

The Ponds at Blue River



Water Heaters

With the installation of new water heaters and furnaces, the use of Red Warning lights has been eliminated. It is strongly suggested that you turn off your water main when you are gone for an extended amount of time. It is also suggested that you keep the doors to bathroom and kitchen cabinets open to allow for warm air circulation. Even with new furnaces these areas can be cold and a few simple actions may prevent the potential of frozen pipes.

A BIG THANKS!!

Thanks to Ann Brewster for all her work in the plantings at our main entrance this summer. The entrance looked great and also a thank you to Eagles Nest HOA for giving us \$1,000 for the plantings.

Letter from the President

Another summer has come and gone and another year of dust and dirt has also come and gone. The reconstruction of our complex is almost complete. Our general contractor is finishing up some punch list items and what will not be completed this year will be completed next spring.

The landscaper has wrapped up their work for the year, too. New irrigation has been installed and hundreds of trees, bushes and annuals have been planted. Plus dozens of boulders have been added to give the landscaping more of a mountain theme.

The Board wants to thank you for your patience and understanding during these past years of construction. We are all looking forward to a quiet and construction free future.

Bob Kieber, President

The Ponds at Blue River HOA Board of Directors

Managed by Wilderness Property Management

In addition to administrative and accounting services, Wilderness oversees property maintenance and rules enforcement. If you have any onsite problems or observations, please call the Operations Office at 970-468-6025, Monday-Friday from 8:00 a.m. to 5:00 p.m. If you have any administrative or accounting questions, please contact them at 970-468-6291.

Contact Information

Wilderness Office 970-468-6291

Ponds @ Blue River HOA Web Site
www.wildernesshoa.com

Board of Directors

President

Bob Kieber

rkieber@comcast.net

Vice President

Dallas Knudson

dandrknudson@earthlink.net

Secretary/Treasurer

Dave Raymond

daveraymond2@comcast.net

Board Member

Pepper Levine

peplevine@yahoo.com

Board Member

Jay Pansing

jep@lpmlaw.com

Town of Silverthorne

The Town of Silverthorne has reimbursed the Association \$10,000.00 for landscaping along the bike path from Bald Eagle to North Allegra

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 the critters to leave early than after they have moved in with their whole family.

Outside Critters
Come Inside...

Want Extra Protection?

There are phone dialers that will call you if the temperature drops below a predetermined point. Check out Temperatureguard.com or Sensaphone.com. One upfront investment in one of these machines could save you hundreds by avoiding a broken water pipe.

Association Documents Available Online

Have you visited the HOA's website lately? Copies of all the Association's documents, including the Declaration and Bylaws, 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 Barb Walter at walterb@wildernest.com, or call her at 970-468-6291.

Rules and Regulations

Please note that there are several rules requiring prior written Board approval. Such things as satellite dishes and installation of Hot Tubs must have this approval. Other owner actions such as Leasing out the Unit also require the Board's involvement. For a full set of the Rules & Regulations, see the Rules page at <http://www.wildernesthoa.com/LR/rules.htm>. Please put your requests in writing to the Board and send it c/o Barb Walter at Wildernest Property Management, P.O. Box 1069, Silverthorne, CO 80498, or email her at walterb@wildernest.com and she will relay the message to the Board. A BIG THANK YOU! to those of you who have complied with this provision in the past.

Heating and 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.

Also, keeping the thermostat set to a minimum of 58 degrees is recommended.

To improve the efficiency of the furnace it is also recommended that you routinely change the furnace filter. If you have a humidifier on your furnace, that too should be serviced before the snow and cold comes to stay!

"I Quit"

With those words, President "Stinky" Steinbrink brought to a close his tenure as Board President of the Ponds HOA after 8 years of arduous and challenging service. President "Stinky" presided over his last annual homeowners meeting in August and turned over the gavel to board member Bob Kieber, the new Ponds HOA President.

In appreciation of "Stinky's" service, not only as President but as chief ramrod of the litigation and construction project, along with Karen's dedication and nurturing of "Stinky" and the many activities and landscaping projects she organized throughout the years, the Steinbrinks were presented with a gift of a \$6300.00 travel voucher from appreciative Ponds homeowners.

HOA Regulations

Just a reminder that we have well defined rules on parking, pets, rentals, and landscaping, to name a few. As an example, only one vehicle may be parked outside the garage. No motor home or trailers may be parked anytime on the property. No vehicles with advertising may be parked outside, excluding emergency vehicles. Boats and kayaks outside are also prohibited. 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. These rules may seem too strict to some but the intent is to keep property values up and the visual aspect consistent.

Reconstruction Wrap-up

Reconstruction Experts has finished all exterior work this year but you should plan to see them back next spring. We will have a few exterior items to be repaired under warranty. Overall we have reworked the complex from top to bottom, roofs to foundations. The new energy efficient furnaces have corrected the temperature differences from floor to floor. The Rinnai water heaters have eliminated the storage of large amounts of water on the second floor and reduced the natural gas consumption. The roof and gutter heat tape system paid for by the HOA has shown to be very effective in preventing ice dams and large dangerous icicles hanging from the roof. The foundation repairs have stabilized the building frost problems and the entire complex looks outstanding with the staining of all the buildings. Then the icing on the cake is the Landscaping. With a \$400,000.00 budget we have the best landscaped HOA in the High Country.

Time For Recycling

Ponds residents will now be able to recycle materials at the dumpsters. There will be two 96 gallon recycle totes placed in each dumpster shed. Waste Management provides for "single stream" recycling. Signs will tell you which materials are accepted and you can place all recyclable materials together in the totes; no separating necessary. **Important: cardboard boxes MUST BE BROKEN DOWN.** We will attempt to have a separate cardboard receptacle. Too many of you are placing large cardboard boxes in the dumpster despite signs in the sheds asking you to break down boxes. Please cooperate in this effort or we will find you and you will be placed on dumpster patrol.

Ponds Website

Take time to look at our website, WWW.WildernessHOA.com/PBR and view the Photos. Great views and beautiful colours. The new landscaping makes a big improvement after two years of construction. Next year the landscaping will fill out and we will be the best looking complex in the County.

Pet Tethers

The rules pertaining to the tethering of pets has been revised. Animals, Section 3 now includes the following statement: "Dogs may be tethered only when the owner is on the premises and the dog tether must be a screw type anchor located within one foot of the wall closest to the back entrance door. The chain must be stored on the patio when not in use."

Heater Service Providers

Trane Furnace

Anderson Air
303-271-9568

Breckenridge Mechanical
970-453-1950

Rinnai Water Heater

All American Heating
970-453-6640

Change Those Batteries!

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

We are always looking for those who want to volunteer for various positions on Landscape and Compliance Committees. If you are interested just send a short E-mail to any of the Board members.

Want to get Involved?

Leaving for a few days or months?

Even if you leave for a few days or a month, it is recommended that you **turn off the main water.** It is also recommended that cabinet doors in powder rooms and laundry rooms be opened to allow for additional warm air circulation.

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Snow Removal and Parking

Winter snow has arrived. 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.

Notice to all Owners!

All Trane furnaces were installed with a Five Year Extended Warranty. These warranties are still valid for the original owners but for all new owners the warranty needs to be transferred over to you, the new owner. To transfer the warranty new owners need to contact American Standard Warranty Company at 1-800-554-6413.

Attention: Hot Tub Owners!

If you have an exterior hot tub, be sure that you are in compliance with the insurance requirements. There is a hold harmless agreement that you must sign along with adding the HOA to your general liability insurance policy. Check the Rules for further details.

Attention: Landlords!

For all of you who rent your Ponds units, make sure you go the Website and look up the regulations on unit rental. All long term tenants and the unit owners must submit certain paperwork documenting the rental and all must agree to abide by the HOA Rules. If you currently rent or lease your unit at The Ponds, go to the Website and print out the related paperwork. This is an important part of being a responsible landlord and having an informed tenant.

Notice to all Owners! Keys!

All owners are **REQUIRED** to have a full set of keys with our property manager, Wilderndest. This includes any storm doors and owner closets too. 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.