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## The Ranch Wrangler

March 2010

### Changing Times Continued

Steve Coley has taken over as the new Ranch Manager as of March 8. Ryan Grobler has returned to his position on the Board, and is coaching Steve. There will be a “Meet and Greet” potluck at Ryan Grobler’s house on April 3, 2010 so everyone can meet Steve and his family.

Ranch phone numbers and e-mail remain the same; Steve can be reached in the office 970-963-3500 or on Doc’s old cell phone number 970-379-6433. Steve’s new email is [rrf\\_steve@comcast.net](mailto:rrf_steve@comcast.net).

### Condominiums

Please remember, to turn your heat to 50 degrees when leaving your condo. We will continue checking the units weekly. Even though it is warming up, we still see freezing temperatures at night.

We will be looking at trimming branches away from buildings and chimneys in the near future to prevent fire hazards.

The new fishing badges for 2010 are ready – the old ones will expire the end of March. Please be sure to stop in at the office to pick up your new badges. Below are the new Badge colors for 2010.

### 2010 Colors for badges

Owner Badge - Blue  
Guest Badge - Green  
5 Day Pass - Ivory  
Float Tube - Orange

### Fees for Fishing Badges

1 <sup>st</sup> Owner Badge	\$250.00
2 <sup>nd</sup> Owner Badge	\$250.00
1 <sup>st</sup> Guest Badge	\$500.00
2 <sup>nd</sup> Guest Badge	\$1000.00
Float Tube Permit	\$25.00
5 Day Badge	\$250.00

**Please remember the following:**

- Purchase of a book of five day use badge is available to any resident who has purchased at least one Guest Badge.
- The Float Tube Permit is only for use on the Trophy Pond #3
- Please follow all the rules and regulations pertaining to fishing
- Please report any suspicious behavior or violations of the fishing rules and regulations to the office directly

**Important Information Required**

Important forms were sent out to all home owners by CPMG requesting information for us to update our system in the office. Please be sure to fill these out and return them to the office or CPMG at your earliest convenience. It is very important that we have all your current information to be able to communicate with all home owners efficiently.

Please also fill out the section that asks about your vehicle. We are having problems with non residents parking at the golf course parking lot and catching the bus to work. We would like to be able to identify that these vehicles do belong to home owners and if not be able to stop individuals from using this as a public lot.

**Pets**

We have recently had some issues with home owners and their dogs on the Ranch, especially relating to dogs being off leash. **REMEMBER:** Dogs must be **on leash** within 100 yards of any residence. The rules are very clear and can be found on the Ranch website. Please make sure that these rules are followed to avoid any problems between home owners. The Ranch is a beautiful space for all to enjoy.

**Ranch General**

The ranch has received the insurance settlement for the damage to the trees on the ranch, and the process of removal and processing is being developed. I hope to get the most hazardous and biggest trees down shortly, and most likely will work a small area at a time for the rest of the year. Please look out for areas that are marked or coned, and do not enter these areas unless it is after hours or staff is aware of your presence. Firewood will be stacked in obvious locations.

Also, there has been a mountain lion spotted with a cub in the area (but not on the ranch), so as a precaution be very aware on your walks. Experience has taught me that one of the best things to carry in the woods is a very loud whistle, particularly the Storm whistle. Loud noises really scare off animals, and can call people to your aid. You can get one from Amazon, and I think Factory Surplus in Glenwood has them.

A culvert washed out by the Trophy Pond, and has been repaired utilizing a slide gate that was in stock, some pond liner material and bentonite (an expansive clay used to repair leaks in ponds).

The next Board of Directors meeting is scheduled for the 5<sup>th</sup> of April at 4pm in the Ranch office, although this could change to Tuesday, April 6 to accommodate a report from the CDOT staff member on the wildlife fence along Highway 82.

I hope to meet all of you soon.

Steve