



*The Ranch Meadow*

# *Bugler*

**ESTES PARK, COLORADO  
April 2007  
ISSUE NO. 18**

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## ***Board Meeting Set for Thursday, May 3, to Consider Budget for 2008***

WHEN THE BOARD OF DIRECTORS for the Ranch Meadow Condominiums Association meets at 7:15 p.m. on Thursday, May 3, the major item on the agenda will be the adoption of a budget for the 2008 year. The meeting will be held in the Hix Room of the US Bank, 363 E. Elkhorn Avenue.

The Declaration for the Association specifies that on or before June 1, the Board shall adopt a budget that (1) contains an estimate of the total amount the Board considers necessary to fulfill its duties and responsibilities for the coming year; and (2) that provides a reasonable operating reserve fund for the coming year as well as a reserve fund for long-term maintenance of the general common elements.

After the Board adopts the budget, a copy of it must be sent to each owner within 30 days. The notice to owners shall also include the date for an owners' meeting at which time the Board-adopted budget will be presented for ratification. The notice of the owners' meeting must be sent between 14 and 60 days of the date the budget is adopted by the Board.

THE ANNUAL OWNERS' MEETING is scheduled for Saturday, July 7. An Association picnic will begin at 6 p.m. with the owners' business meeting scheduled to begin at 7 p.m. Both will be held on the grassy meadow just west of 1425 Raven Circle.

At the May 3 meeting, the Board also will take up the usual items of business necessary for directing the Association's business affairs.

A SPECIAL BUGLER EDITION will be sent to all owners on May 23 so that the materials on the Annual Meeting and adopted budget will be in the hands of owners in compliance with the provisions of the Association Declaration.

The special edition of *The Bugler* will be sent by e-mail to owners who have electronic addresses on file with the secretary of the Association, and by regular mail to those who do not have access to the internet. The materials will also be posted on the Association website [www.ranchmeadow.com](http://www.ranchmeadow.com) and copies will also be placed in the Notice Box located at the mail boxes at the corner of Raven Avenue and Raven Circle. Owners who fail to receive a copy of the special materials on the Annual Meeting by May 30 should contact Association Management of Estes Valley at 577-0515, or one of the Board members whose telephone numbers are listed elsewhere in this newsletter.

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## ***Who to Call to Report a Maintenance Problem at Ranch Meadow. . .***

Owners in the Ranch Meadow Association should report all maintenance and other problems to **GENE WHANNEL, 577-0515.** Gene is the contact person for Ranch Meadow as a part owner of the Association Management of Estes Valley, the contracted management company for Ranch Meadow. Also, remember to send your monthly Association assessments to ASSOCIATION MANAGEMENT OF ESTES VALLEY, P.O. BOX 315, ESTES PARK, CO 80517. (Please see Page 3 for information on the Maintenance Message Board).

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***Did You Know. . .*** that the Ranch Meadow rules and regulations restrict parking in the community? Parking ***IS NOT PERMITTED*** at any time on the grassy areas and ***overnight in the "turn-around" areas*** at each of the buildings in the community. Parking on the grass can destroy the turf, and parking in the "turn-around" areas prevents owners, service, and emergency vehicles from having full access to and from condo units.

## ***Annual Owners Business Meeting, Picnic Scheduled July 7***

**AT ITS MEETING ON FEBRUARY 1**, the Board gave final approval of the Welcoming Committee proposal to stage a community-wide picnic in conjunction with the Annual Meeting of the Ranch Meadow Condominiums Association, which is scheduled for Saturday, July 7.

The picnic will begin at 6 p.m., and the Annual Meeting will get underway at 7 p.m.

Both the picnic and the Annual Meeting will be held in the open area just west of 1425 Raven Circle. Chairs and tables will be supplied by the Welcoming Committee and will be set up by neighborhood volunteers just before the meeting. Owners who are interested in helping with getting the area ready for the picnic and meeting are asked to call one of the Welcoming Committee members. The members are Marcia Logan, chair, 586-9194; Linda and Bob Nagle, 586-9422; Maureen Gribben, 586-1740; Marlan Nelson, 577-9875, and Bob Addleman, 223-4101.

The picnic is being planned for all residents of Ranch Meadow, but the Annual Meeting is open only to the condominium owners.

For the picnic, the Association will furnish the main dish, and the Welcoming Committee will provide the desserts. Neighbors who attend are asked to bring a dish to share (salads, side dishes, appetizers, relish trays, etc.), and their own drinks, with the request of no alcohol, please. Plates and silverware will be provided.

**IN CASE OF INCLEMENT WEATHER**, arrangements have been made to stage both the picnic and the Annual Meeting in the Hix Room at the US Bank, located at 363 East Elkhorn Avenue, next door to The Egg and I restaurant.

In addition to help in setting up the area for the events, volunteer help is also needed for the "take-down" work after the Annual Meeting.

Major items of business to be on the agenda for the Annual Meeting will be updates on the Association's operations from Gordon Slack, president, and from Susan Albern, CEO of Association Management of Estes Valley, presentation of the Board-adopted budget for 2008, and election of five directors to the Board.

**AFTER PRESENTATION AND DISCUSSION** of the Board-adopted budget, owners will be asked to vote on approval or disapproval of the document.

To be eligible to cast a vote at the Annual Meeting, owner assessments and all other charges must be in good standing. Proxy voting is available to owners who are unable to attend the Annual Meeting. The form to be filed for Proxy voting will be published in the special edition of *The bugler* which will be sent out on May 23, as well as being posted as a part of the May 23 *Bugler* on the Association website, [www.ranchmeadow.com](http://www.ranchmeadow.com).

Owners who do not have access to the internet will receive the newsletter by regular mail. A number of copies of the May 23 newsletter will be placed in the Notice Box located at the mailbox bank at the corner of Raven Avenue and Raven Circle.

Individuals who do not receive a copy of the special newsletter by May 30, should call the Association Management of Estes Valley office, 577-0515 and request that one be delivered.

## ***Owners Reminded That ARC Approval Required for Architectural Changes***

Owners are reminded that an Architectural Review Committee (ARC) is now functioning in the Ranch Meadow Condominiums Association, and any change to the exterior of a condo unit must be approved **BEFORE** any work is done.

Chuck Coffey, 635-0841, is chair of the ARC, and he is available to answer questions that owners may have before they launch any projects that will change the exterior of the condo. Owners can go to the Ranch Meadow website ([www.ranchmeadow.com](http://www.ranchmeadow.com)) and click on the Architectural Review Committee link to find complete details of the range of work the committee performs. The website also has a copy of the application for architectural changes that can be printed and filed with the ARC.

Individuals who make exterior changes to their units **before** getting ARC approval may be required to remove that work if it does not conform with the Association policies on architectural changes.

**Kudos to . . . George Weaklim** for his volunteer work in using his snowblower to clear the driveways and asphalt turn-around areas for units in his building, 1555-G, H, and I. Thanks, George, for your "community kindness."

## ***Applications Being Received for 5 Members on Board of Directors***

When the Annual Meeting of the Ranch Meadow Condominiums Association is called to order on Saturday, July 7, 2007, at 7 p.m., one item on the agenda will be election of five members to the Board of Directors. Under the Bylaws of the Association, the Board is made up of nine members, with terms for four of them ending in even-numbered years, and five ending in odd-numbered years.

Outgoing Board members are Bob Addleman, Bob Butler, Chuck Coffey, Marcia Logan, and Eric Waples. Logan, Waples, Coffey, and Butler have indicated they will be candidates for re-election to a two-year term. Bob Addleman, treasurer, who has been a member of the Board since 1999, said he would not be a candidate for another term.

Any member of the Ranch Meadow Condominiums Association is eligible to serve on the Board, and those interested in filing for the Board posts should contact Susan Albern at the Association Management of Estes Valley, P.O. Box 515, Estes Park, CO 80517. Ms. Albern will then send a short application form to the prospective candidates and when the form is returned, the individual will be listed as a Board candidate.

## ***Message Board Now Available for Ranch Meadow Property Owners***

Ranch Meadow Owners can now submit maintenance requests through the internet by using a special bulletin board for communication to Association Management of Estes Valley.

To submit a message to the management company, please follow the procedures listed below:

1. Log on to the internet and type in [www.bulletinboards.com/v1.cfm?comcode=amex](http://www.bulletinboards.com/v1.cfm?comcode=amex).
2. The page will give you several choices: to post a message, click on POST.
3. The form that comes up will ask for a Short Message Title, and the Text of the Message.
4. You will be asked for a PASSWORD. Each individual makes up his or her own PASSWORD which can be 1 to 8 characters in length.
5. Type in your Name.
6. Type in your email address.
7. Submit the message.

After the message has been filed with the management company, an owner sending the message can go back to the website and follow the progress of his/her request.

Owners can also still call the management company at 577-0515 to report maintenance and other problems.

## ***RANCH MEADOW CONDOMINIUM OWNERS ASSOCIATION DIRECTORY***

***Bob Addleman, 1455-H Raven Circle, telephone 223-4101. [Treasurer].***

***Suzy Blackhurst, 1620 Raven Circle, telephone 586-4104.***

***Bob Butler, 1535-I Raven Circle, telephone 577-0301.***

***Charles Coffey, 1437-I Raven Circle, telephone 635-0814. [Vice President].***

***Marcia Logan, 1360-C Raven Circle, telephone 586-9194.***

***Bob Nagle, 1519-G Raven Circle, telephone 586-9422.***

***Marlan Nelson, 1442-I Raven Circle, telephone 577-9875. [Secretary].***

***Gordon Slack, 1535-B Raven Circle, telephone 577-1472. [President].***

***Eric Waples, 1519-H Raven Circle, telephone 577-1827. [Landscape Chair].***

***Gene Whannel, Ranch Meadow Representative, Association Management of Estes Valley. The Person to Call to report a problem. Telephone: 577-0515.***

***Mailing Address: P.O. Box 315, Estes Park, CO 80517***

***Remember: Meet your friends at the Picnic and Annual Meeting on Saturday, July 7 at 6 and 7 p.m.***

## ***Bobcat Pays Visit to Ranch Meadow to Observe Big January Snow***



Evidently, when the snowfall higher up in the mountains reached a depth that was just too much for a furry Bobcat to keep his paws warm, he headed for what he thought might be a warmer and more enticing place in front of one of those gas fireplaces in a Ranch Meadow Condo.

So he came trudging through the deep snow and finding all the doors closed at Milt Garrett's condo, 1480 Raven Circle, he sat down on the sidewalk in front of the garage with his tail curled under him and appeared to be waiting for an invitation to "come in out of the cold" or perhaps to catch one of those lively rabbits that often romp through the grassy meadows along Raven Circle.

"At first I saw him in the grass just to the west of my condo," Garrett said. "After he had been there for a short time, he moved to the walk in front of the door to my garage. He just sat down and seemed that he would be there for a time. But after a short stay, he got up, stretched a little and walked away across the snowy meadow and disappeared behind the condos at 1501 and 1505 Raven Circle." Milt said the Bobcat behaved much like a normal cat, and that the animal looked "calm and relaxed" as he surveyed the Ranch Meadow neighborhood.

The *Bugler* editor is grateful to Milt for "snapping" the photograph included in this article and allowing us to share it with *Bugler* readers.

--Photo courtesy of Milt Garrett.

## ***20 Mountain Bluebird Houses Placed in Ranch Meadow by Volunteers***

If you build them, they will come.

That claim has been used for many of the "great promotions" in marketing.

And, the residents of Ranch Meadow Condominiums hope that the mountain bluebirds have heard and will respond to the "pull" of that appeal.

During the winter months, Bob and Linda Nagle, 1519-G, built 20 cedar bluebird houses for the community, and during the last few weeks, five residents "took to the field" and mounted the houses throughout the community. Reports have come in from owners that there have been "many sightings" of the birds in the area, and that a number of them have been sitting on top of the new houses.

In the next few weeks the birds will let the community know if the houses meet their requirements as the nesting gets underway.

Volunteers who put up the birdhouses were Bob and Linda Nagle, Sonja Murphy, Milt Garrett, and Marlan Nelson.

The project was completed with funds from volunteers.

## ***Painting Schedule for Summer 2007 Being Evaluated by Management Company***

A final decision on the painting schedule for Ranch Meadow units will be made at the May 3, 2007, meeting of the Board of Directors. The Association Management of Estes Valley staff will inspect the condos and present its recommendations on which units and what types of painting should be done this year.

After discussion of the painting project last year, the Board asked the management company to check out the condos to determine which units and what amount of painting should be done each year. It was noted by the Board that some units may need only trim paint, while others may need full painting.

***Be sure to mark your calendar and make plans to attend the picnic and Annual Meeting at 6 p.m. on Saturday, July 7, 2007.***

## ***Ranch Meadow Web Site Is Source of Information for Owners***

**FOR A NUMBER OF YEARS** the internet website developed and maintained by the Ranch Meadow Condominiums Association was out of date, but things have changed tremendously in the past two years under the leadership of Bob Nagle, 1519G Raven Circle, a Board member who also does the work to keep the website "chuck full of information" for the benefit of owners.

The website can be accessed at [www.ranchmeadow.com](http://www.ranchmeadow.com), and once you have signed on at the site, you will be able to bring yourself up to date on virtually all aspects of the operation of the Association.

Each time the Board holds a meeting, the secretary completes detailed minutes, together with a summary page, and has it ready for adding to the website in "draft" design. Usually the minutes are uploaded to the website within two days of the Board meeting.

Another item that is uploaded to the website in a timely manner is each issue of *The Bugler*. On the same day that the editor sends out copies of the newsletter to owners, the issue is added to the website. The publication is a good way for owners to keep abreast of what's going on within the Association.

**OTHER ITEMS OF INTEREST** to the owners in the website menu are the Association Declaration (the document that was adopted by the builder that lists the covenants governing the community), the Bylaws of the Association, and a detailed listing of the Governance Standards, Policies, and Rules of the Association. There is also a link from the website to the Association Management of Estes Valley in Estes Park and a quick way to send an email to Gene Whannel, local manager, to ask a question, to report a problem, etc.

There also is a link from the website to the Association Management of Estes Valley (AMEV) Message Board that can be used by owners to report a maintenance or other type of problem that needs to be handled by the management company. If you post a message to the company on that site, you will be able to follow the progress that is made on your request.

**TWO COMMITTEES OF THE ASSOCIATION** that are very much involved in the neighborhood operations are the Architectural Review Committee (ARC) and the Landscape Committee (LC). Owners wishing to make exterior changes to their unit or to submit a request for landscape change can go to the website and find a link to both committees.

The links give all of the rules governing changes that need to have approval before any work is done, as well as the forms that need to be filed. The forms can be printed from the website, thus saving time in getting the necessary forms to the committees.

All owners will find the Association website a valuable tool to help in keeping up to date on all matters of the Association.

## ***3 Duplexes, 8 Multiplexes in Ranch Meadow Sold During 2006***

Three duplex and eight multiplex units were put on the market and sold during the 2006 calendar year. The total selling price for all units sold in 2006 was \$3,127,000, or an average selling price of \$284,273 per unit. The total selling price for the three duplexes was \$1,035,500, or an average of \$345,167 for each duplex. The total selling price for the eight multiplex units was \$2,082,500, or an average of \$260,313 for each multiplex sold.

Duplex units, based on the selling price for 2006, increased by .436% over the average selling price for 2005. The average selling price for 2005 was \$343,667. Multiplex units, based on the selling price for 2006, increased by 3.032% over the selling price for 2005. The average multiplex selling price for 2005 was \$252,674.

Duplex units sold in 2006 for an average of \$185.31 a square foot, and the average selling price per square foot for multiplexes was \$166.31.

In 2004, four duplexes were marketed for a total sales price of \$1,407,300, or an average price of \$351,825. Duplex selling prices for 2006 represented a decrease of 1.892% over the average selling price for the year 2004.

The average selling price for multiplex units in 2004 was \$242,959. Seventeen units were sold in 2004. The selling price for multiplex units in 2006 showed an increase of 7.14% over the selling price of the units for the year 2004.

Because of the small number of duplex units sold in each of the years, average selling price data should be viewed more as a "guessestimate" of changes, rather than sound economic barometers. In making comparisons, the smaller the sample (the number compared), the less one can place confidence in the figures as showing relevance in terms of future predictions.

**Welcome to new owners.** . . Chester and Lillian Ciezezak, 1590-J Raven Avenue.

## ***Board Adopts Final Version of Maintenance Policies for RMCA***

AT THE FEBRUARY 1, 2007, meeting, the Board of Directors unanimously approved a formal set of policies covering the responsibilities of owners and of the Association in handling maintenance in the Association.

The purpose of the maintenance policies is to clearly delineate maintenance items that are the responsibility of the owners and those that are the responsibility of the Association. For the most part, the Association is responsible for those items designated as General Common Elements (GCE)—those areas of the neighborhood that have “shared ownership” by all who own property here—and the individual owners are responsible for the Limited Common Elements (LCE)—those areas associated with the individual units that are designed for the exclusive use of the individual owner.

The new policy covering owner maintenance responsibilities lists 30 specific areas, as follows:

Decks and balconies, including rails, fascia boards, and supports, subject to approval of the Architectural Review Committee (ARC); patios; utilities in the unit after the branch from the main utility supplies; hot water heaters; furnaces; air conditioners; unit windows, including glass, subject to ARC review; unit doors, subject to ARC review; unit sub-floors, floors, and floor coverings; interior partition walls; insulation; interior sheetrock; unit wall coverings; window coverings, subject to covenant restrictions; garage door, including door mechanism and opener, subject to ARC review; flower beds and landscaping in the LCE; plants bought and added by the owner in the GCE, subject to Landscape Committee review; refrigerators, freezers, microwaves, kitchen ranges, dishwashers, etc.; fireplaces and flues; indoor light fixtures; outdoor light fixtures, subject to ARC review; sewer lines down to the connection with the main sewer line; bath tubs and showers, and other interior plumbing; ceiling fans; inside telephone lines and connections; other inside telecommunication lines and hookups; electrical wiring servicing the unit from the meter in to the unit; dryer vents and crawlspace vents; ductwork for heating and cooling systems; and interior stairways.

**ASSOCIATION RESPONSIBILITIES** are assigned by means of the specifications in the Declaration that set up the Association in 1997 (basically all of the maintenance associated with the General Common Elements (GCE), as follows:

Replacement and maintenance of the GCE; snow removal from the GCE, except garage aprons; water and sewer mains; Raven Court maintenance and replacement; landscaping of the GCE; electricity for entry signs; maintenance of main entry sign and plantings; drainage facilities; outside water faucets; maintenance of the Association drip and underground irrigation systems; maintenance of the black-topped driveways and aprons (the Association will seal-coat the black-topped area in front of the garages, while other aspects of maintenance of the black-topped areas in front of the garages that are defined as driveways for the individual unit will be assigned to the unit owner); unit structure (framing and foundation, excluding deck footings); exterior siding and paint; roofs, including skylights; gutters and downspouts; exterior entry stairs—the Association will paint the exterior stairs on standard painting schedule (steps leading from a unit deck are not included as exterior stairs and are to be maintained by the owner); sidewalks leading to the individual units.

The Association policy states that the Association is not responsible for any real or perceived deficiencies, construction errors or omissions by the builder. These items should have been taken up with the builder during the one-year warranty period.

### ***Water Pressure Valve Serving 1550-F, G, H, and I Malfunctions***

Waking to the sound of water running in one’s condo unit at 4 a.m. is not a pleasant thought. But it can happen.

And it did on an early morning in March at the Mathison residence, 1550-I Raven Circle.

Fortunately, the Mathisons caught the problem quickly and were able to turn off the water and thus to reduce damages. They report that they did have some water flow into the crawl space below the furnace room, but that it was quickly dried out with the use of fans.

A plumber was called and found the problem immediately: the water pressure valve serving the four units had malfunctioned. The pressure measured at the Mathison condo was reported as above 100 psi. The normal pressure for residential water faucets in Estes Park is about 50 psi.

When the pressure in the condo reached the high level, the pressure relief valve on the hot water heater did exactly what it’s supposed to do: it opened the line and relieved the pressure permitting water to flow through the heater line into the furnace room floor.

Two of the units in the building were not occupied, but the owners had followed Association recommendations and turned off water inside. The fourth unit owner reported no damages.