

SPRUCE VALLEY RANCH SPRING 2014 NEWSLETTER

While it has been more than a month since the calendar noted the beginning of spring, the Ranch has few indications that warmer weather is approaching. The ground was blanketed with almost five inches of snow again last night and the temperatures remain in the 20's and 30's. More snow is predicted for the last few days in April. The seasonal accumulation is already well over 400 inches.



This picture was taken looking across the Tarn on April 27.

Welcome new Residents

Randy Priddy from Wichita Falls, TX has purchased the former Ritchie house at 552 Spruce Valley Drive (Lot 15).

Kim and Eric Laster from Charlotte, North Carolina are scheduled to close on the Yamada property (Lot 21) on May 8. They have owned a home in Timber Creek Estates in Blue River for six years. They have two grown children and three young grandchildren. They enjoy snowshoeing, hiking, biking and fly fishing as well as skiing and snowboarding. They plan on spending time in the Ranch every couple of months.

Supplemental Snow Plowing:

On the positive side, the substantial snow pack will benefit our water wells and landscaping in the coming months. However, the snow did create some issues and concerns this past season in keeping our roads clear. The Board is currently working on a plan to better address these issues. Although the Town of Blue River is, and will remain, the primary entity for snow removal of SVR roads, we will take a more proactive approach next season to alleviate some of the problems encountered in 2013 – 2014. We are presently interviewing outside snowplowing contractors and will engage a new contractor as the SVR Supplemental Plow Contractor for next season. First, it is important that the contractor we hire have the appropriate equipment for plowing and push

backs as needed. Second, it would be ideal if the Supplemental Plow Contractor could already be working in the Ranch, providing private drive plowing. (The Board will be contacting you with additional information on this possibility as soon as we reach an agreement with a new contractor.) This option will offer greater incentive to the contractor to commit resources to plow the Ranch roads while he is here, should TOBR be unavailable to respond in a timely fashion. Thirdly, there will be stricter enforcement of Ranch Rules, especially regarding the plowing/pushing of snow into and across ranch roads resulting in bottle-necking and general narrowing of ranch roads.

The updated 2014 SVR Supplemental Snow Plowing Guidelines as well as the Town of Blue River Snowplowing Guidelines are available on the SVR website. Please check them out so that you will be aware of the regulations and will be in compliance.

Forestry

As of this writing, only twenty-two residents have responded to the pine beetle spraying program scheduled for this spring. If you have not contacted Larry Andersen or Tom McCarthy of Ten Mile Tree Service, please call or e-mail them with your intentions. Spraying is likely to begin much later this year as the forest floor is still covered with several feet of snow. The fall beetle survey will occur in September and homeowners' with infected trees will be required to remove them before the next flying season.

The USFS plans to cut down beetle killed trees and thin above Indiana Creek road. This will probably begin this summer. The major clear cutting plan above T&S is still in the planning stages, but it is not anticipated to impact the SVR private roads. As the Forest Service plans become more definitive, you will be advised.

Irrigation and Water Rights

As most of you know, in 2006 the SVR Foundation completed the acquisition of additional water rights, renegotiated and consolidated then current water rights, and completed the installation of the water recharge facility. Each SVR lot owner was issued a new well permit which included an allowance for irrigation. (SVR is the only homeowner's association in Summit County which has a water decree allowing the irrigation of its lots.)

SVR reporting of water consumption to the various regulatory agencies for the latest reporting period indicated that we used 4.3 million gallons of water for irrigation and household use in the Ranch in 2013. That's an average of about 86,000 gallons/year for each home, which is equivalent to almost a 32% increase over the last three years. The 4.3 million gallons used represents 96% of what is available under the primary grant. Please go to the web site to view a water consumption chart which shows the total number of gallons each homeowner used each year for

the past five years. The water consumption chart for the first three months of this year is also posted.

Because of our resident's conservation efforts, we have not had to use the recharge facility for four years, therefore providing substantial savings in associated expenses. While the great snow this past winter will hopefully allow for reduced irrigation in the early growing season, we must again ask you to continue your conservation efforts. We still observe considerable unnecessary lawn watering after heavy rains and/or owners watering while it is raining. Please add a rain shut-off valve to any outside watering systems. Most control panels have this capability at a very minimal cost. This can save thousands of gallons of water a year. Watering after a big rain is a waste of our very valuable water resources and could force us into a position of having to restart and operate the recharge facility, at potentially great expense to SVR. Most importantly, the regulatory authority could determine our consumption to be excessive and ask for a re-determination and examination of our rights.

In an additional effort to save water, you are asked to have your plumbing checked immediately when you are alerted to a leak. Repairs need to be made in a timely fashion. Please remember that under our Water Agreements we are required to meter and report usage on a monthly basis. Accordingly, any meter malfunctions must be immediately reported and repaired. If you have any questions regarding irrigation or water issues, please contact Georgie or Larry.

Illegal Parking in SVR

After hearing about a group of locals who complained bitterly at a December Town of Blue River Board of Trustees meeting because their cars had been tagged with "no parking" violations on Spruce Valley Ranch roads, the SVRF Board requested a meeting with Town of Blue River Board of Trustees to better understand the Town's position on their own policy of "no parking on TBR streets anytime". At the December meeting, locals made it known that they felt justified in parking on SVR roads, especially near the stables, to access USFS trails. In their minds, justification comes from "years" of trespass going unregulated and mostly uncontested.

The SVRF Board was given an opportunity to discuss the parking issue with the Board of Trustees one hour prior to January's scheduled Board of Trustees meeting. The public was invited to attend and discuss the issue as well. A presentation was prepared for the meeting by the SVRF Board, which included specifically addressing town ordinance 8-2-10, which states that "it is unlawful to park upon any streets or public ways within the Town in such a way as to impeded or interfere with movement of traffic or the plowing or maintenance of the street or

public way”. In addition, it was stressed that SVRF Ranch Rules filed of record in Summit Co.



prohibit any parking on streets, and that signs throughout the Ranch specifically indicate No Parking areas and that no parking is allowed on any street. SVRF Board stressed that there are 3-5 vehicles parking in the turnaround at the end of Indiana Creek Road on any given day in a No Parking area, and, that number of vehicles is ever increasing due to the increasing population in the area. The Board of Trustees recognized that this is the case at other designated parking areas which access trailheads, and has become an increasing problem as parkers overflow onto city streets. The city attorney addressed the fact that roads within SVR are private; therefore the Town may not be required, or may opt not to, enforce their own ordinances. The Town Council determined that further investigation would be needed to address this issue.

The SVRF Board then offered that there is no trailhead designated by the USFS at the end of Indiana Creek Road, either in the winter, or the summer. The USFS has confirmed this, and that they currently have no plans to develop one on USFS lands at the end of Indiana Creek Road. They do not provide a parking area for hikers at any time to access the back country via Indiana Creek Road.

The SVRF Board explained that they are charged with protecting the quality of life at, and for the residents of Spruce Valley Ranch, and asked the Town to participate in the parking enforcement of Town Ordinance Chapter 8.

Locals responded with comments, and the Board of Trustees indicated that further discussion was needed to address the issue. They would further consider the private road issue, and move to discuss the trailhead issue with the USFS.

Since this meeting, it was reported by Board of Trustees minutes that Mayor Lindsay Backas met with Gary Martinez, County Manager, Paul Semmer, U.S. Forest Service and representatives of Summit County Open Space to discuss the parking issue at the Indiana Gulch “trailhead” in Spruce

Valley Ranch. They are gathering information and trying to collect historical data on the area. They plan to meet with Spruce Valley Ranch HOA in the near future and hope to move forward with a solution. In the past, Blue River has been lenient with people parking illegally on town streets at the trailheads used to access National Forest. The Board will look into how they want to enforce the parking issues in those areas and may investigate issuing a Town of Blue River parking permit to help determine who is a resident of the town.

Town of Blue River - Annexations and Ways to Increase Revenues

Also on the Town's docket are ways to raise revenues to finance services to Blue River residents, such as snow plowing, law enforcement, road maintenance etc. Several items have been discussed, including an annexation for the Ruby Placer Petition, and other areas. Public hearings will be held on the potential annexation. The area for the Ruby Placer annexation wraps around the Skiers Edge property, just south of Blue River. The original plat for the Schissler Quandary condominiums, recorded in 1966, allows for 48 units. The applicants are proposing 60-90 units, once the Schissler parcel is combined with the Schmidt parcel. The applicants would like to re-zone to Planned Residential Development zoning that will be concurrent with the annexation process. Design standards will be created regarding lots size, open space etc. and will comply with Town Code. They are more interested in working with a municipality rather than the county and the project blends in with the Town of Blue River. The homes will be high quality and energy efficient and will be mixed use of single family and multi-family homes, permanent residents and second home owners, but of a lower density than the existing plat.

Additionally, the Board of Trustees has discussed changing use restrictions on the Goose Pasture Tarn, including rental of watercraft and other uses for the tarn to raise revenue for the town. This issue is being monitored as closely as possible by the SVRF Board. To assess town support, the Board of Trustees recently held an informal meeting regarding a "comprehensive plan" for Blue River, where twenty-five residents were in attendance, and voted with a clicker on specific questions.

In particular,

1. Over 78% said "no" to allowing the general public to use Goose Pasture Tarn.
2. More than 50% said "no" to a trail around Goose Pasture Tarn.
3. Support to improve parking or picnic areas on the western side of the tarn evaporated when the town might have to pay for those improvements.

The meeting was to get the communities pulse on ideas to enhancing town revenues through development of the Tarn and other areas around the Town of Blue River, in an effort to help meet

future (next 25 years) revenue needs. Ideas were floated, and for the most part, very poorly received, for commercial development to supplement the 100% residential land uses currently within the town, and even at the Tarn. Citing issues, highway access issues and community preservation and values were of major concern. In particular, over 70% responding wanted to have environmental quality preserved, and, in the name of environmental preservation, did not favor tree cutting of mountain pine beetle kill, or any tree thinning for forest management. Commercial access to natural resources (Goose Pasture Tarn, the wetlands areas south of the Tarn, and existing or future trailheads) was roundly rebuffed. Purchase of a public park infrastructure was thinly supported. Future annexation projects were discussed, and there was little support by those residents present for more Town expansion. While the Comp Plan looks to hire a Town Administrator, and a couple of police/ordinance enforcement persons, the residents present were very reluctant to incur the additional costs of staffing and facilities expansion.

Animal Control

The Town of Blue River has recently adopted a new Animal Control Regulations Ordinance.

Section 1. Section 7-6-30, Division 1 of Article VI, Chapter 7 of the Municipal Code of the Town of Blue River was amended to include: It shall be unlawful and considered a failure to Control a Pet Animal, when: A Pet Animal is off the Owner's Premises without the presence of a person having Physical Control as defined in these Regulations; A Pet Animal becomes a hazard or causes damage to any person or property; A Pet Animal is Tethered upon any public or private property without the permission of the person owning, leasing, or otherwise controlling the property in question; Any Pet Animal reaches past the perimeter of the Owner's Premises with its teeth or claws causing or threatening Bodily Injury or property damage to another; A Pet Animal is allowed to defecate on public or private property and the Owner or responsible person does not remove the waste in a timely manner; A female Pet Animal, during estrus, is not under Physical Control, confined indoors or confined within a Secure Animal Enclosure; Any Pet Animal is kept or left in circumstances which constitute Mistreatment, Abandonment or in any circumstance requiring Protective Custody; or Any Pet Animal is otherwise determined to be a Public Nuisance.

Section 2. It is unlawful for any person to violate any of the provisions of this Ordinance. Every person convicted of a violation of any of the provisions of this Ordinance shall be punished by a fine not exceeding one thousand dollars or by imprisonment not exceeding one year or by both such fine and imprisonment.

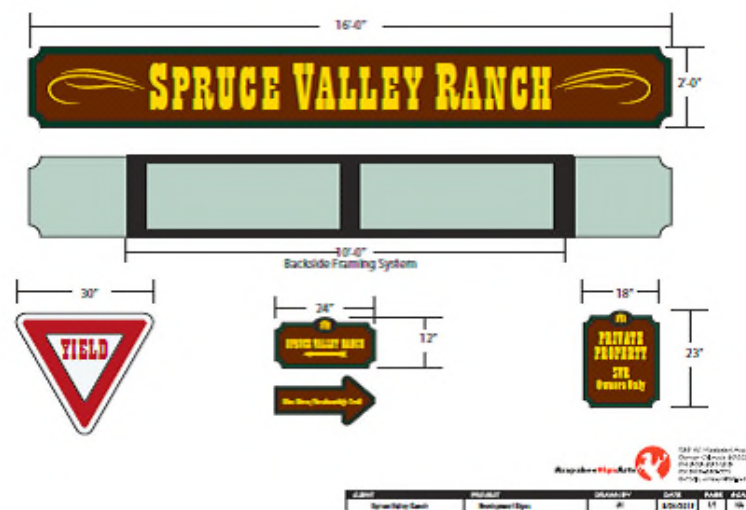
Section 3. The adoption of this ordinance is necessary to the immediate protection of the public health and safety, an emergency is declared to exist and this ordinance shall become effective upon publication. ADOPTED AND ORDERED PUBLISHED the 18th day of June, 2013.

Road Repair

Last summer the SVRF contracted to have crack sealant repair done thru-out the approximate 3 miles of ranch roads. This summer we are scheduled to do a 2" overlay along with some minimal sub-base improvement on lower Spruce Valley Drive from the Boathouse parking lot to the hairpin turn (approximately 700 lineal feet of roadway). Residents will be notified of the actual schedule once confirmed.

Signage

New signs made of high density polyurethane foam which have been sandblasted to look like wood, and then painted have been ordered for the entry archway, the bottom of the Indiana Creek Road at the Wagon Road corner, a replacement Private Property – SVR Owners Only for the Mt. Argentine cul-de-sac and a Yield sign to be placed at the Mt. Argentine/Indiana Creek intersection. While the signs have arrived in Denver, the Board agreed that we should hold off on the installation until the snow melts sufficiently and the ground thaws.



While the archway entry sign was fairly old, it had fallen into disrepair, partly because high profile vehicles had hit it. Please be aware when you are receiving deliveries or moving to drive slowly through that area. The new signs will last much longer than wood since polyurethane does not absorb moisture. As you can see, the largest sign is for the Ranch Entry Gate.

A sign in the shape of an arrow will be installed to indicate the new alignment of the trail which presently crosses filing 3 from the hairpin turn on lower Spruce Valley Road south to the Blue

River Road neighborhood as Brownell Bailey owns that property and is preparing those lots for eventual development. The trail will be relocated on USFS land just to the east of where it is presently located.

Entry Enhancement

Several residents made a proposal at the 2013 Annual Meeting to purchase and place sculptural art in the entry "V" area where Indiana Creek Road and Spruce Valley Road intersect. Suggestions included an elk, bear or moose. The Board will be exploring what options might be available, and the overall acceptance and desires of the community as a whole. A short survey will be added to the web site in the next few weeks, so please participate.

In order to keep expenses within reason, Mac Hamilton suggested we investigate the cast aluminum sculptures on display at High Country Furniture Gallery at 13217 Highway 9 which resemble a bronze casting. Of course, whatever is chosen would be securely mounted on a concrete base to prevent theft. Some maintenance will be required but will certainly add beauty and value to Ranch.

Landscaping/ Ranch Clean Up

As soon as the snow melts, Ranch clean up needs to begin. It would be most helpful if walkers and hikers would carry a trash bag on their outings and pick up whatever debris has accumulated over the winter.

To comply with the regulations associated with the Summit County Hazardous Fuel Reduction Grant Program which a number of residents took advantage of in 2012, noxious weeds must be eradicated in order for the Foundation to be reimbursed the final 10% of the grant funds. Several species of non-native plants have become a threat to the economic and environmental value of land in Summit County. These plants are not indigenous to this area and have no natural predators or diseases to keep them in check. Therefore, they are displacing native vegetation.

Here in the Ranch, there are several plant species that need to be eliminated. Most problematic is chamomile, thistle, yellow toadflax and oxeye daisy. Information on chamomile and the oxeye daisy will be available on the web site with pictures of each of these weeds and the best method to eradicate them. Please start early before the root systems take hold. Additional information on yellow toadflax and three different types of thistle will be posted in the near future.

Amenities

Trap & Skeet

We had a great summer last year shooting or attempting to shoot almost 4,500 clay targets. Thank you all for helping us keep the area clean by removing your 'spent shells' and cleaning up the houses. This year we will be requiring all who shoot to update their indemnification file. The

Board plans to change the locks on both houses, and a new indemnification form is required to receive the lock combos and keys. The indemnification form is available on-line and will need to be updated by all and sent to Larry or another member of the Board.

Please remember - only steel shot is now allowed on the Range. NO LEAD SHOT. Steel shot cannot be purchased locally in the lighter target loads. However, it is available at Bass Pro Shop or Cabela's in Denver or can be ordered on line from almost all the larger sporting retailers.

The substantial winter snows this year will most certainly delay opening of the Range. We will keep you posted.

Stable

The Stables will be open on June 1, although with the significant snowfall of the season, some delays may be necessary due to very wet conditions and snowpack, especially in the rear paddock areas of the stable.



April 21 – Front Paddock Area



Rear Paddock Area

Patti Swartz is the stable manager, and Phil Carlisle is the stable liaison to the Board. Please contact either of these individuals with questions regarding the stable. Horse owners are looking forward to another fun filled summer of trail rides and enjoyment of our beautiful surroundings! (All residents and guest riders are required to fill out a SVRF Stable Indemnification Form prior to riding).

Boathouse

The Boathouse continues to be a well-used amenity. Any updates or changes should be made through Steve Currier (970-371-8577). The Board would like to remind residents to request that slots in the boat house are based on seniority, not with the sale of residence. Check the web site for a current copy of the Boathouse Assignment Slots.

Decals for all water craft are \$20.00 each and available through: Kathy Neel, Town Clerk
Town of Blue River
P.O. Box 1784
Breckenridge, CO 80424-1784

Spring is fast approaching and the Spruce Valley Ranch Foundation is again planning to assist with the stocking program in Goose Pasture Tarn with our neighbor and Town of Blue River liaison, Howard Smith. The Town of Blue River has budgeted \$3,000 for this program. Much appreciation goes to Mayor Lindsay Backas for her support of the program. The monies from the Town of Blue River will be used to purchase fish for the June stocking - about 40% of the fish will be in the 13 to 14 inches size range and the remainder will be 16 to 18 inches. That stocking will total about 750 fish. Donations from Spruce Valley Ranch residents will be used for the second stocking in August.

The SVR Board will be making a contribution from the Foundation and encourage any of you to participate by making personal donations. The Tarn offers quality lake fishing for the residents of Blue River and especially SVR. It is truly one of our most valued amenities and offers hours of enjoyment to many of our residents, their families and guests.

Donations should be made by check payable to the Town of Blue River. Make a notation in the memo section that the money is for stocking the Tarn. Send directly to:

Kathy Neel, Town Clerk
Town of Blue River
P.O. Box 1784
Breckenridge, CO 80424-1784

As always, we thank you for your support.

If you have any questions, please call or e-mail: Larry Andersen
gonefishin80424@yahoo.com
(210) 262-1870

Picnic Area

This year's annual Independence Day picnic will be held on Saturday, July 5 at the picnic area. Details will be sent out at a time closer to the event.

A resident wedding will be held at the picnic grounds on July 12. Bob and Mariellen Guerra's son will be getting married. The Board has given permission for set up of the tent, etc. to occur on Friday, July 11 and removal and clean-up of the area on Monday, July 14. Rehearsal will be on Friday evening. The caterer, florist, etc. will start to arrive Saturday mid-afternoon with the guests starting to arrive at 4 P.M. and the actual ceremony scheduled for 5 P.M. followed by the reception and music. The bride and groom will depart at 10:30 P.M. and most guests will leave shortly thereafter.

Parking will be primarily off site with guests being shuttled to the event from Main Street Station.

Bears Return!

Diane Currier shot these pictures out the back of their house on April 28. This is an early return of the bears to SVR, so please be aware



of their presence!

