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The Ranch Wrangler

September 2010

Board Meeting

Our next Board of Directors meeting will be October 4 at 4:00. The officers are: Paul Schlauch, President, Gordon Nelson, Vice President, Christie Jensen, Secretary, and Dennis Reynolds, Treasurer. The draft minutes of every meeting will be posted on the website for review and correction, and then replaced by the approved version after the next meeting.

Garbage Pick Up

Waste Management usually comes on Monday, but pushes everybody back a day when there is a holiday. If you get missed, or are not sure about when to set your trash and recycling out, check the schedule that is posted on our website or call the office.

Missing Tools

Two years ago a gracious resident purchased and left for all our uses a rake and pitchfork, on north side of Sopris Creek by a large oxbow where grasses gathered. They are clearly marked on the handle as Ranch property. Someone has borrowed these tools. Please return them.

Drinking Water

So for those of you that aren't happy with your glasses when they come out of the dishwasher, try using half Cascade Powder (no lemon) and half Lemi Shine in the soap compartment. I've also brought in URS Engineering to see if there is a cost effective treatment to improve water quality. Meanwhile, if you are thinking about doing your own treatment, contact Bob Donnelly, the local Culligan Rep at 963-2273. A couple of owners here have put in their new units, apparently with good results.

Lost and Found

A cell phone and wire rim glasses were lost back in the open space. A fly box was found and turned into the office, although it seems like the flies are getting out.

Fishing

Rick, Gus and Lupe have done a great job of cutting access into the fishing areas through the willows, and have worked with Dan Bishop to see if cutting the aquatic grasses is effective. We'll keep going with this effort. The Corp of Engineers permit for the work performed in 2009 is closed, but are still awaiting information from the consultant to close the 2006 permit. The ranch headgate has been cleaned out, and some dredging will occur just downstream from the headgate and the sewer pond channel. If you are interested in being included in emails regarding fishing related issues or want to be notified of FAC meetings, please email me back at rrf_steve@comcast.net

Golf

By the way, the rules for home owner usage of the golf course say that only the owners of the unit, and children (biological, step or legally adopted) under the age of 21 get free golf. I appreciate that many of you want to show off the amenity to folks that you are close to, but please don't put the staff in the awkward place by trying to "game" the system and get other folks free golf.

Horses

Rick and I recently met with one of the county extension guys about how to treat Foxtail in the pastures, which is another dominant species that nobody eats. We burned the seed heads and sprayed Roundup on it for now, and will need to open up the soils in those areas. Given the large amount of plantain and thistle in the pastures, a broader based effort will need to be planned and implemented. Frank Hollowell told me that a timothy/alfalfa/clover mix was drilled in back in '92, and it is evident that the timothy is almost all gone (horses love it), the clover is pretty widespread and I have seen very little alfalfa, but I don't want it growing in a horse pasture anyway. Stay tuned on this one, because we all know that something needs to change to keep the horses from getting sick. Also, the hay has been put up for this year. The last couples of loads were way past their prime, and got wet to boot. Production is also way down. I'm not happy with the process or product so will start planning alternatives for next year.

Condos

I hope everybody noticed the power washing of the condos. It was a lot of work, but certainly needed. Lupe did a good job on this. I've also noticed some of the vinyl siding is showing some wear in a few places, so if you have any particular spots you would like to point out to me, send an email. Also, there are quite a few trees that need to be trimmed back from the roofs, and this work is happening in Sept. There are a few trees that have either volunteered or been planted in the small spaces between the carport and condo buildings that will have to be removed. A blue spruce may look cute for the first 5 years, but will soon start lifting the concrete and be a real

hassle to deal with. Call me if you have an issue with a tree around your condo, or with staff cutting/trimming bushes and trees near your unit.

Dogs, Volume 1

Please keep your dogs inside from 8 pm to 9 am so their barking doesn't disturb all your neighbors. Dogs can pose a danger to the visiting nocturnal wildlife, and their barking is a nuisance. We all enjoy our dogs, but it seems as though some folks enjoy letting their dogs exercise their voices in the evenings. So, could we bring the dogs in instead of letting them incessantly bark at night? By the way, I've talked to other HOA managers, so I know that dogs are one of the regular issues that come up, and become a significant source of complaints.

Open Space

We screened some of the large pile of material back by the shop for use on repairing the road that was washed out. It was cost effective to use this material, and it starts to get rid of the pile. The berg of material dredged out of the Patterson Pond over the years is being smoothed out. Rick and Gus continue to drop burnt trees – I can't believe some of you actually want to try to go into the areas that are clearly marked as temporarily off limits. Please note that the traffic cones are put there for your safety, and I know we would both feel bad if a tree dropped on your car (or worse). If you live in the pond-side condos, you will notice that most of the tansy and thistle have been knocked back around the pond perimeters. This effort will continue, and (be warned) if you plant tansy in your garden, a big dude with a back pack sprayer will be coming around.

Big Water Leak volume 3

The static test on the big tank across 82 showed no leakage, so that's good. We also found a leak near the office, and fixed that. Rick also pointed out that there are at least 2 condo water shutoffs that are not marked and have no visible heads, so we'll be working on that in the near future.

Gravel Pits

Please contact Chris and Sue Coyle if you have concerns regarding the development of the new pit on CR 103, or the expansion of the Western Slope Aggregates pit across 82 from the Ranch. Their number is 963-7210.