



*The Ranch Meadow*

# *Bugler*

**ESTES PARK, COLORADO  
March 2006  
ISSUE NO. 14**

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## ***Ranch Meadow Signs Contract With New Management Company***

In an effort to provide more efficient and cost effective management for the owners at Ranch Meadow Condominiums Association, the Board signed a contract with a new company with the change from Faith Property Management to take place on April 1, 2006.

The new company – Association Management of Estes Valley – will have its operating office at 342 W. Riverside in Estes Park. Susan Albern, owner of Rocky Mountain Property Management, Inc., Loveland, and Gene Whannel of Range Property Management, Estes Park, formed the Association Management of Estes Valley as a limited partnership. Both of the owners will be active in the operation of the local company.

**MS. ALBERN HAS WORKED** in property management since 1995 when she began employment with Rocky Mountain Property Management. In 1999, she and her husband purchased the company which was subsequently incorporated in 2000.

Whannel, who lives in Fort Collins, came to Colorado after working as an accountant for a major meat packing company in the Midwest. He will continue to manage his company, Range Property Management of Estes Park, while serving as a partner in the newly formed business.

Owners in Ranch Meadow will work with Whannel on maintenance problems, and day to day operations, and Ms. Albern will be in charge of financial operations and overall management duties for Ranch Meadow Association.

**BEGINNING APRIL 1, 2006**, owners will report “problems” to Whannel by calling 970-577-0515, or by going by the local office at 342 W. Riverside. **Until April 1, all problems should be directed to Anthony at Faith Property Management, telephone 377-1626.**

The Association Management of Estes Valley office will be open Monday through Friday from 8 a.m. to 5 p.m. year around. Telephones will be personally answered during those times. The company has a pager for maintenance emergencies which rotates between staff to cover after-hour and weekend emergencies.

Ms. Albern noted that the management company defines emergencies as “a situation that creates a health or safety hazard, will cause immediate property damage, or will result in significant expense if not repaired right away.”

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

Effective April 1, 2006, owners in the Ranch Meadow Association will 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. **Until April 1, all maintenance problems should be reported to Faith Property Management, 377-1626.**

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***Did You Know. . .*** that the Ranch Meadow rules and regulations restrict parking in the community? Parking ***IS NOT PERMITTED*** on the grassy areas and 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 from having full access to and from their units.

## ***Association Signs Contract With St. Paul/Travelers Company***

Effective February 1, 2006, insurance coverage for the Ranch Meadow Condominiums Association was transferred from State Farm to St. Paul/Travelers Insurance companies. Local agents for the company are Ann Dinsmoor and Shelley Doggett of Insurance Associates of Estes Park.

The policy covers the buildings and general common elements in Ranch Meadow, as well as liability for the Association and for members of the Board of Directors. The new policy's coverage is for \$32-million for the Association's property. The previous policy covered the Association property at a \$26-million value. The deductible under the new policy is \$2,500.

Owners who believe that damages have occurred to their units that would be covered under the insurance policy should contact the Ranch Meadow management company, **Association Management of Estes Valley at 970-577-0515**. The management company will then contact the Board of Directors and the two groups will make a decision on the filing of a claim.

Owners **should not** attempt to contact the insurance company to file a claim. All claims are to be filed directly through Association Management of Estes Valley. Travelers offers a 5% discount to Ranch Meadow owners on their personal insurance policies.

Owners who wish to have a copy of the new policy can log on to the Association and click on the "Insurance" link. The website has a document that covers the first 17 pages of the policy. The entire policy is 70 pages, and a copy of the complete policy is available from Insurance Associates of Estes Park at 970-586-5856.

## ***Ranch Meadow Signs Contract With Association Management of Estes Valley*** **(Continued from Page 1)**

Earlier this month Association Management of Estes Valley sent a "Welcome Packet" to each owner in Ranch Meadow. The packet was designed to acquaint owners with the new management company.

**INCLUDED IN THE PACKET** was a set of addressed envelopes (covering 9 months – April 1 to December 31, 2006) to be used in sending monthly owner assessment payments to the new management company.

Owners should destroy the coupon books sent to them by Faith Property Management. Coupon books are not used by Association Management of Estes Valley. Beginning with the April 1 assessment, an owner should write his/her check payable to Ranch Meadow Condo Association, note the unit address on the check or on a separate note and mail it one of the pre-addressed envelopes.

**OWNERS WHO WISH** to have monthly assessments drawn electronically from their checking accounts should fill out the form included with the Welcome Packet and return it to the management company. Automatic withdrawal from a checking account is strictly up to the individual owner, and there is no fee for setting it up. Those who do not wish to use this service should simply toss the form in the waste basket.

Owners who signed up with their banks for direct withdrawal of assessments to be sent to Faith Property Management should follow the instructions provided by Ms. Albern in the Welcome Packet.

**ASSOCIATION MANAGEMENT** of Estes Valley also sent an "information card" for each owner with the request that the card be completed and returned to the company. The information is being gathered to ensure that owner records are complete.

The contract with the new management company is for one year beginning April 1, 2006.

"We will work very hard to show you the value of our services," Ms. Albern said. "It will take some time to become familiar with the uniqueness of your Association, and we stand ready to learn and assist in any way possible."

## ***Ranch Meadow Board Schedules Meeting for 7 p.m. March 30 at Fire Station***

An introduction by the personnel of new management company, Association Management of Estes Valley, will highlight the meeting of the Board of Directors scheduled for 7 p.m. March 30 at the Estes Park Volunteer Fire Department, 901 N. St. Vrain Ave., Estes Park.

A complete agenda for the meeting will be posted in the Notice Box at the corner of Raven Circle and Raven Avenue and sent by e-mail to owners who have listed their e-mail address with Marlan Nelson, board secretary. All owners are invited and encouraged to attend board meetings.

**Check out the Association Website****[www.ranchmeadow.com](http://www.ranchmeadow.com) *Source of Key Information for Owners***

Work on the Ranch Meadow Association website is moving along at a "good pace."

Under the leadership of Bob Nagle, Marcia Logan and Marlan Nelson have been learning the use of the software used for maintaining the website, and will be adding new information to the site on a regular basis.

The Ranch Meadow website address is [www.ranchmeadow.com](http://www.ranchmeadow.com). Currently owners can go to the website and access the following documents:

Declaration (Covenants) for Ranch Meadow; Bylaws for Ranch Meadow; Newsletters beginning with the January 2006 issue; Financial Statements to be posted monthly, currently up to date to February 2006; Maintenance History for the Association; Realtor and Lender Information; Committees of the Board.

Also, Part of the Insurance Policy: 17 of the 70 pages of the policy; owners wishing a copy of the entire policy should call Insurance Associates of Estes Park (970-586-5856); Links to service providers in the Estes Park area; Board Directory; Agenda for Board Meetings (currently posted for 2006 is February 2 agenda; agenda for Board meetings will be posted a few days before each meeting) and Minutes of Board meetings (these are posted in "draft" format shortly after each Board meeting), and the subdivision map.

***Ranch Meadow Subdivision Map Now Available on Website***

Have you searched through the records given to you when you bought your Ranch Meadow Condominium trying to find the subdivision map? Have you logged in on the Ranch Meadow website and clicked on the link labeled "Map" only to reach the site and find the message "Under Construction"?

Good news. The once-elusive map of the Ranch Meadow subdivision is now available. A copy of the map is reproduced on Page 6 of this issue of *The Bugler*, and the map is now available on the Association website.

Gordon Slack and Marlan Nelson, with help from a local graphics person, completed the map earlier this month. The map has all streets in the subdivision labeled, and each unit is labeled with its designated "letter" and address number.

**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.

## ***Board Approves Amendments to Bylaws at February Meeting***

The Board of Directors for Ranch Meadow Condominiums Association voted unanimously at its February 2, 2006, meeting to approve amendments to three Bylaw articles. The changes were made to bring the Bylaws into conformity with requirements of Senate Bill 100 passed by the Legislature in 2005.

The amendments give more specific details on "voting rights" of owners, methods to be used to notify owners of Association meetings and more specifics on the process of amending the Bylaws. Bylaws Article III, Section, 2 and Section 6, and Article VIII were changed with the vote of the Board.

The changes made in the Bylaws are summarized below. Owners interested in the specific wording of the amendments should go to the Ranch Meadow website ([www.ranchmeadow.com](http://www.ranchmeadow.com)) and click on the link to Bylaws, or refer to the January 2006 issue of *The Bugler* which carried the full wording of the amendments.

**ARTICLE III, SECTION 2 SPECIFIES** that voting in regular or special condominium owner meetings is open only to owners whose assessments and all other charges are paid up.

It further states that voting on items, except election of Board members, will be by voice vote unless two or more members request a secret ballot or the voice vote is so close that the president cannot determine clearly the results. Voting for Board positions is by secret written ballot only. The Board member ballots will be included in the packet handed out to owners of record when they register for an annual meeting.

The amendments also provide that if there is a tie vote for election of Board members and one of the candidates is an incumbent Board member, the incumbent will be declared the winner. If there is a tie vote for Board members and no incumbent is involved, the winner will be declared by a toss of a coin.

If there is a tie vote on any other agenda item other than election of Board members, the issue will be declared defeated.

**ARTICLE III SECTION 6** is titled "Notice of Meetings." The amendment to this section spells out methods of notifying owners of meetings of the Association membership.

In addition to the U.S. mail and hand-delivery of notices, the Board can use posted notices in the Notice Box located to the west of the mail boxes on the corner of Raven Circle and Raven Avenue; electronic mail; posting on the Ranch Meadow website; and notice printed in the Association newsletter, *The Bugler*.

Article VIII is titled "Amendments (to the Bylaws)". The amendment changed the Bylaw to provide that the Board shall have the power to amend the Bylaws at any meeting of the Board by a simple majority vote of a quorum of Board members present. Previously, the amendment process called for all board members to be present to vote on amendments.

The amendment also called for editing the first paragraph of Article VIII to delete reference to redundantly stated organizations under which the Association operates, since those organization are presented in the first part of the Bylaws.

## ***Owners, Renters Asked to Send E-mail Addresses to Nelson***

Owners and renters have answered the call for listing their e-mail addresses with the Association at a very good rate. To date a total of 131 addresses have been listed.

Nelson said he wants to send a big THANK YOU to all of those who have responded to the call, and to encourage those who have not sent in the address to do so as soon as possible.

Individuals can communicate the address to Nelson by sending an e-mail to him at [nmarlan@qwest.net](mailto:nmarlan@qwest.net). **(Please note the change in the e-mail address).** The e-mail address list makes it possible for the Board to get information and messages to owners very quickly – and at no cost.

Consideration is being given to producing *The Bugler* and distributing it by e-mail. By using the electronic method, the Board will save approximately \$60 a month – and those funds can be used for other maintenance expenses.

Even if the decision is made to distribute *The Bugler* by e-mail, copies of the document will be mailed to those who do not have internet access and those who indicate that they prefer the use of regular mail.

### ***The Bugler***

***Newsletter for Ranch Meadow Condominiums Association  
Marlan Nelson, Editor (970-577-9875 – e-mail: nmarlan@qwest.net)***

***The Bugler is published as needed to communicate information to owners of condominium units in the Ranch Meadow Subdivision of Estes Park, CO.***

## *Here's the Procedure to Get Repairs Made in Ranch Meadow*

Picture this: you have been downtown shopping and return to your condo with an armload of packages. You open the door and walk across the floor. As you walk on the carpet, you hear a "squish, squish" under your feet.

If you're like most people who have lived in stand-alone homes most of your life, your first thought is to grab the telephone and call your favorite repairman.

Wait!! DON'T make that call . . . at least not to your favorite repairman.

Instead, pick up the phone and dial **577-0515** and report the problem to Gene Whannel at Association Management of Estes Valley. The company has a 24-hour emergency service and will make contact with one of the repair companies to handle the job.

Ranch Meadow Condominiums Association carries an "all-risk" policy on the buildings in the community, and each owner is strongly advised to carry his/her own contents policy. If the damages to a unit fall under coverage by the Association policy, it is imperative that the case be handled by Association Management of Estes Valley. If an owner contracts for the work directly with his/her repair person, he/she may not be able to get reimbursement.

So remember: Make sure that **ASSOCIATION MANAGEMENT OF ESTES VALLEY** is the first place you call when there is a maintenance problem in your condominium,. Call 577-0515, not your favorite repairman.

## *Welcome Committee Guidebook to be Available Soon*

The Board of Ranch Meadow Condominiums Association has re-activated the Welcome Committee to serve as a central point to help new residents become oriented to the neighborhood and the Estes Park community.

A new Homeowner Guidebook is being finalized that will contain information consistent with the changes in the policies, rules, etc., required by Senate Bill 100 passed by the State Legislature last year. The purpose of the Guidebook is to serve as a quick reference to both the Ranch Meadow neighborhood and the Estes Park community.

The committee initially wants to provide all owners with a copy of the updated Guidebook. Owners who are renting their units will also be provided with a subset of the information that is pertinent to tenants.

The Welcome Committee will be meeting in the next few weeks to finalize the procedure, and distribution of the new Guidebook will take place in late April and at the annual meeting for those who are not full-time residents. Other arrangements can be made to accommodate any owner who misses the two distribution opportunities. The Guidebook will also be uploaded to the Association website.

If you know of a new resident, please contact one of the committee members so a visit can be arranged and a "warm welcome" extended to the new neighbors. If you would like to serve on the Welcome Committee, please contact Marcia Logan.

Welcome Committee members are Marcia Logan (586-9194), Marlan Nelson (577-9875), Bob Addleman (223-4101), Linda Nagle (586-9422), Maureen Gribben (586-1740).

## *Are You a 'Volunteer' for Estes Park Area Organizations?*

Volunteering is a "way of life" in America. Each year hundreds of thousands of people contribute millions of hours in helping various organizations to deliver their products and services to constituents.

Estes Park is known throughout Larimer County as one of the most devoted communities" when it comes to volunteer work.

The editor of *The Bugler* would like to develop a story about "The Volunteers of Ranch Meadow." To do so, he is asking that owners give him a telephone call (970-577-9875), write him an e-mail ([nmarlan@qwest.net](mailto:nmarlan@qwest.net)), or a letter (1442-I Raven Circle, Estes Park, CO 80517) and tell about the volunteer work you do in the local community.

Send in the information so we can tell the community about the many contributions being made by Ranch Meadow residents.

**RANCH MEADOW CONDOMINIUMS**  
**RANCH MEADOW SUBDIVISION**

