



*The Ranch Meadow*

# *Bugler*

**ESTES PARK, COLORADO**

**June 2007**

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## ***Picnic, Annual Meeting for Owners Scheduled for Saturday, July 7***

It will be an evening of food and fellowship, sprinkled with the business of seating Board of Director members, ratifying a budget, and updating owners on the “state of the Association” when the Ranch Meadow Condominiums Association stages its annual Picnic and Owner Meeting on Saturday, July 7, beginning at 6 p.m. The “get-together” will be held in the open space immediately to the west of the duplex unit at 1425 Raven Circle.

The evening will open with the annual picnic at 6 p.m. when all owners and tenant residents of the community will gather for a “light” meal of barbequed pork and chicken, salads, relishes, vegetable and casserole side dishes, and dessert. **(Please see news story on Page 2 of this issue of *The Bugler* for details on the picnic).**

At the business meeting, which will begin at 7 p.m., owners will be asked to approve five members for the Board of Directors (**see Page 3 for a brief biography of the volunteers**), and to vote on ratification of the Board-adopted budget for 2008. There will also be updates on the Association by the president, Gordon Slack, and the CEO of Association Management of Estes Valley, Susan Albern.

The budget adopted by the Board of Directors for the coming year places emphasis on planning for the future with an increase in the percentage of funds being allocated for the Reserve with emphasis on the Multiplex Units Fund. The increase in the Multiplex assessment rate was approved by the Board to increase its Reserve Funds adequately to cover projected long-term expenses for maintenance of the physical structures.

**THE BUDGET** calls for an increase of 27.9% in funds for the Multiplex Reserve Funds for 2008, for a total of \$81,131, compared with \$63,503 included in the 2007 budget. The Reserve Fund for the Duplex Units for 2008 is \$27,480, compared with \$26,057 for the current year, or a 5.46% increase.

**(--See Annual Meeting, Page 2).**

## ***Owners Cautioned About ‘Encroachment’ On GCE Areas***

The Board during the past years has voiced concern about individual condo owners “encroaching” upon the General Common Elements (GCE) – those areas of the community that are owned cooperatively by all owners and thus not available for an individual owner to “stake out” as his or her personal property. The issue became more serious this spring when Landscape Committee members walked through the community in preparation for the first mowing of the season and discovered that some owners had fenced off with string grassy areas outside their units which are in the GCE.

Owners are advised that they do not have any right to treat any of the GCE as “their yard” or “their grass.” The Ranch Meadow Declaration, the legal document which established the Association, states specifically that individual owners have control only over the Limited Common Elements (LCE) -- the inside of a unit plus any deck or patio, and parking areas directly in front of the garage – these are called the Limited Common Elements (LCE), or areas that are for the “exclusive use of the individual owner.” Any structure or item added to the areas outside the individual unit (stepping stones, patios not included in the original condo, and rock borders) are not permitted under the Declaration of the Association.

The LCE property is in direct control of the owner, but the rest of the community – all grassy  
**(See Encroachment, Page 4)**

## *Annual Meeting, Picnic Set for July 7 (continued from Page 1)*

The 2008 budget calls for keeping the monthly assessments for Duplex Unit owners the same as for 2007, while it was necessary to increase the monthly assessments for Multiplex Unit owners by \$10 a month to upgrade the Reserve Funds to be in line with projected future needs. The rates for the coming year are \$170 for Duplex Owners, and \$145 for Multiplex Owners.

**THE TOTAL BUDGETED INCOME** for the Association in 2008 is \$282,640, with \$69,360 coming from Duplex Owners, and \$212,280 coming from Multiplex Owners. Projected expenses for the coming year are set at \$41,880 for Duplex Units; \$131,149 for Multiplex Units, for a total of \$173,209. The 2008 budgeted expenses for the Duplex Units is 3.30% less than in 2007, and for the Multiplex Units, the projected expenses are 2.23% less.

The top projected expenses for the Association in 2008 are Insurance and Utilities. The budgeted costs for Duplex Units for Insurance represents 13.6% of the total expenditures, and for the Multiplex Units, insurance expenditures represent 14.1% of the total expenditures. With an increase in water rates to go into effect on January 1, the cost for water and sewer charges for the coming year represent 21.7% of the total expenditures for Duplex Units, and 26.4% for the Multiplex Units.

While the projected expenditures for insurance and utilities will increase in 2008, the Board trimmed projected costs for administrative, landscape, and miscellaneous line items in the budget.

**In case of inclement weather the Annual Meeting will move to the US Bank Meeting Room.**

### Reservations Due by 5 p.m., Tuesday, July 3

## *Plans Completed for Ranch Meadow Community Picnic*

Ranch Meadow residents are in for a "gastronomic treat" when they join their friends and neighbors for the second annual community-wide picnic on Saturday, July 7. The Welcoming Committee of the Association has completed all preparations for the event and look forward to serving barbequed sandwiches as the main course for the picnic.

The picnic will be held at 6 p.m. with the Annual Meeting for owners scheduled to begin at 7 p.m. on the grassy area immediately west of 1425 Raven Circle. Finding the location will be easy because a 20-by-20-foot canopy will be put up there by 2 p.m. on July 7. The picnic is open to all owners and tenants in Ranch Meadow.

**TO MAKE FINAL PLANS** for the food service, members of the Welcoming Committee need a response from those who plan to attend no later than **Tuesday, July 3, at 5 p.m.** It is essential that reservations be made by that date, so there is time to make any needed adjustments to the food items.

To make a reservation, call one of the following members of the committee:

**Marcia Logan, 586-9194, chair of the committee; Bob and Linda Nagle, 586-9422; Maureen Gribben, 586-1740; Marlan Nelson, 577-9875, or Bob Addleman, 223-4101.**

The Association will provide the main course and desserts for the picnic. The main course will be barbequed pork or chicken pull-apart sandwiches. Desserts will include pies, strawberry cake, rice krispy bars with nuts, brownies, peanut-butter and assorted cookies.

Owners and tenants who attend are asked to prepare a dish to share with other picnickers, which can be salads, vegetable or casserole side dishes, appetizers, or relish trays. Those attending are also asked to bring their own drinks and glass or cup for the drinks. The committee requests that no alcoholic drinks be included. And, out of consideration of all those attending, it is request that no pets be brought to the picnic.

The barbequed pork will be prepared by Bob and Linda Nagle, and Marlan Nelson will prepare the chicken.

So be sure to mark your calendar for Saturday, July 7, and get ready to join your friends and neighbors for an old-fashioned get-together.

In case of inclement weather, the Picnic and Annual Meeting will move to the US Bank Meeting Room.

**And remember: please phone in to make a reservation by 5 p.m., Tuesday, July 3.**

***To cast a proxy vote at the Annual Meeting, be sure to file a Proxy Vote form with Association Management of Estes Valley by 5 p.m., Friday, July 6.***

## ***5 Volunteers File for Positions on Board of Director***

Ranch Meadow Condominiums owners will select 5 Board members at the Annual Meeting on Saturday, July 7. Those elected will hold their seats for the next two years. Their terms begin with a short business meeting of the Board held immediately after the Annual Meeting.

Association Bylaws set the number of directors at 9, four being elected in even-numbered years, and five in odd-numbered years. Three of the volunteers this year are incumbents, and two are filing for the first time.

Incumbents are Chuck Coffey, 1437-I Raven Circle; Marcia Logan, 1360-C Raven Circle; and Eric Waples, 1519-H Raven Circle. Bob Addleman and Bob Butler will end their terms this year and both have decided not to seek another term. The new volunteers are Rebecca Conley, 1455-G Raven Circle, and Mary Lou O'Neil, 1437-G Raven Circle.

### **Meet the Candidates:**

**Chuck Coffey** has served on the Board for the past two years. He has been an owner here since 2005. He divides his time between a residence in Loveland and one in Ranch Meadow. Before retiring to Loveland and Estes Park, he worked as materials manager for the Veterans Administration, retiring from the Denver facility.

**Marcia Logan** has served on the Board for the past two years. She has been an owner here since 2005 and is a year-around resident. She retired from Chevron Oil Company where she had worked in information technology. Her last job with Chevron was in California where she was a corporate trainer.

**Eric Waples** has served on the Board for the past two years. He is a year-around resident here and has owned his condo since 1998. Before retiring he was a headmaster at the Fountain Valley School, Colorado Springs, and his last work was as history department head at Potomac School, McLean, VA.

**Rebecca Conley**, 1455-G Raven Circle, has been an owner here since 2006. She works as an information technology consultant and has a business background. She is a year-around resident. Her hobbies are horseback riding, and biking.

**Mary Lou O'Neil**, 1437-G Raven Circle, has been a permanent resident here since January of this year. She retired at the end of the past year after 28 years as an office manager for a law firm in New York. She bought her condo here in 2003. She volunteers as a greenhouse worker for the National Park Service, and she spends one day a week with the crew at the Big Horn Sheep crossing area in the park.

## ***Unable to Attend Meeting? Use Proxy to Cast Votes***

While the Board hopes that all owners in the Ranch Meadow Condominiums Association will attend the Picnic and Annual Meeting on Saturday, July 7, it knows that it is not possible for some to be in town at this time of year.

However, the Board encourages all owners to take advantage of casting votes for the agenda items for the Annual Meeting, and that can be accomplished by filing a Proxy vote application with the Association Management of Estes Valley. A copy of the Proxy application is available from the Association Management of Estes Valley, P.O. Box 515, Estes Park, CO 80517, or by going on line to <ranchmeadow.com> and printing a copy from the May 23, 2007, issue of *The Bugler*.

Proxy Vote forms must be completed and filed in time to reach the offices of the Association Management of Estes Valley by 5 p.m., Friday, July 6.

### **Ranch Meadow Condominiums Association Calendar:**

*June 28 – Scheduled Mowing in Ranch Meadow.*

*July 1 – Monthly Assessments Due.*

*July 3, 5 p.m. -- Deadline for reservations for Annual Picnic.*

*July 6, 5 p.m. -- Deadline for Proxy Votes in Office of Assn. Management of Estes Valley.*

*July 7, 6 p.m. -- Second Annual Picnic on the grounds west of 1425 Raven Circle.*

*July 7, 7 p.m. -- Annual Meeting on the grounds west of 1425 Raven Circle.*

*August 2, 7:15 p.m. -- Board Meeting, US Bank Meeting Room.*

## ***Owners Cautioned About 'Encroachment' (continued from page 1)***

areas, landscaping, irrigation and drip system, asphalt entrance and exit areas around each building, the outside of the buildings – is owned “in common” by all owners and is the General Common Elements (GCE).

Under the provisions of the Association Declaration, no owner is permitted to “encroach” upon the GCE. The Declaration (protective covenants), specifically states that changes of the GEC to LCE (personal use) can be accomplished only through a legal process that requires notification to all owners and all mortgage holders, after which the change requested must be presented to the owners for approval or disapproval. To be successful in instituting such a change of GCE to LCE requires a favorable vote by 67% of all owners in the Association.

The Board in earlier years established a process for owners to add limited landscape plantings in the area around a unit. The Landscape Committee policies require that all landscape changes to the General Common Elements (GCE)—the space owned in common by ALL owners and not an individual owner—must be approved **in advance** by the Landscape Committee and the Board of Directors.

Owners who “encroach” by adding such things as patios leading from the deck, a “string fence” around areas outside the condo, any type of fencing, patio stones, rock borders, etc., are in violation of the Declaration and subject to penalties. If “encroachments” are found, the individual owner will be notified of the violation, and given a period of time to remove any additions. If the owner does not restore the property to its original condition, the Board will authorize the management company to remove the items and charge the individual owner for all costs.

Owning property and living in a CCIOA community is much different from owning and living in a “stand-alone” home in a community. In a community such as Ranch Meadow, each condo owner has exclusive control of the LCE of the community, but there are restrictions on what can be done in the GCE areas. Information on the restrictions is presented in the Declaration which is available from the Association website <ranchmeadow.com>, or by calling one of the Board members or the management company.

## ***Owners, Tenants Asked to Practice Conservation in Water Usage***

The Ranch Meadow Condominiums Association maintains a drip and irrigation/sprinkler system for plantings in the community. It was the original intention of the Association to have no additions to the irrigation system for the neighborhood except extensions to the drip system when the Landscaping Committee and Board approve owners’s request for additional plantings.

Hand-watering of plantings should not be necessary unless there should be a severe drought.

With the continued increase in water costs in the community, all owners are encouraged to monitor watering carefully, and to keep in mind that increased water usage simply means that costs will increase, with the concomitant increase in the cost of monthly assessments to cover the service.

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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.

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***Remember to call in your reservation for the 2<sup>nd</sup> Annual Neighborhood Picnic by 5 p.m., Tuesday, July 3.***

***Reservations can be made by calling Marcia Logan, 586-9194; Bob and Linda Nagle, 586-9422; Bob Addleman, 223-4101; Maureen Gribben, 586-1740, or Marlan Nelson, 577-9875.***

## *Bluebirds Take Up Residence in Ranch Meadow Houses*



--Photo by Bob Nagle

A "fairly good" population of mountain blue birds has taken up residence in the Ranch Meadow community – thanks to the addition of 20 houses for the "mountain beauties."

The houses were built by Bob and Linda Nagle and placed in the community by a crew of volunteers. Owners living near the bird houses have reported that "some birds have taken up residence in the house", and some have simply "staked their claim" on a particular house and immediately chase away intruders.

After the summer "bird season" here, volunteers will survey the houses and make adjustments in location as deemed necessary.

## *Town Ordinance Adds Cats to Animal Control Regulations*

With the passage of an amendment to the animal control ordinance by the Board of Trustees of Estes Park, domestic cat owners must now follow the same leash laws as for dogs.

The ordinance, passed by the Board recently, sends notice to domestic cat owners in the town that all cats must be confined, or the owners face fines.

The ordinance states that "every person owning or having charge, care, custody or control of any dog or cat shall keep the dog or cat exclusively upon his or her own premises, except that the dog or cat may be off the premises if it is under the control of a person."

Estes Park chief of Police Lowell Richardson said that Town officials had received a number of complaints about cats running at large and damaging property.

"Cat owners have the same responsibility as dog owners to control their pets," the police chief said.

Since Ranch Meadow is within the town limits, residents who own domestic cats must confine them or face fines.

## *Clean-Up Session Planned by Volunteers for Friday, June 29 at 9 a.m.*

A group of residents will stage a "volunteer clean-up" in the Ranch Meadow community on Friday, June 29.

The group will meet at the home of Bob and Linda Nagle, 1519-G Raven Circle at 9 a.m. and will go through the neighborhood to check on landscape plantings and trim those that need the work. Last year a group of owners trimmed over-grown shrubs and removed broken and dead tree limbs.

All owners wishing to volunteer to work in the clean-up are welcome to join the group.

### **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 8051**

## *Summer Mowing Schedule for Ranch Meadow Released*

The mowing crew came to the Ranch Meadow community on Thursday, June 7, the beginning date that was included in the landscape contract for this year, and trimmed and mowed to bring back the natural beauty of the community.

The mowing schedule for rest of the summer calls for the crew to be here on Thursday, June 28, Thursday, July 19, and Thursday, August 15. The schedule after the August date will depend on the weather.

In response to questions from owners about where the grass will be cut each time, it was pointed out that fire mitigation policies in Colorado recommend all grasses be mowed 20 to 25 feet out from buildings, and the Master Insurance Policy for Ranch Meadow calls for following the recommended fire mitigation plan.

Owners can contribute greatly to the mowing operations **by not attempting to stake off areas in the grassy areas or mowing grass in the GCE around the units.** The Landscape Committee has gone through the neighborhood and placed stakes in all areas that are to be left "natural." The contract with the mowing company specifies that the crew is to follow the mowing instructions set down by the Landscape Committee. If changes are required, the cost for the contracted services will increase.

## **Association Policies Forbid Tenant and Owner Use of Card**

### *Turn-Around Areas Available for Temporary Guest Parking*

The design of the Ranch Meadow Community by the developer makes it essential for the Association to have regulations governing parking in the community. There simply is not an unlimited number of parking spaces available.

The Parking policies for the Association limit parking at **all** units in the Association to the area in front of the garages, and in the garages. No parking is permitted on the asphalted entrances and exits from the duplex and multiplex buildings. When cars are parked in these areas, owners have difficulty in going to and from their garages, delivery vehicles have difficulty in making deliveries, and ambulances and other emergency vehicles may have difficulty in reaching the desired residence. Parking space is limited to 3 cars for owners in units with a 2-car garage, and to 2 cars for owners who live in units with a 1-car garage.

The developer did not provide space to accommodate over-night visitors, and the current parking regulations are not clear on how to meet owners' needs. Discussion of this aspect of parking will be taken up by the Board in the coming months.

In the meantime, the Board, using an Email conference, this week approved a **temporary use of a Visitor's Card** that can be used for guests' overnight parking in the turn-around areas when needed.

When the designated parking areas will not accommodate cars of an owner's visitors, the owner should call Marlan Nelson 577-9875, and ask for a Visitor's Card. The card should be placed on the dashboard of the car indicating the name of the condo owner with whom the car owner is visiting, and a telephone number where the owner can be reached.

The use of the Visitor's Card is for **temporary parking ONLY**, and owners or tenants will be subject to citation for violating the Ranch Meadow Parking policies if they park in the turn-around areas.

Owners who use the Visitor Card should arrange for visitors to park in the turn-around area adjacent to their unit only. Residents who are inconvenienced by guests who are visiting at a neighbor's unit should feel free to contact the neighbor and request that the cars be moved.

## *2 New Families Move Into Ranch Meadow Community In Recent Months*

Two new families have moved into Ranch Meadow in the past few months where they are leasing condo units from local owners.

Mark and Dyane Fisher moved here from Stephenville, TX, with their three children, Cody, Conner, and Kaitlyn. They are renting the condo at 1622 Raven Circle. Dyane is a registered nurse and is employed with the Estes Park Medical Center in the emergency room, and Mark is a physical therapy assistant and will be employed at Mountaintop Physical Therapy.

Mr. and Mrs. Andy Kim and their two small children, John and Joann, are renting the condo unit at 1510-E Raven Court. Mr. Kim is employed at the Mountain Dew Liquor store in Estes Park, and Mrs. Kim is a "stay-at-home" mom.