

SPRUCE VALLEY RANCH FOUNDATION

Newsletter

Spring to Summer 2009

Board Meetings and Members: Owners are invited to attend board meetings. Anyone planning on attending should contact a board member to confirm the time and location. Our current Board members are: Tom Roe, (970) 453-0190, Larry Andersen (970) 453-7496, Georgie Fernandes (970) 547-0986, Phil Carlisle (817) 991-2702 – cell, and Steve Currier (970) 453-9786.

Mark your calendars: All Spruce Valley residents, family members and guests are invited to the annual 4th of July picnic to be held this year on Friday, July 3 from 11 a.m. until 2 p.m. at the picnic grounds on Indiana Creek Road. We are holding it on the 3rd so it will not interfere with the Breckenridge parade on July 4. Beverages including beer, wine, soda and water will be provided by the SVR Foundation. Each family should bring their own entrée and tableware, as well as a dish to share (salad, casserole, hors d'oeuvres, etc.). The grill will be ready to cook your steaks, bratwurst, fish, hot dogs or whatever else you might want to prepare.

SVR Forestry: The 2009 Pine Beetle Infestation Control Program at SVR is well in hand. Removal of the remaining infected trees will be completed on the common areas as well as the private lots before flying season in June/July/August. Bighorn Tree Service owned by Brad Hoerter (970) 453-0930 has been contracted to remove the trees on the common areas. You are reminded that all infected trees MUST be removed before the summer flying season.

The Spraying Program has started. As with the removal program previously discussed, you have been asked if you elect to participate again this year. Last year 39 lot owners participated in the program and we sprayed almost 14,000 trees. Due to the success of the 2008 and prior years' programs we anticipate spraying 14,000 trees in the Ranch again this Spring. All but four lot owners decided to participate in this year's spraying program. 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. Ten Mile Tree Service run by Tom McCarthy (970) 389-3277 has been selected to do the spraying on SVR Common Grounds this Spring as he did last year. The cost is \$9.00 per tree. If you have any questions concerning the Pine Beetle Infestation Program, please contact either Larry Andersen (970) 453-7496 or (210) 262-1870 cell or Tom Roe at (970) 453-0190 or tomeroe@gmail.com.

You are encouraged to talk directly to Ten Mile Tree Service before the spraying of your lot and it is strongly encouraged that you inspect your lot soon after spraying so as to insure that your instructions have been followed to the boundary of your lot. Please remember that lot

boundaries are extremely hard to ascertain in some areas and this should not be left to the spraying service.

As in previous years, SVR will again survey the Ranch for signs of beetle hits. The Fall survey will be associated with a cutting program with the detailed survey results provided to you this Fall. 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; then mark them accordingly.

Beyond the infested tree removal we also encourage lot owners to consider thinning and slash removal. Thinning is the key to a healthy forest which goes a long way towards minimizing the impact of the beetles. Permits for this type of work ARE necessary. Remember there are heavy fines for the removal of non-infected trees without a permit.

SVR Fees: As I'm sure you have all noticed there have been some changes implemented in Board procedures along with new faces on the Board. The role of Treasurer is now being filled by Phil Carlisle.

After many years of living in the Ranch, Dave Donaldson has moved on. His service has made this a better place to live. When you get a chance, please let Dave know how much his years of commitment have meant to the Spruce Valley Ranch community. His efforts as a resident and as an active Board member made a huge positive difference in the well-being of the Ranch. His attention to detail and dedication to the Ranch is to be admired.

We now enter a new chapter. The first change you may have already noticed is the billing procedure for quarterly dues. In an effort to streamline the accounting functions, we have begun utilizing digital/computer means of billing and accounting procedures. You should have received your second quarter billing statement by e-mail as well as by USPS. If you didn't, it may be because it is generated from mdorman@xogllc.com and you may have mistaken it for junk mail. Please add this address, as well as Phil Carlisle's address pcarlisle@xogllc.com to your safe list. We promise not to send out anything to you that is not absolutely necessary to the functionality of the Board, or the Ranch. Please let Phil know if we can send just e-mail statements to you, saving the Ranch money on postage. A number of you have already replied that this is acceptable. Thank you! It is the Board's desire to have all billing done digitally by the first quarter of 2010. In addition to receiving quarterly billing statements, it is the Board's plan to provide statements showing that your payment has been received. Should you ever have a question regarding your account status, just drop an e-mail to either of the two addresses above and an electronic statement of your account will be sent to you.

Many people have asked about electronic payments to the Ranch. We have investigated this with our current bank, First Bank, and have not found a satisfactory arrangement to receive electronic payments that will not incur considerable cost to the Ranch.

More than half of our residents already use online bill payment which automatically sends payment to the Ranch's P.O. Box in Breckenridge. This works very well. If interested, please investigate this option with your bank.

Hopefully, you will find SVR's updated accounting system both convenient and informative! Feel free to contact your new treasurer with any questions or concerns that you may have – Phil Carlisle at (817) 991-2702.

Boathouse: Now that the ice has finally melted off of the Tarn, activity is resuming at the boathouse. Tom has rearranged some of the storage slip assignments. Those affected have been notified. All duties relating to the boathouse are now being carried out by Steve Currier, our newest Board member who is filling the unexpired term of Hal Krause.

This year the SVR Foundation as well as a number of SVR residents made cash contributions to the Town of Blue River for the purpose of increasing the number and the size of fish used to stock the Tarn. Catch and release of all fish is strongly encouraged by the SVR Board.

When parking at the boathouse, please park in the designated parking area. **The turn-a-round is for the Red, White and Blue Fire Department. The Sheriff's department can give citations for parking on the turn-a-round. Please do not block the drive to the Tarn or drive ON the ramp.**

If you have any questions or comments, please direct them to Steve at spc72@msn.com or call him at 453-9786.

Stable: A great deal of work has been done at the stables during the off-season. New doors have been installed on all ten horse stalls. Several new water troughs have been added along with several additional fence panels to add more options in the paddock areas. Both front and rear paddock areas have been leveled. All of these improvements are part of a three year capital investment by the Foundation plus additional contributions from the owners who presently use the stable. The facilities are now much safer for the horses and owners alike and the overall appearance of the stable is greatly enhanced.

The stable usage rules have been revised and officially endorsed by the SVR board and the stable indemnification forms for all users of the stable are now in place. These documents are now available on the SVR website.

Tennis Court: Resurfacing of the tennis court has now been completed by All Seasons Inc. All cracks have been filled and the court is ready for use. Please check it out – it looks great! Only tennis shoes are allowed on the new surface whether you are playing tennis or basketball. No bicycles or ride-on toys are allowed. In order to maintain this amenity in tip top playing condition, we must adhere strictly to these rules. The code on the gate lock is 2000. Please remember to lock the gate when you leave.

Trap and Skeet: As of the last weekend in May, the trap and skeet range is open and restocked with clays. You are encouraged to purchase and keep a few extra boxes of clays on hand as Summit County's supply is limited and keeping the range stocked has been an on-going problem in the past. Please make sure that you only purchase biodegradable clays.

Also remember that no handguns or long rifles are allowed on the Range. Only shotguns may be used at trap and skeet. In the event you observe a violation of this rule, please notify Larry or Tom and record the license number of the offender so that the sheriff can be notified. This has been a problem in the past so do not hesitate to call.

Last year was the best ever in that all users did their part in keeping the range and houses clear of shooting debris. Thank you for your help in this regard and continue the great effort in 2009.

Water Meter Readings: Spruce Valley Ranch Foundation has worked many years and spent a great deal of money to secure adequate water rights for its residents. Our four decrees provide water for individual households, irrigation, guest houses, and animal watering and must be monitored according to the rules established by the Colorado Water Court. In order to be in compliance with our water rights, we were required to install water meters at all residences and Ranch owned wells. These meters record the water which each homeowner uses. The water readings are taken on the last day of each month and are submitted to the Colorado Division of Water Resources. This data MUST include all water usage in the Ranch. It is illegal to bypass the recording of any usage of water on your property. All water used MUST pass through your water meter. Non-compliance with any part of such monitoring could jeopardize the water rights of all SVR residents.

At some time, you may be contacted if our system reports that you have a "leak" or a "stuck" meter. A "leak" simply means that the water meter is reading a constant flow passing over the magnet for a period of 24 hours. This could be something as simple as a humidifier which is constantly calling for water or a drippy faucet. On the other hand, you may have a REAL leak. A "stuck" reading indicates that your meter is not recording any consumption at all since the last reading. If you have not been in your home and have shut off your water, that reading may be accurate. However, in several instances, it has been an indicator that debris has become stuck

in the water meter and caused it to stop recording. We will notify you if either of these readings is reported on your residence..

Pet Etiquette: Upon request, we are asking all residents to be considerate of their fellow neighbors when walking their dogs throughout the Ranch. SVR rules direct that all dogs be on a leash or in voice command at all times and owners are responsible for removing any solid waste deposited by their pets and disposing of it properly.

Friendly Ordinance Reminders: According to the Ranch Rules and Guidelines General Rule G, boats, RVs, and trailers (including horse trailers) shall be stored in a garage or otherwise screened in a manner consistent with the architectural standards.

Landscaping Update: The goal is to add more dimension and color to the landscaping at the front entry. Additional shrubs and several new trees are in the works as well as native perennials.

Trash: As in years past, The Board plans to place a large trash bin in the driveway above the stable sometime in August to provide all residents with a disposal for slash and other items too large for normal pick-up. We will send out a notice when the dates are set. No paint, tires or toxic materials will be accepted. Please remember that the trash bin at the stable is NOT for residential use. It is paid for by the stable users, not the Ranch Foundation.

We hope that you enjoy your summer in Spruce Valley Ranch. We look forward to seeing all of you at the picnic grounds on July 3rd. Please do not hesitate to call any member of the Board with questions or concerns.

Sincerely yours,

SVR Board of Directors