

# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

*Winter Newsletter – December 2009*

### *Letter from the President*

The warm weather has come and gone and we are now covered with a light blanket of snow. The temperature has been so unseasonably cold we ask that as owners you take a couple of steps to hopefully reduce the possibility of cold weather problems.

First, when you are away from your unit for more than a day please turn off the main water supply valve located in the upstairs hall closet. This simple step may save you thousands of dollars of costs if a water pipe does rupture and flood your home.

Second, leave your thermostat high enough to keep the unit warm. 60 degrees has been a good number that has worked over the years.

Three, change your furnace filter. A clean filter will allow your furnace to run more efficiently.

And finally, a little effort in making sure the water is off, the thermostat is properly set and your unit is inspected by the Management company might save us all time and money when you return to enjoy your home here in the High Country.

Have a Safe and Happy Holidays!

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

Take time to look at The Ponds website, [WWW.WildernessHOA.com/PBR](http://WWW.WildernessHOA.com/PBR) and view the Photos. Great views and beautiful colors. The new landscaping makes a big improvement after years of reconstruction. Next year the landscaping will fill out and we will be the best looking complex in the County.

Want to get involved?  
 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.

### Board of Directors

**President**  
 Bob Kieber  
[rkieber@comcast.net](mailto:rkieber@comcast.net)

**Vice President**  
 Jay Pansing  
[jep@jaypansinglaw.com](mailto:jep@jaypansinglaw.com)

**Secretary/Treasurer**  
 Dave Raymond  
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**Board Member**  
 Maureen McGuire  
[Maureen428@comcast.net](mailto:Maureen428@comcast.net)

**Board Member**  
 Judy Massiglia  
[jmassiglia@gmail.com](mailto:jmassiglia@gmail.com)

### Recycling

Two 96 Gallon recycling bins have been placed in each of the dumpster buildings. This is a "Single Stream" recycling which means that newspaper, magazines, glass, and most plastics can be tossed in the same recycling bin. Please break down all cardboard and place in the recycling bins.

By recycling we are sending less to the landfill and our costs for both the trash removal and recycling has reduced our costs by over \$600.00 a year.

Take a few seconds to separate your garbage from your recyclable materials.

Check the posters in dumpster buildings for posters on what can and cannot be recycled.

Be a good neighbor and recycle responsibly.

## RULES & 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 Brian Ball at Wildernest Property Management, P.O. Box 1069, Silverthorne, CO 80498, or email him at [bball@wildernest.com](mailto:bball@wildernest.com).

We again need to remind everyone that Bald Eagle Road and Allegra Lane are designated Public streets and **No Parking** is allowed. The Town of Silverthorne is responsible for the maintenance and snow plowing of these streets and the sidewalk along Allegra Lane. ♦

### IMPORTANT NOTICE

Some homeowners may arrive at their unit and find that the main water valve has been closed. Due to unseasonably cold weather during security checks we had the water valve turned off to reduce the possibility of frozen and/or ruptured water pipes. This may be a minor inconvenience but may save you thousands of dollars in repair if a pipe did burst.

### Want Extra Cold Weather Protection?

There are telephone 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 thousands by avoiding frozen and ruptured water pipes.

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. The Rinnai Water Heaters also have a 5 year warranty. To keep the warranty intact you as the owner must have it routinely serviced by Certified Rinnai maintenance personnel. There are numerous certified repair companies in the county.

## 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. There are numerous Certified Trane & Rinnai service providers in the county. A routine service check could avert costly repairs in the future. Also, keeping the thermostat set to a minimum of 60 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!

### **CHANGE THOSE BATTERIES!**

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

### **Eagles Nest Grant**

Our Parent Association Eagles Nest Property Home Owners Association has a Grant process. The Board has applied for and received a Grant of \$2,000 for new Playground Equipment. Look for new additions to the playground this coming spring.

## 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 at the association. No vehicles with advertising may be parked outside, excluding emergency vehicles.

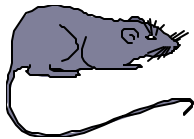
Boats and kayaks outside are also prohibited.

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.

For more information go to The Ponds website. ♦



### 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. ♦

### *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.

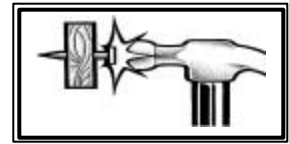
All long term tenants and the unit owners must submit certain paperwork documenting the rental and all must agree to abide by the HOA Rules.

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. ♦

## Reconstruction

### Wrap-up



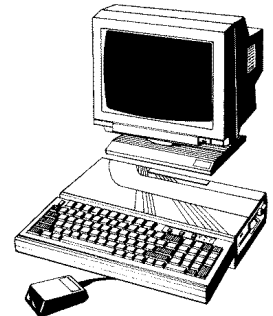
2009 has been a quiet year. We have seen the landscaper replacing trees and bushes that did not survive the winter. We saw the islands on Bald Eagle green up with the irrigation system back up and running. We heard next to no beepers from heavy construction equipment.

But we are not completely done. There is still warranty work that our contractor has done and will continue to do over the next couple of years.

The final item of the reconstruction that has not been completed is the extensions needed on the Furnace vents. Due to the amount of snow we receive here in the High Country the vents need to be extended upwards to allow for combustion air into the furnaces.

This repair should be started very soon and will be the final piece of the reconstruction puzzle.

More information will be sent to you when it is available.



### 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](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 Brian Ball at [bball@wildernest.com](mailto:bball@wildernest.com), or call him at 970-513-5631.

## ***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. If you have any questions, please contact them at 970-468-6291, or Denver Direct at 303-825-4434. ♦

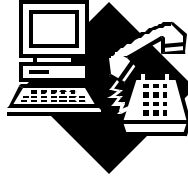
### **Contact Information**

WILDERNEST OFFICE 970-468-6291

DENVER DIRECT 303-825-4434

Ponds @ Blue River HOA Web Site

[www.wildernesthoa.com](http://www.wildernesthoa.com)

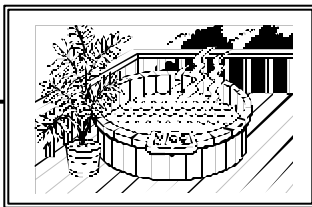


### **PET TETHERS**

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." ♦

### **Pet Poo:**

Owners are responsible for picking up pet poo where it lands. Cold weather is not an excuse for leaving the droppings until next spring. Left over pet poo will leave and unsightly and unsanitary environment in the spring and will hinder the greening up of our landscaping. Be a good neighbor and adhere to the rules and pick up the poo.



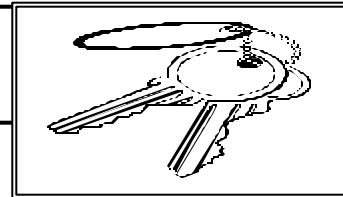
### **ATTENTION: Hot Tub Owners!**

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. ♦

### **SNOW REMOVAL & 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.



### **KEYS**

All owners are **REQUIRED** to have a full set of keys with our property manager, Wildernest. 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. ♦

### **LEAVING FOR A FEW DAYS OR MONTHS?**

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

