

SPRUCE VALLEY RANCH FOUNDATION
Newsletter
October 2004

Dear Homeowners,

Good-bye golden aspen leaves. Hello snow! Winter is on its way. Enjoy!

Annual Meeting: Mark your calendars! The Annual Meeting/Brunch is scheduled for Wednesday, December 29. The time and location will be announced at a later date.

Forestry: Our Forestry Program continued with the thinning and cleanout of another acre of common open space between the tennis court area and the Breckenridge/Blue River trail. The Foundation also sponsored dumpster service earlier this summer and another slash disposal day on Oct 1 to assist lot owners in cleaning up their private lots, which is an integral part of our program. Inspection of the Ranch showed no evidence of Mountain Pine Beetle infestations yet. However, we will remain alert as infestations reached Breckenridge this year and are working their way up the Blue River Valley. We will have any infested trees removed and destroyed as soon as they are found in the Ranch area, as this is the only effective way to stop the spread.

Boathouse: It was determined from our earlier owner survey that, after the front entrance improvement, a boathouse was the most desired new amenity among all homeowners. This project, including its design and probable site, was reviewed at the annual meeting the past two years. Because the front entrance project was completed under budget, the Board concluded from a detailed analysis of projected operating budgets that, with the issuance of two additional notes to interested homeowners, we could now proceed with construction of a boathouse. The final design and site was reviewed and approved late this summer by The Town of Blue River, Army Corps of Engineers, and the SVR Board and Architectural Review Committee. The facility is now under construction. The design is for an attractive chinked beam, cedar shake roof motif with log accents. It is being built on pylons to be compatible with the wetlands and water runoff issues in this area. It will have capacity for up to 48 canoes, kayaks, or sculls using an adjustable, commercial rack system.

Picnic Area Gate: The decorative iron gates from the old entrance were too narrow to meet current codes for road width at the new front gate. Earlier this year the Board decided to use these gates as both a functional and decorative entrance to our picnic area. The style of the picnic entrance will mimic the front entrance with stained, bevel cut log groups on either side supporting the gates. This installation is now under way.

Trails and Bridges: Substantial trail and bridge work has been completed this summer. Two bridges across from Lot 45 were totally replaced. The new bridges will now support the weight of the track-setting machine for cross-country skiing. The pedestrian trail on the east boundary line of Lot 43 was marked and opened for use. Please look for the sign "Private Property...SVR Owners Only", follow the orange marking tape about 380 feet to

the utility box, turn right 90 degrees and after about 250 feet you will be on National Forest Service land. And finally, in coordination with neighboring lot owners, over 100 cubic yards of very old wood piles and ground debris were removed from the Lot 4 easement, the common area by the new bridge over Indiana Creek, and neighboring properties. A very special thank you to the neighboring property owners who participated in this massive removal.

Trash Removal: Refuse containers can only be placed on the roadside the morning of scheduled pickup. Empty refuse containers must be returned to the Owner's structure by six o'clock p.m. of that same day. If you are not in residence at that time, please instruct your property manager or a friend to return the container for you. It is the Owner's responsibility to clean up after any refuse spillage.

Snowplowing: Spruce Valley Ranch has hired Kit England (The Sylvan Group) to do our supplementary snowplowing again this season. The Ranch roads are plowed when snow accumulations reach 1 1/2 inches; the Town of Blue River plows the roads after 4 inches of snow. We request that you be patient when following the plow trucks. It takes time for them to clean the roads properly. Please remind your snowplower that there is a Town of Blue River ordinance that states that snowplowers for private residences may not push snow into the road or create snow banks that intrude into the road. Also, please be aware that there is an ordinance prohibiting parking on all roads in Blue River, including the Ranch. Kit will also be plowing a number of SVR individual driveways. If you are interested in contacting him for an estimate, he can be reached at 970-453-6727.

Closings: Please note that the skeet machines, picnic area, stables and tennis courts will be closing for the winter on November 1, 2004. We hope you have been able to take the time to enjoy the special amenities that we have at Spruce Valley Ranch.

Winter Trails: We hope to have winter trails set on Fridays and after any significant snowfall. We plan to set a cross-country track from the stables to the trap range. Please do not walk or snowshoe on the set tracks.

Board Meetings: The SVR Board generally meets once a month. All property owners are invited to attend the meetings. Please call any board member to confirm date, time and location. Our current board members are: Tim Crane (970-547-8186), Dave Donaldson (970-453-9668), Mike Good (970-453-4919), John Schuette (970-453-5552), and Pat Spears (303-423-7067).

Sincerely yours,
Spruce Valley Ranch Foundation
Board of Directors