

**SPRUCE VALLEY RANCH FOUNDATION**  
**Newsletter**  
**Spring 2007**

Dear Property Owners,

We hope you find the following updates and seasonal rule reminders informative.

**Board Meetings and Members:** Owners are invited to attend board meetings. Anyone planning to attend a meeting should contact a board member to confirm the time and place. Our current board members are: Larry Andersen (970-453-7496), Dave Donaldson (970-453-9668), Tom Roe (970-453-0190), John Schuette (970-453-5552), and Pat Spears (303-423-7067).

**SVR Forestry:** The Pine Beetle Infestation Control Program at SVR is well at hand. You will recall that the fall 2005 inspection program found 29 trees on 12 private lots while the 2006 inspection program found +500 infected trees in the Ranch. Removal of infected trees on the common areas has already begun and will be completed on the common areas as well as the private lots before flying season in July/August. Bighorn Tree Service (Brad Hoerter, 970.453.0930) has been contracted to remove the trees on the common areas and will do our annual survey again this fall. If you elected to participate in the SVR sponsored removal program, Bighorn will be contacting you.

The Spraying Program will start in early June. More than 60% of the lot owners thus far have elected to participate in the program. We anticipate spraying more than 3000 trees in the Ranch. With an aggressive identification/removal program and an aggressive spraying program the Board is optimistic that wide spread devastation as seen elsewhere can be avoided. TenMileTree (Tom McCarthy, 970.389.3277) has been selected to do the spraying in SVR. They will contact the participating lot owners directly to arrange for the spraying. If you have any questions concerning the Pine Beetle Infestation Program, please contact either Larry Andersen (970-453-7496) or Tom Roe (970-453 0190).

As previously indicated, SVR will again survey the Ranch for signs of beetle hits. We encourage all owners to inspect their own lots for signs of sap pustules and saw dust rings and of course red-brown dying trees.

Beyond the infested tree removal we also encourage lot owners to consider thinning and slash removal. Permits for this type work ARE necessary and can be obtained from Susan Donaldson (970.453.1592). Remember there are heavy fines for the removal of non-infested trees without a permit.

**Water Recharge Facility Construction:** The SVR water recharge facility construction was started last year with the successful drilling of 8 injection wells on the common open space hillside across Indiana Creek Road from the picnic area. The second phase of the construction will be completed this year with the installation of the main source well and pump/meter system near the shore-line of Indiana Creek (behind the gas grill structure at the picnic grounds), as well as the installation of the connecting water lines to the injection wells and the electrical power-lines. We expect to have contracts for all this work signed by mid-June with construction starting by September 1. As a result, we will be closing our picnic grounds once construction starts and there will be some road constrictions the month of September during construction.

As announced previously, the assessments to lot owners to cover the costs of this installation are also being handled in two phases. The first assessment last year covered the actual design, engineering, and injection well costs. The final assessment will be announced later once we have the firm contract costs for all the phase two work. If you have any questions concerning the water recharge facility construction, please contact John Schuette (970-453-5552).

**SVR Water Meter Installation:** A letter was recently sent to all lot owners detailing our program to install water consumption meters on all SVR wells. This action is a legal requirement of our newly acquired irrigation water rights. Getting the meters installed on every well this summer will require the cooperation and action by each home owner. If you did not get this letter or would like to have these details sent to you again, contact John Schuette at 970-453-5552 or [johnwschuette@msn.com](mailto:johnwschuette@msn.com).

**Trap and Skeet:** The Trap and Skeet range should be open by June 1<sup>st</sup>. This summer the fence will be repaired and stained and drainage will be improved around the upper skeet house.

As a reminder, the range is for the use of SVR residents only and their accompanied guests. Please do not give the lock combination or keys to others. As a courtesy to those who shoot after you, please remember to clean up the houses after you shoot as well as collecting your spent loads.

If you have any suggestions or comments give Larry a call and ...ALWAYS SHOOT SAFELY !

**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 Larry Andersen (970-453-7496) 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:** If you would like to reserve the picnic area for personal use, please use the sign-up sheet located in the mailbox on the post at the picnic grounds. If you are planning a major event (like a wedding), please contact John Schuette.

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

**Boathouse:** The boathouse is open. As a reminder, storage is restricted to canoes, kayaks and rowing shells that fit on the racks. No storage is allowed on the floor or in the ceiling rafters. When parking at the boathouse, please use the same parking indicators you were given last season. If you have any questions, please contact Tom Roe at the following email address or either of the phone numbers (email is preferred): [tomeroe@gmail.com](mailto:tomeroe@gmail.com), 970-453-0190, 405-615-2002.

**Use of Ranch Amenities:** Questions have been raised as to whether non-owners can use the Ranch's amenities. As a reminder, 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.

**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.

**July 4<sup>th</sup> Picnic:** The July 4<sup>th</sup> picnic will take place at noon on **Wednesday, July 4<sup>th</sup>**, 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.

**Stocking the Tarn:** Over the past few years, a number of SVR owners have taken the initiative to help stock the Tarn with fish. These individuals made generous cash contributions to the Town of Blue River for the purpose of adding larger fish and new

species to the Tarn for our fishing enjoyment. If anyone is interesting in contributing this season, please contact Howard Smith at 970-453-4203.

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