



www.ranchatroaringfork.com

The Ranch Wrangler

June 2010

Board Members Needed

There will be 3 vacancies on the Board that need to be filled and will be voted on at the annual meeting. If anyone is interested, please let the office know.

Annual Meeting

The Annual Meeting of the Ranch @ Roaring HOA will be on August 7, 2010. Please be there, and let the ranch office know if you cannot make it.

Consumer Confidence Report

The 2009 Water CCR has been posted to the ranch website. If you are curious about what the state thinks about the ranch drinking water, look under "Documents".

Energy Audit

Schmueser Gordon Meyer (SGM) in Glenwood is offering the ranch energy audit services. The first part will be free, and is comprised of a review of utility bills. The second part is an actual audit of a few homes or condos at the ranch for a fee, and the third part would be a presentation as to what they found at the ranch and what steps each homeowner could take to reduce their energy bills. If you go through an energy audit of your home, and then do the energy retrofits, there are ways to finance the work, reduce your taxes, and perhaps get rebates to pay for the work. Let the office know by email if this is something you would like to participate in.

Lost and Found

A locking bar for a bumper mount bike rack, glasses, and a Citizen watch. Someone lost a pair of frameless glasses on the west end, so keep an eye out for them.

Fishing

Now that we are past high water, staff is evaluating impacts to the streams and ponds. The biggest issue was that the river came over the banks at St. Finbar and around the headgate. The ponds were overflowing even though the headgate was shut down as far as it would go. Discussions with the management of St. Finbar have begun about preventing a reoccurrence.

It is obvious that the streams around the ranch have changed because of this event – while we have normal flows now coming through the headgate, it looks like there is low water in many areas. Evaluation of the impacts is ongoing, and a report will be made in the next Wrangler.

For any of you that need an update on the fishing regulations, here is the link
<http://www.ranchatroaringfork.com/fishing/2008%20Fishing%20Regulations.pdf>

Mowing around the streams is continuing according to the plan laid out last year, and should provide good access.

Golf

The golf course had a few wet spots that have receded somewhat, but the course really looks good. In order to get more golfers in, the green fees have been reduced to \$19.

Horses

Some of the horses became sick lately, with laminitis and Cushing's disease. This is due to pasture and feeding management. Discussions are ongoing as to how the pasture can be improved and perhaps bringing the horses in either at night or during the day so they don't eat themselves to death.

Condos

If the hose bib at your condo isn't on, please let us know and we'll come over, find the valve and turn it on.

Open Space

The ranch has a significant noxious weed problem, with the identified species of common tansy, thistle and oxeye daisy being the predominant, and mullein and houndstongue as well as a small patch of yellow toadflax. A spring application of Milestone and horticultural vinegar has been completed with good results. I anticipate better coverage next year since application rates are settled and the equipment is dialed in for a bigger push.

The high water of June 10 removed about 100 feet of road, and washed all of the fines out of 1,100 feet of the same road. Repairs and alternative roadways are being reviewed. Other than that there was no significant damage to open space, although staff is looking into ways to better manage the water during runoff, if possible.

Big Water Leak

Staff identified a big discrepancy between the amount of water being treated from our wells and the amount being processed at the wastewater treatment plant (anywhere from 50,000 gallons a day to over 100,000), and found two big leaks in the system. One was an easy fix, because it was an open curb stop at a vacant lot, and the other is a faulty fire hydrant which should be replaced shortly.