



## The “not-so-mini” Wrangler

### May 13, 2007

- There will be an all homeowner fishing amenity and waterways meeting on Saturday June 9 from 10am – noon at the Ranch Office
- The 2007 Annual Homeowners Meeting will be held on Saturday July 21 at 10am on the Ranch Office lawn
- Please let us know if you didn't receive this Wrangler, if we are using the wrong address
- Would like to add, change or delete your information in the Homeowners Directory please let us know

#### **Manager's Report**

Spring is here but winter doesn't want to let go without a constant reminder that it was 27 degrees the other morning. The grass is greening up, and the asparagus is sprouting. The River is rising and that means the wonderful clear water is beginning to cloud up. Fair weather is just around the corner so you gotta get here and enjoy all that the Ranch offers. The Golf course is looking and playing great. There are baby geese in many of the ponds and the migrating birds and ducks are a treat to watch.

This is a time for projects and more projects. Rick and the hands continue to clear open space to improve access and views but also to control the potential fuel should there be a wildfire. They continue to maintain what has been cleared previously along with smoothing out trails and paths. Hopefully we'll get to your favorite trail next.

Staff has installed the tennis nets and with the suggestion of a property owner, we installed hold down straps at the center of the nets. I never knew that the center of the nets is held at a lower height than the outside of the nets. Please pass on hints or suggestions that might improve what we have.

Street signs and picnic tables have been cleaned, repaired and painted. Additional “pea gravel” has been added to the play ground area, the walk bridge has been repaired and a fresh coat of stain is being applied.

You will probably see Rick or one of the hands dragging pastures, hayfields or the riding arena. Last fall, new head gates and irrigation ditches were built on the west side of the Ranch. We are attempting to be good stewards of the land and water. We have experimented with organic herbicides in the pastures and hayfields. We also compost the horse manure and grass clippings and are generating some mighty fine amendments for fields, planters and gardens. If you want some please let Doc know and we’ll arrange for you to get some. We continue to chip the trees and branches we clear. This continues to save time and reduce the amount of burning we need to do. Staff will be spreading the chips on some of the equestrian trails to ease the footing for the horses.

### **CPMG Update**

Jim Williamson, Lynda Reifman and the staff of CPMG has worked diligently to address the issues that they inherited from in the transition from the previous accounting firm. It was the intent last year that restructuring our administrative department and having the bookkeeping service be done outside the Ranch would be more efficient. It was obvious the Homeowners Association (HOA) needed a firm that was familiar with HOA accounting issues. CPMG has brought that to the Ranch at Roaring Fork. The transition has changed many of the ways we have done things around here. Some of the efficiencies and changes have left some with a sense of the loss of the personal touch that we were able to provide through this office. But, we are seeing accounts cleared up and some tough issues resolved. We will continue to improve communications and please contact Doc if you have any issues or questions.

The Board accepted the proposals and passed a resolution to engage Weidner & associates, P.C. to perform the 2006 Audit. We believe the audit should be complete and available at the annual meeting.

### **Architectural Report**

With spring time we are receiving plenty of applications for painting, fences, roofing, etc. Please remember that the Architectural Committee is a group of volunteer property owners and they will try to review your requests but that they need ample time and information to efficiently represent the entire membership of the HOA.

In the past, fences may have been constructed across property lines. The Architectural Committee can only approve style, color and materials. Please note that if there is a question concerning the location or the intent to relocate a fence, the adjacent neighbors will need to be involved and approve these changes. The HOA will not get involved in these matters.

The Architectural Guidelines and applications can be down loaded from [www.WithCPMG.com](http://www.WithCPMG.com).

### **Ranch Website**

We will continue to update and maintain the Ranch website which provides helpful Ranch information including current Ranch and Board of Director information, prior Wrangler newsletters and Board of Director meeting minutes. We also maintain a want-ad section, post Board of Director meeting times and location on the website as well as on the on the Ranch office door. A new addition is a “Hot List” of phone numbers for the plumbers, electricians, local doctors and veterinaries plus many Carbondale shops!

Please save this address in your computer favorites. [www.ranchatroaringfork.com](http://www.ranchatroaringfork.com)

### **Rules and Regulations**

The Ranch is receiving increasing complaints regarding neighbors and rules infractions. To that end, the Board has decided that we would like to step up our rules enforcement. We do not, however, want to be unreasonable in our application of the rules and will rely on feedback regarding the degree of enforcement.

Several current issues include:

- Excessive speeds driven by residents, visitors and delivery vehicles
- Dumping paint, furniture and landscaping debris in the condominium dumpsters
- Trailers, trash cans and recreational equipment left in driveways and front yards
- Excessive noise; motorcycles, barking dogs and late parties

If you want to enter a complaint about something or someone, the procedures are as follows (these are new rules as outlined in Senate Bill 100)

- 1) Go to the Ranch Office and fill out a complaint form that you must sign it. This form will be reviewed and if found to be reasonable, will be forwarded to our property managers at CPMG.
- 2) CPMG will then send a polite first letter to the offender stating the problem and asking that the problem be remedied within a certain time period.
- 3) If the situation is not resolved, a second letter will be sent, possibly with a fine and a notice of the opportunity for a hearing. The fines are outlined in Senate Bill 100 and the Ranch at Roaring Fork Rules and Regulations. Additional information is available on the Ranch website as well as on [www.WithCPMG.com](http://www.WithCPMG.com)

Please note: the “offenders” have a right to know who lodged the written complaint.

### **Condominium Update**

Greetings from the Condo Advisory Committee Members. Their first CAC meeting was Feb. 4, 2006. They agreed to conduct a condo owner survey to hear the condo owners concerns. We had a 62% response to Ted Dermis's great condo survey. The survey rated the owners' top concerns in this order:

1. The issue of condo freezing pipes
2. Exterior building maintenance
3. HOA dues

They would like to have another meeting to discuss '07 projects and they would like to have your thought and comments, please e-mail [hermon3@msn.com](mailto:hermon3@msn.com).

### **Golf Operations**

The course opened on March 26<sup>th</sup> and when the weather permitted we have had great reviews on the course conditions. Owners are encouraged to stop by the golf shop and complete their golf pass information sheet. Property owners may purchase a punch pass for friends and guests at the reduced Jr/Sr rate. For course conditions or general information please call the golf shop at (970) 963-4410.

### **Waterways and Fishing Update**

Thanks to those who have contacted the office with their thoughts concerning the new stream and suggestions on improving the existing waterways.

We thought river flows would be high and muddy enough mid- May but now the end of May looks like when we'll be adjusting the water flow in the new streams and mobilizing the heavy equipment to do the “final cut.” Maintenance work in the existing waterways will occur at the same time. In addition, work will be done in the playground waterway to increase the flow, dry up some of the swampy areas and decrease mosquito habitat.

Two weeks ago we planted over twelve hundred 9” – 12” Tasmanian rainbow trout in the new waterway and in other selected waterways and ponds. We have a temporary feeding program and have seen some of the new fish feeding on both the fish food and nymphs. This is promising as bug life is developing in the newer waterways.

This spring we burned much of the non-native grass along JayKees and upper Sopris. We will monitor the results hoping that this will improve access to the water.

## **2007 Annual Meeting**

The upcoming Annual Meeting is scheduled for Saturday, July 21, 2007 at 10:00am on the Ranch Office lawn. This departs from the usual practice of scheduled the meeting to coincide with the Carbondale Mountain Fair. This change is to accommodate the availability of several Board members who could not be present if the meeting was held the weekend of the Mountain Fair.

## **Nominations for the Board of Directors**

The terms of four directors will expire this year. Two directors have decided not to seek re-election. Bob Holt and Polly Tucker have been appointed as the Nominating Committee by the Board of Directors. Anybody desiring to run for one of upcoming Board vacancies please contact Bob at (970) 704-0148 or by email [mbholt6962@comcast.net](mailto:mbholt6962@comcast.net); or Polly at (970) 704- 1640 or email [ptucker111@aol.com](mailto:ptucker111@aol.com). Either can explain what is expected of a director as well as the nominating procedure.

## **Board of Director Meetings**

You can access and print the minutes from the previous meetings on the Ranch's website [www.ranchatroaringfork.com](http://www.ranchatroaringfork.com) . The next regular Board of Directors meeting is scheduled of June 8<sup>th</sup> at 4pm. You can check the website or the office front door for meeting times and please remember you are invited to attend. Should you wish to address the Board please contact Doc a week in advance with your topic and he'll work with the Board to place you on the agenda.

**“Happy Spring time, see ya in the Rockies”**