

Spruce Valley Ranch Spring 2015 Newsletter

The signs of Spring are evident in the Ranch. Green shoots are starting to appear and in sunny areas much of the snow has melted exposing a healthy amount of earth and rocky terrain. We have received less snow than last season, ~ 320 inches vs ~ 400 inches, thus far. Temperatures have been in the 20's in the morning often rising to the 40's and 50's by mid afternoon. Bears will be out, be aware they are attracted to residual cooking aromas on grills and unsecured outside garbage bins.



“Regular Ranch Visitors - 2 young Bull Moose” ...Photo courtesy of Diane Currier....

Well Deserved Thanks

The Owners of SVR extend a well-deserved note of Thanks to former board members. Phil Carlisle served as president and treasurer, Larry Andersen and Steve Currier served as vice- presidents and Roger Soukup was a member-at-large. Their commitment and dedication to the many issues associated with the smooth running of the Ranch is deeply appreciated.

Welcome New Residents

Angel & Alejandra Romanos of Mexico City, Mexico purchased 0172 Tarnwood Court (lot 6), previously owned by Lyden Properties, Ltd. The Romanos have another home on Boreas Pass in Breckenridge. They have 4 children, Santiago (19), Alejandra (17), Marien (14) and Matias (11). The family enjoys Downhill Skiing, Trail Running, Road & Mountain Biking, Hiking and Climbing. The Romanos are planning to remove the current house and build a new one. Construction operations are expected to start ~ June, 2015.

Floyd and Lynn Hannah from Tulsa, Oklahoma have purchased and moved into 0387 Spruce Valley Drive (lot 27), the former Andersen house.

New Board Positions

Calendar Year 2015 SVR Board positions and remaining Board terms (years) were established during the 12/22/14 Board meeting as follows: President – Georgie Fernandes (2), Treasurer – Mac Hamilton (1), Secretary – Jeff Hollier (3), Vice President – Brownell Bailey (3), Vice President - Tom Paulson (2)

Board Duties: Primary and back-up board duties were established as per the “Board Structure and Responsibilities” table, Revised-April 2015 on the SVR Owners Only Website.

Special Initiatives: Interested SVR residents are encouraged, also greatly appreciated by the board, to participate in or champion possible future projects as the annual picnic, horse stable renovation, picnic area structure, annual party, etc.

Entry Centerpiece



Spruce Valley Welcomes “Chester” To His New Home: Many Thanks to Mac Hamilton and Bill Miller, Committee Co-Chairs that resulted in the acquisition and installation of a monument size bronze moose sculpture, a creation of Alamosa, Colorado artist, Jim Gilmore. More than 85% of the \$40K purchase price was covered by individual contributions with the balance and installation costs coming from SVR funds. If interested in joining those who have already contributed, please send your contribution to SVR Foundation (P.O. Box 1582, Breckenridge, CO 80424) with the notation “Chester Fund donation”.

To learn more about why our beautiful entry sculpture is called “Chester”, visit the SVR website and look through the PHOTOS section.

Holiday Party

Since the annual meeting in 2014 was held in August, several residents requested a gathering during the holidays. Eric and Kim Laster graciously volunteered to host the event at their home on December 28th. Over forty residents and guests

attended the festivities, bringing hors d'oeuvres and desserts to share. The Foundation provided wine and all enjoyed a delightful evening.



SVR Web Site

Through perseverance, Mac Hamilton has secured the services of a new web master to assist with the Ranch web site – www.svrbreck.com. To access the site, the user ID is svrbreck. The password is SVR12. Please look over the information given in the resident directory and let Georgie know if there are any additions or corrections which need to be made. You may also enjoy some of the new additions in the photo section. The Board responsibility chart and first quarter water meter readings will be posted very soon.

Landscaping / Ranch Clean Up

With the snow melting, Ranch clean-up needs to begin. Walkers & hikers, please carry a bag on your outings to pick up trash that has accumulated over the winter.

Late spring is a good time to remove harmful, non-indigenous plants that are displacing native vegetation. Here in the Ranch, there are several plant species that need to be eliminated. The most problematic are chamomile, thistle, yellow toadflax and oxeye daisy. Please see the website for pictures and the best method to eradicate them.

Supplemental Snow Plowing

The Town of Blue River (TBR) contracted with a new plowing service this year that did a very good job for most of the season. However early in the third week of March we experienced unseasonably warm days that melted the heavy snow pack throughout the area. As a result, driving became very difficult on many of our roads for a couple of days. The required heavy equipment was hard to schedule for the Ranch, since first priority was given to essential County roads. The Board worked closely with TBR and Stan Miller (supplemental cost) to clear the slushy snow & ice as soon as was possible. The roads have generally remained in good shape since ~ March 18th.



Stan Miller responded quickly with this large front end loader to clear the Spruce Valley Drive area. A similar TBR loader cleared Indiana Creek and Mt Argentine Roads.

New Accounting Services for SVR

Under the guidance of Mac Hamilton, SVR's new Treasurer, the Foundation has hired Alpine Accounting Services of Breckenridge to provide the day-to-day accounting and tax reporting services for SVRF.

Deb Swanson, owner of Alpine, has extensive experience as a CPA with a national CPA firm and as service provider to other HOAs in Summit County. She is knowledgeable with current Colorado law governing HOAs and also serves as president of a Breckenridge condominium HOA.

Deb and her co-worker, Laurie Keyes, will be introduced to SVR owners at the 2015 annual meeting in September.

If you have any questions about your quarterly billing statements, please don't hesitate to contact Alpine Accounting at (970)453-9444. You can visit Alpine's website at: http://alpineaccountingservices.com/Home_Page.html. Please note Alpine's e-mail address: info@alpineaccountingservices.com, so that you do not miss any communications they may send you. Prompt payment of your dues is greatly appreciated.

You may not be aware that for the first fifteen or so years of SVR's existence, Ed Anderson, a local accountant (not a SVR owner) provided the accounting, financial and tax reporting and quarterly billing services for the Foundation on a fee basis.

Around 1990, a SVR resident and Board member assumed all accounting and financial services. This arrangement continued through two treasurers.

When Dave Donaldson, an SVR resident and CPA, moved from the Ranch after nineteen years of service, the Board hired him as interim accountant until the responsibilities could be passed on to the incoming Board. Phil Carlisle then assumed the treasurer's responsibilities and streamlined the accounting procedures. Phil completed his Board service in 2014.

This arrangement with Alpine begins a new chapter in accounting services for Spruce Valley Ranch Foundation.

Forestry

The Fall Survey was completed by Brad Hoerter in October. Two issues emerged in SVR this year. 1) A number of lodgepole pines are being attacked by IPS beetle. These trees are mostly smaller in diameter and show sign of brown needles starting at the top and working their way down. 2) Some large spruce trees are showing signs of being attacked by spruce beetle. Due to these factors, Tom McCarthy of Ten Mile Tree Service, recommends that residents as well as the Foundation, continue to spray, concentrating efforts on spruce trees and reducing spraying efforts on the lodgepole pine to about 75% of previous coverage. Letters are being prepared to send to all homeowners regarding the 2015 spraying campaign.

Brownell Bailey & Larry Anderson met with the US Forest Service (USFS) in late summer to convince them to clean up the tree piles and massive mess left behind the homes on Indiana Creek Road. This has now substantially been completed and burn piles have been erected, however no burning has yet been done. According to a recent communication with the Forest Service, these piles will not be burned until next winter at the earliest, as some of what was cut is too green and will not burn well.

Irrigation and Water Rights

Required SVR reporting of water consumption to the various regulatory agencies for the latest reporting period indicated that we used 3.5 million gallons of water for irrigation and household use in the Ranch for 2014. This is an average of about 70,000 gallons/year for each home and is a 20% decrease compared to the average for 2013, a notable improvement. The 2014 consumption is about the average usage over the past four (4) years. Please go to the web site to view the SVR consumption chart which shows the total gallons used per household for the past 5 years.

Due to SVR's conservation efforts, we have not had to use the recharge facility for 5 years, thereby providing substantial savings in associated expenses. With less snowfall this year, it is worthwhile to continue conservation efforts. Reminder: Please avoid excessive watering and watering after rain has provided adequate surface moisture.

Monthly meter readings for the Ranch are being conducted by George Hartt of Avalanche Hot Tubs. If a plumbing leak is found or a stuck / malfunctioning meter is reported, please have it immediately repaired. George Hartt is familiar with the SVR meters and can be reached at (970)389-1000 to schedule maintenance or repairs.

Road Repair

Lower Spruce Valley Overlay: With A-Peak's completion of this summer's 2" overlay and the crack sealing program, the roads are in pretty good shape. It was recommended that the remedial crack fill program, utilizing more rubber in the patch material, be continued annually, estimated ~ \$10K/year, to keep the road life extended as much as possible. It was noted at the December Board Meeting that bids for snow melt repair on Mt. Argentine, road shoulder repairs, gravel fill in the boathouse parking area, repair of erosion near the entry sign and to pull ditches are to be obtained for 2015.

New Entry Sign

The Spruce Valley Ranch sign on the entry archway was replaced for the second time last year in late September. The new sign has been mounted on the cross-beam to allow for more clearance than the previous hanging signs. Please remember when scheduling deliveries that the clearance under the entry arch is 15 feet 6 inches.



Amenities

Trap & Skeet

We had a great summer of 2014 shooting at, and sometimes hitting, almost 5500 clay targets. Thank you all for helping keep the area clean by removing your spent shells, re-stocking clays in the throwers and cleaning up the houses. This year we will require all who shoot to update their indemnification file. Notice will be sent to all key holders via email. Opening of the range is 'targeted' for the first week in June.

General maintenance of the generator & irrigation system and painting of the throw houses & shooting stands were completed this summer. The shutdown & blowout of the irrigation system, weather protection of the shooting stands, removal of batteries for warm storage, and now removal of the bell (it was stolen again in winter of 2013) were completed in mid-October.

The skeet range Remington thrower in the low house has occasionally malfunctioned. Remington is not interested in repairs of these old models. Eventually the thrower in the low house may need replacement if suitable repairs cannot be made. At the time of shutdown all throwers were operating OK.

Please remember – only steel shot is allowed on the range. No lead shot.

Stables

The stables should be open by June 1st. Our equestrians are looking forward to another fun filled summer of trail rides and enjoyment of our beautiful Rocky Mountain surroundings. Please note that all residents and guest riders are required to fill out a SVR Stable Indemnification Form prior to riding.

Last year's heavy snowfall identified drainage problems and paddock fencing issues that need attention in order to maintain value for this ranch amenity. To address this, a Stable Improvements Committee has been formed that includes Patti Swartz, the stable manager, Phil Carlisle and Susan Yeager., working with Board member Brownell Bailey to evaluate options and obtain bids for fence, drainage and stable repairs. Once the committee reaches consensus, the plan will be presented to the Board for consideration.



Phil & Linda Carlisle's "Jake" welcomes all to visit and pet him at the stables"

Boathouse

The Boathouse continues to be a well-used amenity. Any updates or issues should be made through Tom Paulson (713-501-3201), email: tcp74005@aol.com. Residents are reminded that slots in the boathouse are based on seniority, not the sale of residence. The website has the current copy of the Boathouse Assignment Slots.

Erosion upstream of the Boathouse will be checked out after the snow melt to see if boulders and /or gravel is needed to re-direct water away from the Boathouse. Installation of road fill or gravel to protect the edge of the new asphalt and provide a smooth transition to the parking and ramp areas is planned for early summer.

Town of Blue River Boat Permits are \$20 each and available through:

Michelle Eddy, Town Administrator
Town of Blue River
P.O. Box 1784
Breckenridge, CO 80424-1784

Fish Stocking Program - The Tarn is already starting to thaw on the south end near the boathouse. The Board has made a donation on behalf of all SVR residents to the Town of Blue River to help with the annual fish stocking program. If anyone is interested in making additional contributions to increase the release count, please note in the memo section that this is a donation for Tarn stocking and make your check payable to:

The Town of Blue River
C/O Michelle Eddy, Town Administrator
P.O. Box 1784
Breckenridge, CO 80424-1784

Tennis Court

The tennis court is in good shape. There were some fence and shed repairs made this summer. The net has been tightened and at the correct height.

Picnic Area

This year's annual Independence Day picnic will be held on Friday July 3rd at the picnic area. Details will be sent out at a time closer to the event. If you use the grill or picnic area, please remember to burn off, scrape the grill, remove all trash and not leave any food items in the area.