



The Ranch Meadow

Bugler

**ESTES PARK, COLORADO
June 2006
ISSUE NO. 16**

Budget Ratification, Election of Directors on Tap for July 8 Annual Meeting

Members of the Ranch Meadow Condominiums Association will vote on two major items at the Annual Owner Meeting scheduled for 7 p.m., Saturday, July 8, 2006, at the Rodeway Inn (formerly Inn of Estes Park), 1701 N. Lake Avenue, Estes Park. **(See Page 6 for story on Election of Board Members).**

The official notice of the Annual Meeting is printed on **Page 4** of this issue of *The Bugler*.

Owners who are unable to attend the Annual Meeting may cast proxy votes by submitting an application for Proxy Vote. The form for filing the application is printed on **Page 5** of this issue of *The Bugler*. Owners can assign their proxy vote to another owner who will be in attendance at the meeting, or to a member of the Board of Directors. In all cases, the Proxy application must state the name of the person who is being delegated to vote in his/her place, signed and submitted to Association Management of Estes Valley no later than 5 p.m., Friday, July 7, 2006.

ALL OWNERS WHOSE ASSESSMENTS and other charges are paid up to date are eligible to vote at the meeting. The Bylaws of the Association call for one vote per ownership. Where more than one person owns a unit, the multiple owners must decide on one person to vote for that unit.

The proposed budget was approved by the Board of Directors at its meeting on May 25, 2006, and will be presented to the Owners on July 8, 2006, for formal ratification.

The 2007 Budget calls for no increases in monthly assessments with the fee for Duplex Owners continuing at \$170, and for the Multiplex Owners at \$135. With 34 Duplex units and 122 Multiplex units, the estimated income from fees is set at \$267,000, the same as for 2006.

Total expenses budgeted for next year are \$177,446, as compared with \$181,707 for the 2006 budget. The proposed budget shows decreases in the cost of insurance, management fees and utilities, and increases in landscape and building repairs. The estimated expenses for 2007 are 2.34% lower than what was budgeted for 2006.

The largest expense in the proposed budget for next year is in utility costs, which are estimated to average \$404 per condominium unit for the year, a reduction from the 2006 budget for utilities of \$429 per unit. A copy of the Proposed Budget for the Association for 2007 is printed on **Page 3** of this issue of *The Bugler*.

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 newly 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 7 for information on the Maintenance Message Board).**

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 prevent owners, service, and emergency vehicles from having full access to and from their units.

Volunteers Spruce Up Ranch Meadow Community Grounds

During the past month you may have seen a team of workers armed with a power hedge trimmer, rakes, shovels and large black plastic bags weaving in and out among the condos in the Ranch Meadow community.

No, the Association has not hired a new grounds crew to take care of the shrubs and trees.

Those "grounds people" were thirteen of your neighbors who have spent about 360 man (and woman) hours trimming overgrown shrubs and trees, as well as removing dead plantings. Their work has resulted in about 80, 50-gallon trash bags of clippings and assorted debris being hauled away to the garbage dump.

The crew has been led by Bob and Linda Nagle, 1519-G Raven Circle. The other workers were Bill and Sonja Murphy, 1519-F Raven Circle; Eric Waples, 1519-H Raven Circle; Glenn and Joann Rumley, 1515-F Raven Court; Chuck Coffey, 1437-I Raven Circle; Maureen Gribben, 1500-A Raven Circle; Marcia Logan, 1361-C Raven Circle; Marlan Nelson, 1442-I Raven Circle, Milt Garrett, 1508 Raven Circle, and Katrina Conland, 1515-A Raven Court.

If one were to pay for the work done by these volunteers, the bill would probably come to approximately \$6,000, which is quite a savings to the Association, and the group deserves a huge "thank you" from the community.

Guidebook for Residents Being Written as Part of Welcome Package

For about two years talk has surfaced at Board of Director meetings about the need for some sort of "handbook" for new owners, as well as a program to "meet and greet" them.

Now, thanks to Marcia Logan, vice president of the Board and chair of the Welcome Committee, the book and the process of welcoming new residents are now realities.

The Guidebook is in the final stage of production, Marcia told the Board at the May 25 meeting, and copies of it should be printed and available by the end of June.

The Guidebook has been uploaded to the Ranch Meadow website on the internet and can be accessed by logging onto the internet and filing the address: ranchmeadow.com. At the Ranch Meadow website, one can access the Guidebook by going to the "Welcome! Welcome to New Residents!" located in the upper left corner, and then clicking on "Information."

The Guidebook gives residents a guide to "Contacts" who can answer questions about Ranch Meadow and Estes Park, as well as a summary of the Ranch Meadow Rules, General Information about condo units, and a map of the neighborhood.

The Welcome committee is interested in greeting every new owner and tenant in the community. Owners are urged to contact Marcia Logan (586-9194) if they know of a new resident so she can make sure that one of the Welcome committee members has an opportunity to visit with them and answer questions they may have about the area.

Members of the Committee who work with Marcia are Linda Nagle, Maureen Gribben, Bob Addleman and Marlan Nelson.

Owners Wishing to Add Trees, Shrubs Need Landscape Committee, Board Approval

Ranch Meadow Condominiums Association owners were reminded this week that since the group is organized under the Colorado Common Interest Ownership Act (a state law) no trees or shrubs can be added in the community without prior approval by the Landscape Committee and the Board of Directors.

Owners are advised that they need to contact the Association Management of Estes Valley and request a Landscape Committee Application **before** any new plantings are done.

Owners, Tenants Asked to Monitor Watering, Follow Recommended Schedule

The Ranch Meadow Condominiums Association maintains a drip and irrigation system for plantings in the community, and in most cases the systems will take care of all needed watering.

Some occasions, such as newly planted grasses and wildflowers in areas where there is no sprinkler system, it is advisable for individual owners to use their sprinklers and hoses to get water to the areas.

The Landscape Committee suggests that when owners need to water plants around their units that they set the sprinklers out **in the morning before 10 a.m., or in the afternoon after 6 p.m.**

*Ranch Meadow Condominiums Association
Proposed Budget – 2007*

Item	Duplex	Multiplex	Total
Ordinary Income and Expenses			
Fee Income	\$69,360	\$197,640	\$267,000
EXPENSES:			
Administrative Expense			
Office Expense	\$654	\$2,346	\$3,000
Postage and Delivery	\$327	\$1,173	\$1,500
Professional Fees	\$981	\$3,519	\$4,500
TOTAL Adm. Expense	\$1,962	\$7,038	\$9,000
Insurance	\$9,425	\$29,845	\$39,270
Landscape Expense	\$8,910	\$20,790	\$29,700
Management Fees	\$3,264	\$11,712	\$14,976
Miscellaneous	\$450	\$1,050	\$1,500
Building Repairs	\$6,000	\$14,000	\$20,000
Utilities			
Sewer	\$8,938	\$32,062	\$41,000
Water	\$4,360	\$17,640	\$22,000
Total Utilities	\$13,298	\$49,702	\$63,000
Total Expenses	\$43,309	\$134,137	\$177,446
Total Ordinary Income	\$26,051	\$63,503	\$89,554
Contribution to Reserves	\$26,051	\$63,503	\$89,554

Proposed Budget for 2007*

Per Unit	Ann. Fee	Adm.	Insur.	Land- scape	Mgmt.	Misc.	Re- pairs	Util- ities	Re- serves
Duplex	\$2,040	\$58	\$277	\$262	\$96	\$13	\$176	\$391	\$766
	Percent	2.8%	13.6%	12.8%	4.7%	0.63%	8.62%	19.2%	37.5%
Multiplex	\$1,620	\$58	\$245	\$170	\$96	\$9	\$115	\$407	\$521
	Percent	3.6%	15.1%	10.7%	5.9%	0.55%	7.10%	25.1%	32.2%

Approved Budget for 2006*

Per Unit	Ann. Fee	Adm.	Insur.	Land- scape	Mgmt.	Misc.	Re- pairs	Util- ities	Re- serves
Duplex	\$2,040	\$58	\$393	\$195	\$126	\$13	\$141	\$417	\$698
	Percent	2.8%	19.2%	9.5%	6.2%	0.6%	6.9%	20.4%	34.2%
Multiplex	\$1,620	\$58	\$272	\$127	\$126	\$9	\$92	\$433	\$505
	Percent	3.6%	16.8%	7.8%	7.8%	0.5%	5.7%	26.7%	31.1%

*Costs listed in these tables represent the cost per multiplex or duplex unit for the calendar years.

Ranch Meadow Condominiums Owners Association, Inc.

N O T I C E

ANNUAL MEETING

**To Consider the 2007 Association Budget
and
To Elect Four Members to the Board of Directors**

**Date: Saturday, July 8, 2006
7:00 p.m.**

***Rodeway Inn (formerly Inn of Estes Park)
1701 North Lake Avenue
Estes Park, Colorado***

Please plan to attend the Annual meeting of the Ranch Meadow Condominiums Association, Inc., to vote on the ratification of the 2007 Budget, and to elect four members to the Board of Directors. The meeting will held at the time and place shown above. The meeting is being held in accordance with the legal documents of the Association.

The major items to be considered at the Meeting on Saturday, July 8, 2006:

Ratification of the Board-adopted 2007 Budget. A copy of the budget is printed on **page 3** of this issue of *The Bugler*. Quorum is required to ratify the budget, and the budget will be deemed ratified unless a majority of the units reject it.

Election of Four Members to the Board of Directors.

If you are unable to attend the Saturday, July 8, 2006, meeting, please complete the proxy on **page 5** of this issue of *The Bugler* and give it to the person you are authorizing to vote for you. You can authorize the proxy to be cast by one of the Board members if you desire. **You must designate a specific person and not leave the space blank or open-ended.** The person designated must be at the meeting for your vote to be cast. The proxy must be signed and dated. Only those condominium owners who are current in their assessments will be allowed to vote. **If you would like to have your vote counted and will be unable to attend, please give your proxy to someone who will be attending.**

Ranch Meadow Condominiums Owners Association, Inc.
Association Management of Estes Valley
P.O. Box 315
Estes Park, CO 80517
FAX: 970-577-8881

I hereby authorize _____ to cast ballots on my behalf at the July 8, 2006, Annual Meeting of the Ranch Meadow Condominiums Owners Association, Inc. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting as currently scheduled.

Name

Signature

Address

Date

NOTE: THIS PROXY MUST BE SIGNED TO BE VALID
And must be mailed or Faxed TO REACH a Board of Directors Member or
Association Management of Estes Valley by Friday, July 7, 2006, at 5 p.m.

Four Board Members to be Elected at July 8 Annual Meeting

Four members of the Board of Directors for the Ranch Meadow Condominiums Association will end their terms this year. All are eligible to file for another two-year term on the Board.

Any owner interested in being a candidate for the Board should file his or her name and notice of interest with the Association Management of Estes Valley, P.O. Box 315, Estes Park, CO 80517, or contact a member of the current Board to discuss the matter.

Under the Bylaws of the Association, four Board members are elected in even-numbered years, and five are elected in odd-numbered years. Those whose terms will expire this year are Suzy Blackhurst, Robert Nagle, Marlan Nelson, and Gordon Slack. All of the incumbents have indicated they are willing to serve again.

Painting Schedule for 2006 Approved by Board of Directors at May 25 Meeting

The schedule for painting of Ranch Meadow units for the coming summer was approved at the Board meeting on May 25, 2006.

The schedule calls for the following units to be painted this year:

Duplex units 1370, 1372, 1480 and 1482; and Multiplex units 1360 (A-I); 1535 (A-I); 1555 (A-I); and 1590 (A-K).

Cost for each Duplex unit will be \$1,575, and each Multiplex unit will cost \$1,365, for a total painting cost for the current year of \$58,170. Funds for painting come from the Reserves Account.

Owners will be notified of the exact dates for the painting and what preparations they need to complete before the painters arrive.

Stakes Used Around Trees When They Were Planted Are Being Removed by Volunteers

When the trees in Ranch Meadow were planted, most of them were supported by wires attached from the tree to metal stakes. In a number of places, the wires have been removed, but the stakes may still be in the ground.

Volunteers have removed most of the stakes, but Owners and tenants are being asked to check around their units to see if there are any metal tree stakes still in place that should be removed. If stakes are found, owners should call Association Management of Estes Valley (577-0515) and request that the stakes be removed.

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.

Marcia Logan, 1360-C Raven Circle, telephone 586-9194, [Vice President].

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

Outside Lights At Night Create Problem When They Shine Into Bedroom Windows

At least six residents of Ranch Meadow have contacted *The Bugler* to request that an item be published urging residents to make certain their **outside lights are turned off by 10:30 p.m.** Most of the units are so arranged in the community that lights on the garages and entry ways shine directly into the bedrooms of the adjacent units. Your cooperation in abiding by this request will be greatly appreciated.

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.
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.

Owners Asked to Check Garage Entrance to Determine if Drainage Problems Exist

Some requests have been received by the Association from owners indicating that some units have drainage problems around the entrances to the garages. The general problem is that the driveway has sunk or that it is not sloped sufficiently to carry away water that drains from the roof through the downspouts.

Owners are asked to check around their units to see if they have problems with water standing or draining into their garages. If such problems exist, the owners are asked to call Association Management of Estes Valley(577-0515) to report the problem.

Later this summer, a complete survey will be made of the Ranch Meadow community to check all paved parking and garage entrance areas. After the survey is completed, the Board will review the recommendations and develop a plan for handling any problems.

Volunteering Is a Big Activity for Owners in the Ranch Meadow Community

Owners and tenants in the Ranch Meadow community are firm believers in "giving back to the community." A check with residents found 23 who are actively engaged in doing volunteer work in the Estes Park community. Other residents may also be involved in volunteer work, and their projects will be reported in a future article in *The Bugler*.

The names of the volunteers and the work they do follows:

Bob Addleman, serves as a member of the Board of Directors for Ranch Meadow and as treasurer for the Association. He has worked in these capacities for the past six years.

Eric Blackhurst is a member of the Town Board, chairman of the Estes Park Housing Authority, and is chair of the Youth Exchange Program for the Sunrise Rotary Club.

Suzy Blackhurst does volunteer work for the Estes Park Rotary Club, serves on the Board for Ranch Meadow, and on the Board for the Estes Park Medical Center Foundation.

Don Bowen volunteers with the Art Center of Estes Park, works each year as a bell ringer for the Salvation Army, and does construction work at the Estes Park Golf course.

Bob Butler volunteers as a member of the Board for the Ranch Meadow Association.

Joan Byers works as a volunteer in the Human Resources Department of the Estes Park Medical Center, and as a volunteer for the Meals on Wheels program.

Chuck Coffey serves as a board member for the Ranch Meadow Association and has chaired committees on management and insurance, and he serves on the investment committee; he also is a member of the Estes Park Noon Rotary Club.

Sandi Gleich does volunteer work for the Quota Club of Estes Park.

Maureen Gribben volunteers as a member of the Ranch Meadow Welcome Committee.

Marcia Kimbro works as a volunteer at the Elizabeth Guild in Estes Park.

Marcia Logan volunteers as vice president of the Ranch Meadow board where she chairs the Welcome Committee, and she will begin volunteer work in Rocky Mountain National Park this summer.

Linda Nagle joins Bob in numerous volunteer project at Ranch Meadow. She is a member of the Welcome Committee, and she volunteers at Crossroads in the Food Shelf program. (see page 8)—

Owners, Tenants Reminded of Need to Pick Up Waste of Their Dogs

Numerous complaints have been received by Association Management of Estes Valley personnel from owners in Ranch Meadow who have expressed the desire that the Town Ordinance and the Ranch Meadow regulation on picking up wastes from their pets be **STRICTLY ENFORCED.**

The Estes Park ordinance, passed a number of years ago, provides that the animal control officer may issue citations to individuals who fail to pick up and dispose of animal wastes. If the animal control officer issues a citation, a violator is required to appear at night court in the Town Hall where the case will be held before a city judge. The judge is empowered to assess fines and other penalties.

Owners and tenants are reminded that they have the responsibility to make certain that their dogs do not leave feces on the lawns, the driveways, the streets, and the sidewalks. Both Ranch Meadow Association and the Town of Estes Park have regulations that provide that all pet owners must pick up waste left by their animals at the time it is dropped.

Members of the volunteer group that has been doing the trimming of shrubs and trees reported that they were "appalled by the amount of dog feces that they found in the areas around condo units." One person reported recently that it was a real problem trying to avoid stepping into dog feces when taking a walk around Raven Circle.

Dog owners provide very good care for their pets, but many apparently are forgetting that "cleaning up after their dog" is also a part of caring for the animals. **Dog feces not only is a problem because one may fowl his/her shoes while walking in the area, but leaving animal feces on the grounds also poses health problems, and the odor created when the sun bears down on the "mess" is very unpleasant.**

Landscape Committee Planning to Use Weed Killers in Community

The chair of the Landscape Committee reports that the committee is planning to use weed killers to eradicate the weeds growing in the rocky areas leading up to the entrance of several of the condominiums.

Eric Waples, chair of the committee, asks that owners who do not wish to have weed killer used at their units to give him a call at 577-1827.

Volunteer Activities Loom Big for Ranch Meadow Residents (continued from page 7)

Karen McClure serves as a volunteer in Rocky Mountain National Park in several capacities. She is also a member and program chair for the Rotary Club of Estes Park. Beginning July 1, she will be membership and retention chair for Rotary District 5440 which includes Wyoming, Eastern Idaho, Northeastern Colorado and Western Nebraska. Beginning this summer she will be a Community Service Officer for the Estes Park Police Department.

Peggy MacKay volunteers for office work for the Estes Park Medical Center Foundation.

Bob Nagle volunteers as a roadhog team member in Rocky Mountain National Park, is a member of the Ranch Meadow Association board where he works with landscape projects, irrigation projects and virtually any place where there is a need for his broad-based knowledge and professional background. He is in charge of the website for Ranch Meadow. He also volunteers at Crossroads in the Food Shelf program.

Marlan Nelson volunteers as a tax aide for the AARP income tax program; is a board member and secretary at Ranch Meadow where he also writes and distributes the newsletter.

Jan Redding volunteers in the English as a Second Language program conducted at the Catholic Church here. She also volunteers for the Estes Park Medical Center Foundation and worked as a door-to-door canvasser for the Hospital Board bond issue this past spring.

Joe Redding is in charge of the glasses for the needy project for the local Lions Club, and he performs numerous volunteer tasks for the Friendship Force of the Rockies.

Nancy Schiaffo volunteers as a board member for the Estes Park Museum; she is on the board for the Sunrise Rotary Club, and each year she works with the River Cleanup project.

Allen Settje volunteers at the Good Samaritan Village where he maintains a workshop and helps residents with various home improvement projects.

Jo Tooley volunteers at the Caring Pregnancy Center and with her dog, Molly, she makes regular visits at Prospect Park Living Center.

Joan Kleckner works as an Ambassador at the Visitors Center, and she volunteers as a member of the Bell Choir at a local church.