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RANCH MEADOW CONDOMINIUM ASSOCIATION, INC. JUNE, 2009 NEWSLETTER

Annual Meeting Set for July 2, 2009

The Ranch Meadow Condominium Association, Inc. Annual Meeting, Budget Ratification Meeting, and Board Member Election will be held on Thursday evening, July 2, 2009 at _____ at 6:00 p.m. A social hour with refreshments will precede the meeting starting at 5:00 p.m.

If you cannot attend, please send your proxy in at your earliest convenience. A quorum must be present in person or by proxy for the meeting to take place, so your voice, your vote, and your interest in the association must be represented!

Crackfilling of Asphalt and Sealcoating Scheduled for June 9 and 10, 2009

At the May 7, 2009 meeting, the board approved the bid for Sealco Asphalt to crackfill and coat the access driveways to multiplexes and duplexes as well as Raven Ct. Work will commence at approximately 7:00 a.m. as follows:

JUNE 9, 2009

1361 Raven Cir
1364 Deer Path Ct.
1365 Deer Path Ct.
1375 Raven Cir.
1385 & 1395 Raven Cir.
1360 Raven Cir.
1500 Raven Cir.
1550 Raven Cir.
1590 Raven Cir.
1510 Raven Ct..
1520 Raven Ct.
1515 Raven Ct.
1519 Raven Ct.

JUNE 10, 2009

1370 & 1372 Raven Cir. 1442 Raven Cir.
1386 & 1390 Raven Cir. 1437 Raven Cir.
1400 & 1402 Raven Cir. 1455 Raven Cir.
1480 & 1482 Raven Cir. 1535 Raven Cir.
1502 & 1502 Raven Cir. 1555 Raven Cir.
1506 & 1508 Raven Cir.
1425 & 1427 Raven Cir.
1485 & 1487 Raven Cir.
1501 & 1505 Raven Cir.
1507 & 1509 Raven Cir.
1511 & 1513 Raven Cir.
1600 & 1602 Raven Cir.
1610 & 1612 Raven Cir.
1620 & 1622 Raven Cir.

PLEASE, PLEASE be sure to move your car from the driveways/parking pads by 7:00 a.m. on the day your unit is scheduled to be completed. If you have to leave during the day/night your home is scheduled for sealcoating, you must park on the street the night before, and we know the parking will be tight! **Please plan ahead or your car(s) must be towed to get the job done.**

The cost for towing will be \$100. We will send email reminders a few days beforehand to help you remember IF WE HAVE YOUR EMAIL ADDRESS! We know this is an inconvenience, but it is just for two days, so we implore you to bear with us and help us get the job done!

Trash day is Monday, so please bring your carts in that evening. Irrigation will be turned off from Monday through Thursday. Foot traffic to and from units will be fine about 4 hours after the sealcoat is applied ... before that ... well, it is best if you plan to stay inside!

We will need to be very efficient in moving vehicles in and out on the second day, and we thank you for your assistance in advance. We will remove barriers at 5:00 a.m. on the 10th and still need vehicles moved into finished driveways and out of unfinished driveways between 5:00 a.m. and 7:00 a.m. We have tried to space out the affected units between those two days to allow as much parking on Raven Cir. as possible. Please be patient with parking as we know it will be a challenge!

Spraying for Pine Beetles

After meeting with two tree specialists, only a handful of trees will be sprayed this year that are large enough to be susceptible to the pine beetle.

2009 Spring Survey

Each year, the management company sends out a survey for owners and residents to complete to identify any maintenance needs on items the association has responsibility to maintain (i.e., siding, paint, roofs, asphalt, concrete, landscaping). We have only received about 30 back. The survey form is available on the web site or by calling AMEV at the number above. Please take a few minutes to look around your home and report any maintenance needs ASAP or your home may not get paint touch-ups/maintenance services in 2009! Paint touch-ups will be scheduled for later this summer.

Got Spring Fever?

When the days turn warm, our thoughts turn to outdoor projects. Please remember that if you wish to do any exterior modifications or landscape changes, these changes must be submitted in writing and approved prior to commencing any work. The association's form for requesting Architectural Review Committee approval of your project is on the web site!

Help Keep Information Current and Use the www.RanchMeadow.com Website for Quick Reference.

An easy and inexpensive method of keeping Ranch Meadow owners informed is via email and the web site. Each printed newsletter costs about \$1.50 to produce (equating to about \$7.50/year in dues for 5 newsletters). Please be sure to keep the association informed of your current contact information and provide an email address whenever possible. Just send a quick note to info@AMEstesValley.com whenever your address, phone, or email changes.

The www.RanchMeadow.com web site can answer just about any question any time day or night. The website contains newsletters, Board meeting information and minutes, governing documents,

policies and procedures, forms, Realtor® information, lender information, schedules, and contact information. There is a wealth of information available, and it is easy to use!

Pet Reminders

Please be sure to take a plastic baggie with you when you walk your pet to pick up droppings. While the elk may get away with not being courteous, let's not add to the problem. Also, Town ordinance requires that your pet be leashed when outdoors.

Landscape Maintenance Update

The next mowing will be just prior to the 4th of July. So much of the scheduling and number of mows needed depends upon ambient moisture received. At this point in time, four mows are still anticipated but subject to change as Mother Nature's plans are unveiled.

Please plan to join the landscape committee for a volunteer workday on June _____. Pitching in and picking up trash while on walks in your neighborhood and volunteering to work with neighbors on the upcoming workday help keep your dues down. If volunteers do not help and the work has to be hired for necessary work, it will be reflected in future budgets. The workday is also a great excuse to get to know your neighbors!

Parking Reminder

As we head into summer and the time when all of your friends and family want to come visit this incredibly beautiful place, please remember to let them know that they cannot park in turnaround areas or on the vegetation. We recognize that this can create an inconvenience, but fire access and resident access to turn around is first priority.

Roof Reminder

Access to roofs in Ranch Meadow should be rare and limited to access for painting or window cleaning only. Any use that causes damage to the roofs is an expense to the association to fix. Help keep dues within budget by not installing satellite dishes on the roof (see Architectural Review Committee standards and request approval prior to installation), ensuring window cleaners are careful, and watching for people on roofs for unauthorized uses like observing 4th of July fireworks displays.

Board Members Needed

This year, 5 of your board members' terms will expire at the annual meeting. Any and all members interested in board service are invited and encouraged to submit an application (enclosed). Board service is not an overwhelming task and is so important. There are 9 board members, each for two-year terms. Please consider joining this team as well as any committee that interests you!

Thank you for allowing Association Management of Estes Valley to be of service! Please come to the annual meeting to renew acquaintances and ensure your voice is heard!

