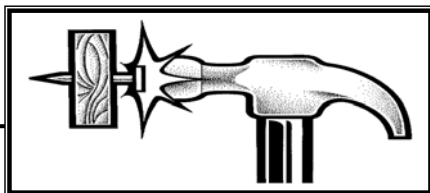
To improve the efficiency of the furnace it is also recommended that you routinely change the furnace filter. And, if you own a middle unit, you have an up flow furnace that contains its own filter inside the unit. Keep this filter clean, but do not add another. Having a double filter restricts airflow and causes the furnace to run inefficiently.

If you have a humidifier on your furnace, that filter must also be checked and cleaned or replaced. And, don't forget to flush the Rinnai water heater filter routinely. ♦



### STONE AND ASPHALT WORK UPDATE

Exterior stonework and asphalt repairs have stopped for the season. Next spring the contractor will walk the property and complete what little stonework is needed. If you notice a loose or missing stone please do not remove it, but drop Pat Rice an email. ♦



## SPRING RECONSTRUCTION

### What to expect!

This spring, summer and autumn we were mobbed with roofers, painters, excavators, concrete and asphalt workers, plumbers, electricians and furnace workers. We had gravel driveways, deep holes instead of patios and we had trees and bushes dug out and hauled away. In a few words it was a dirty mess. But the good news is that all that is behind us and we are well on our way to getting the reconstruction complete.

This coming spring, the General Contractor will finish up the grading and drainage, and the sub contractors will complete our punch lists. Then the icing on the cake will occur.

A contract to implement our new Landscaping Master plan has been signed. Local landscaping company Neils Lunceford was selected to install the new irrigation system and new bushes, trees and all the accompaniments.

This time next year all the reconstruction will be a memory and our association will be the talk of the town, any hopefully the county! ♦

## Need Security Checks?



Need to sign up for security checks when your unit is vacant? Contact the Wildernest Operations Office at 970-468-6025, or complete and return the request form on the Services page of the website at [www.wildernesthoa.com](http://www.wildernesthoa.com). ♦

## BOARD VACANCY

There is currently one vacancy on the Board of Directors. If you are interested in serving, please send a letter of interest via USPS or email to Pat at Wildernest. ♦

## PROBLEM REPORTS

Many of our original problems showed up during winter months. The fixes put in place are being monitored to make sure all repairs have been made to specifications. If you have an issue, such as recurrence of frozen pipes, please report this to Pat Rice via email at [ricep@wildernest.com](mailto:ricep@wildernest.com). She will track and report these to us for follow-up. ♦



## OUTSIDE CRITTERS COME INSIDE!

If your unit sits idle, it is an ideal place for outside critters to come in and take residence. Setting out a couple of traps is not a bad idea as it will be easier to get them to leave early than after they have moved in with their whole family. ♦



## ASSOCIATION DOCUMENTS ONLINE

Have you visited the HOA' website lately? Copies of all the Association's official documents, including the minutes, financials, notices, and rules 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. ♦



### HOA REGULATIONS

Just a reminder that we have well defined rules on parking, animals, rentals, and landscaping, to name a few. For example:

- Only one vehicle may be parked outside the garage.
- No motor home or trailers may be parked anytime at the association.
- 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.
- Landscaping additions must be submitted to the Board of Directors for review.

Some of 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 website at:  
<http://www.wildernesthoa.com/PBR/rules.htm>.



### Leaving for a Few Days or Months?

Although construction problems have been addressed, please remember that we are in an alpine environment. Precautions must still be taken against frozen pipes during winter months.

Even if you leave for just a few days it is recommended that you...

- Turn off the water main. These are now accessible in all units.
- Leave open doors to powder rooms and laundry rooms and to cabinets inside to allow for additional warm air circulation.
- Set thermostats no lower than 60°. ♦



### SNOW REMOVAL & PARKING

Winter arrived with a bang with over three feet of snow in the mountains in early December. And, it hasn't stopped snowing yet! Snowplows have hardly stopped moving since.

Please utilize your garage and if you have to park **ONE** vehicle outside be sure to leave room for the plows as they arrive early in the mornings. If you have to leave a vehicle outside, plan to move it so plow drivers can do their job. If you have to leave for any period of time make arrangements with a neighbor to move your vehicle in your absence. ♦

### CHANGE THOSE BATTERIES!

The smoke detectors and furnace thermostat have batteries in them; be sure to change them once a year. ♦

### *Managed by Wildernest Property Management*

In addition to administrative and accounting services, Wildernest oversees property maintenance and rules enforcement. 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. and ask for Terry Bearson. 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

Email: [ricep@wildernest.com](mailto:ricep@wildernest.com)

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

