

SPRUCE VALLEY RANCH FOUNDATION

Newsletter

April 2005

DRAFT

Dear Property Owners,

The ski season has come to a close, and we are beginning to prepare the Ranch for summer. We hope you find the following updates and seasonal rule reminders informative.

Board Meetings and Members: Board meetings are generally held on the second Monday of each month. Owners are invited to attend the meetings. Anyone planning to attend a meeting should contact a board member to confirm the time and place. Our current board members are: Tim Crane (970-547-8186), Mike Good (970-453-4919), Tom Roe (970-453-0190), John Schuette (970-453-5552), and Pat Spears (303-423-7067).

SVR Forestry: Following our Colorado Forest Service approved program, the Foundation has improved about five acres of common open space in the last three years. We hope to complete at least one additional acre this year. This is an ongoing commitment to improve the health, wildfire mitigation and appearance of our common open acreage. We encourage lot owners who have not yet improved their own lots to contact Susan Donaldson (970-453-1592) for more information.

Also, lot owners should inspect their trees each spring for any evidence of Mountain Pine Beetles (such as trees which totally die in one season, have bore holes with oozing sap, or bore sawdust at the base of a tree). Immediate tree removal and destruction is the only effective way to arrest further infestations. Call John Schuette (970-453-5552) for more information or to report suspected infestations.

Boathouse Completion: The new Spruce Valley Ranch boathouse is nearing completion. With warmer weather now approaching, the exterior work of staining and chinking of the boathouse will begin. When the ground thaws, steps and a ramp will be built to complete the project. The opening date for the boathouse will be June 1. For information regarding access and boat storage please contact Tom Roe.

Boat Storage: The boathouse committee is seeking an initial interest from SVR residents concerning the storage of their boats. We would like to know the type of craft, the length, and approximate weight of your boat. This information will be helpful to the committee in their configuring the best use of the racks. We are looking at canoes, kayaks and rowing shells at the present time....one slot to each homeowner. Please be advised that if a homeowner is not contemplating the use of this facility at this time, every effort will be made to accommodate future requests.

We would appreciate responses to this request by May 15, 2005. When we get the responses, we will then decide the best way to assign the slots in a manner which is fair to all concerned. You may contact Tom Roe at the following email address or either of the phone numbers. (email is preferred)

tomeroe@gmail.com

970-453-0190

405-615-2002

Trash Containers: As always, we remind you not to put your trash containers out the night before pickup. They are attractive to many animals (especially bears) during the night and are easily opened. In order to lessen the attraction of wildlife, the Town of Blue River has enacted an ordinance requiring the use of wildlife-resistant refuse containers and limiting the time period that trash containers may be left at curbside. The Town requires the refuse containers to be fully enclosed, metal or plastic, and with latching lids to prevent access to the contents by wildlife. Refuse containers may be placed at the curb only on the day of pickup. The containers must be removed from the curb by 6:00 p.m. on the day of pickup. The Town intends to enforce the ordinance and issue citations for noncompliance.

Amenities Update: Due to unpredictable weather conditions, we cannot guarantee a date on which the Ranch's amenities will be available for use.

Trap and Skeet: First time users wishing to use the trap and skeet range should call Tim Crane (970-547-8186) for access and usage instructions.

Tennis court: The combination for the tennis court is 2000. Please remember to lock the court when you leave. Contact John Schuette (970-453-5552) with any questions.

Trails: We hope you enjoy the Ranch's summer trails. Immediate access to some trails may be limited based on snowmelt.

Picnic area: Anyone who wants to reserve the picnic area for personal use should contact John Schuette. John will be maintaining the master schedule for the Ranch this year.

Stables: All property owners who desire to keep horses at the stables this summer should call Patti Swartz (970-453-2225) by May 15th.

Usage of Ranch Amenities: Questions have been raised as to whether non-owners can use the Ranch's amenities. The Board of Directors reconfirmed its policy to allow owners to reserve the picnic area and trap and skeet range for their own limited specific use where such use does not unduly interfere with the rights of other owners. For community and goodwill reasons, the Board of Directors will consider the use of such amenities by nonprofit groups on a case-by-case basis. The Board of Directors does not encourage the use of any of the Ranch's amenities by unaccompanied, non-owner individuals.

Water Limitation Average: The next Water Court status conference is scheduled for May 3. We hope its members will approve our request to construct an exfiltration gallery, which will allow us additional acre feet of irrigation water. In the interim,

however, our lawyer reminded us that our current allocation of irrigation is limited to approximately 2,200 square feet per lot. It is important to keep in mind that exceeding that limit would be illegal watering.

RV Parking: Recreational vehicle parking is not permitted on Spruce Valley Ranch roads. Owners' RVs must be parked in a garage or otherwise screened in a manner consistent with the Architectural Standards. Parking of guests' RVs should be limited to less than three days or owners should seek storage outside the Ranch.

Window Washing: Mark Ransberger, our winter trail maintenance man, is available to wash windows. He has lots of experience and would be happy to give estimates to anyone interested in his services. He can be reached at 970-547-1751.

Annual Meeting Schedule: Thanks to those of you who responded to our question concerning the scheduling of the Annual Meeting. Since there was no overwhelming sentiment to warrant a change in the schedule (input received showed Christmas week and July 4th week running neck and neck), the board decided to continue to hold the Annual Meeting between Christmas and New Years. This will allow SVR owners to continue to have two social events each year.

July 4th Picnic: The July 4th picnic will take place at noon on **Sunday, July 3rd**, at the SVR picnic grounds. Please bring your own entrée to grill, a side dish to share, and plates, napkins and utensils for your group. Wine, beer and soft drinks will be provided.

We hope that you enjoy your summer at beautiful Spruce Valley Ranch. Please do not hesitate to call any member of the board with questions or concerns.

Sincerely yours,
Spruce Valley Ranch Foundation
Board of Directors