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The Ranch Wrangler

November 16, 2009

Domestic Water System

On Tuesday this week the Domestic water system shut down and we ran the storage tank completely empty. After a system shut down such as this, or the main line break last month, a significant amount of sediment is stirred up throughout the system. It may be necessary for you to flush your system, clean filters and possibly reset the automated control systems.

Historically we have relied on visual warning lights to notify residents of some type of trouble. This past failure was actually observed by several residents but each thought we knew about it or someone else had reported it. We thank everyone for the extra eyes and ears around the Ranch at Roaring Fork. We are researching an automated notification system that should reduce the notification and response time for the water and waste water systems.

Thank you for your patience and teamwork in caring for the Ranch and its residence.

Golf Course

It is “really” that time again. The course is “really” closed; Tom and staff have officially closed the golf course. There is no staff in the office or on the course so we ask for your assistance in discouraging golfers from walking around the closed signs, the flags have been removed, the benches have been covered and this means the course is closed. If you use the course for walking or some other activity please stay off the greens and tee boxes.

Thanks to Tom and Nancy for a wonderful season and we'll see ya again around the links in the spring. Have a great winter!

We ask you to follow a few simple rules:

- The greens and tee boxes are closed
- You may not play the greens now the flags are gone. The greens will have been treated with fungicide for the winter

- Please don't walk or run your dogs on the greens or tee boxes
- Remember, if you plan to X-C ski on the golf course when the flags are gone *please stay off the greens*
- Also, please clean up after yourself or your pet....

Firewood Gathering

Homeowners may harvest firewood from the downed trees and branches along the river road between the maintenance area and the skeet range. Please contact the office for regulations and permits.

The Board wants to limit the impacts on holidays and weekends and wood may be cut 9am till 4pm Monday through Friday. Property owners will only be permitted to cut in designated areas, only down trees and there will not be any cutting on weekends or holidays.

As Rick and staff are busy, please contact Doc with your insurance information and for cutting permits and locations.

Proposed Budget Summary

The Board of Directors has worked closely with staff on the Proposed 2010 Budget. We have reduced our staff levels, frozen wages and reschedule preventive and capital projects until 2011 and many of the bulk contractors have held the 2009 rate structures. We will strive to provide an adequate level of care for our aging infrastructure during these tough financial times.

The following budget has been completed but not yet approved by the Board. The Board will be voting on the proposed budget by the end of November:

	2007	2008	2009	Change	2010
Common Dues	\$149.00	\$166.00	\$169.00	-\$7.00	\$162.00
Common Reserves	\$40.00	\$50.00	\$ 50.00		\$50.00
Golf	\$17.00	\$17.00	\$ 13.00		\$13.00
WWTP	\$35.00	\$37.00	\$ 40.00		\$40.00
Waterways Special Assessment	\$10.00	\$10.00	\$ 10.00		\$10.00
Total HOA dues + Special Assessment (net)	\$251.00	\$280.00	\$282.00	-\$7.00	\$275.00

	2007	2008	2009	Change	2010
Condo Dues	\$198.00	\$198.00	\$212.00	\$3.00	\$215.00
Condo Reserves	\$20.00	\$30.00	\$ 30.00		\$10.00
Total Condo Owner + HOA dues	\$469.00	\$508.00	\$524.00	-\$4.00	\$520.00
Sewer Loan	\$32.14	\$32.14	\$ 32.14		\$32.14
Homeowner w/ Sewer	\$283.14	\$312.14	\$314.14	-\$7.00	\$307.14
Total Condo w/ Sewer	\$501.14	\$540.14	\$556.14	-\$4.00	\$552.14
Horse Fees	\$100	\$125	\$131	\$10	\$141
Hay	\$350	\$400	\$420	-\$120	\$300

Common Operations

The 2010 budget has been decreased by 4%, thus the Common Operating dues will be decreased \$7 per month.

Common Reserve Fund

All capital and preventive projects have been rescheduled to 2011. No change in the funding for the Common Operating reserves has been implemented this year.

Condo Operations

Even with the reduction of staff and rescheduling of maintenance projects the Condominium dues will be increased by \$3 per month (1%) over 2009. This is due to insurance increases and increases on multi-year bulk contracts.

Condo Reserve Fund

The Condominium Reserve Fund was increased in 2008 from \$20 to \$30 per month. The Condominium Reserve Fees will not increase in 2010 and there are no special assessments for the condominiums for 2009 anticipated at this time.

The Condominium Advisory Committee (CAC) should convene after the New Year to discuss preventive maintenance, insurance costs and possible CC&R revisions. We will keep the Condominium owners informed.

Golf Operations

Tom Vail and staff did an excellent job managing the course again this year. Operating expenses have been reduced and Public Greens Fees will be increased to maintain the homeowners' \$13 per month contribution to the Golf Operation at the 2009 level.

Waste Water Treatment Plant

The WWTP has operated this year meeting the Colorado Department of Public Health and Environment (CDPH) standards. This year there have been additional maintenance and testing requirements. Additional monitoring options will be implemented to insure service. There will be no increase in the homeowner fees for WWTP operations.

Fishing Operations

With the construction of the new waterways in 2006 and as the waterways and fisheries continue to develop the streamside and in stream maintenance had increased. The redefinition of the streamside and in stream maintenance along with the reduction of staff the percentage of total labor has been redistributed and the cost to the fishing amenity has been increased to 10% of the total Ranch at Roaring Fork payroll.

Equestrian Operations

In November the Equestrian Advisory Committee (EAC) worked with the Board of Directors and we will be building two additional loafing sheds in the pasture to provide additional shelter for the horses. The monthly boarding fees will increase \$10 per month and the winter hay will be decreased from last years all time high to \$300 this year equaling a net \$0 change in the 2010 Equestrian fees.

In Closing

Colorado Property Management Group will have the 2010 payment book completed and mailed to you before the first of the year.

The monthly financial statements are posted on the website along with the 2008 Audit and the 2010 Budget at www.ranchatroaringfork.com for your review Should you have any comments you may contact a member of the Board of Directors.

The final 2009 Year End Financial report will be available in February.

Wildlife Update

As many of you can see there are signs on Highway 82 reminding us of the wildlife migration in this area. We have seen signs of deer, bear, beaver and coyotes. Please use caution early in the morning and at dusk should you come upon one of these animals foraging for winter. Also please protect your trees and shrubs

Next Board of Directors Meeting

The Regular Board of Directors meeting will be held on Monday, December 7th at 4:00 pm.

A draft agenda for this meeting is on the Document page of the website. Remember to periodically reference the website. There are properties for sale in the want ad section. The Document page is constantly updated with financials, Wranglers and Board meeting minutes.

Please remember and remind your guests
that they are not to turn the heat off
when leaving the condominium units.

This is a good suggestion for you homeowners too!

Have a wonderful Thanksgiving!

*Brian, Chris, DeeDee, Dennis,
Gordon, Paul, Ryan
and all of the staff*