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The Ranch Wrangler

July 2010

Board Members Needed

Only one person has submitted the necessary information to run for the Board of Directors. Two more are needed, and you have no idea how fun and interesting these meetings can be. Please hurry if you want to join the Board.

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. Better food than before, too.

Gate Code Changed

I changed the gate code because many landscapers dump their clippings at the end of the day down here. There were three just before the July 4 weekend alone. Please understand that the compost area is out of control, and even though these outfits may cut a few lawns here, they are not taking just your clippings back there. You are being charged, and that includes disposal. The ranch open space is not a commercial facility. The ranch receives no benefit from landscapers bringing their waste here. If you really want to save money, go ahead and have your landscaper leave your own clippings and you can haul it back there yourself. But don't give anybody the gate code. Trespass on this ranch is a big problem, and I want to keep any contractors from doing it. This is a first step, and I will be serious about it. It's one thing to find your buddy from Carbondale back there walking their dog, but quite another thing to see the tree guy dumping 5 yards of chips. By the way, if you need any wood chips, let me know.....

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.

I've only had a couple of inquiries, and will make this happen if a few more folks want to try it.

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. I'll quit running the lost and found if nobody wants to claim their stuff (I already pawned the gold chain, so I'm sorry if you lost it).

Fishing

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 we have started to work on the aquatic grasses and willows as well. It's a jungle back there. Maybe we should burn it.....

Golf

It looks like the course has had more traffic because the fees were reduced. The big main irrigation pump failed, and had to be rebuilt just before the July 4th weekend. Tom was pretty worried for a couple of days. Send a few friends over for a round and make him feel better. Better yet, bring a few (paying) friends and enjoy this great resource.

Horses

They're eatin' and happy for the most part. No new injuries or illness to report, just the long slow recovery road for a couple of them. We painted the boards inside the new loafing sheds so they didn't look like the inside of a major appliance. Mount Manure will be leaving the area shortly – once Rick gets back from vacation.

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. The gutters are going to be cleaned out shortly, and then power washing of the units will proceed. THEN you condo folks should get your windows cleaned.

Open Space

Hay, now! We'll start cutting this week and hopefully get it up before it gets wet. Afternoon rains are the bane of all haying operations.

Rock will be stockpiled, and permits obtained in the near future to armor the corner where the Roaring Fork ate the road. More burnt trees have been dropped, and stockpiled to be hauled off later in the season.

Big Water Leak volume 2

Close monitoring of the well production records determined a significant loss in the system, and two significant leaks were found and repaired. There may be another which may be in the line coming from the 200,000 gallon tank across Hwy 82. A static test will be performed late one night in the near future – while this is being done, a fire hydrant will be left open to alleviate high line pressure. So don't freak out if you see an unattended fire hydrant blowing water at midnite.

Gravel Pits

There has been an application by operators for the expansion of the gravel pit directly across 82, as well as a new pit on the Cerise property, north of Hwy 82 and east and adjacent to County Road 103/Crystal Springs.

The Cerise Mine will be operated by LaFarge, and not be visible from Hwy 82. If you are interested in the public meeting, go to Carbondale Community Room, 511 Colorado Ave, Carbondale, CO on July 22, from 6:00 to 7:30 pm.

The Western Slope Aggregates pit wants to expand by 64 acres. The meeting is at the Garfield County Commissioners meeting room on August 11, at 6:30 pm.