



The Ranch Meadow
Bugler
ESTES PARK, COLORADO

January 2007

Issue No. 17

Board to Continue Discussion of Maintenance Policies, Act on Resolution To Classify Sidewalks, Exterior Stairs at 1555 Raven Circle As GCE

Once again the topic of Maintenance Policies will be a major item on the agenda for the Ranch Meadow Board when it meets at 7:15 p.m. on Thursday, February 1, at the Hix Room in the US Bank (formerly West Star Bank) building on East Elkhorn Avenue.

In case the area should experience another snowstorm that makes it difficult for local travel, a substitute date for the meeting has been set for Monday, February 5, in the Hix Room beginning at 7 p.m.

Discussion at the meeting will be a continuation of the Maintenance Policies that began in September and which have continued to give the Board time to research and clarify maintenance responsibilities for the sidewalks leading up to a unit, as well as the exterior stairs at the units at 1555 Raven Circle.

AFTER RECEIVING DIFFERING interpretations on these two topics when asked whether they were general common elements (GCE) or limited common elements (LCE) in an informal discussion with the attorney for Ranch Meadow, in an official opinion from the same attorney, and language from the Colorado Common Interest Ownership Act, Section 38-333.202, the Board felt that maintenance responsibility was subject to different interpretations. If the sidewalks and exterior stairs were classified as GCE, the maintenance would be done by the Association, but if they were classed as LCE, maintenance would be done by the owner.

At the December 7, 2006, Board meeting a straw vote was taken of the seven members present as to their interpretation of whether the two items were GCE or LCE, and the results were that four members interpreted them as GCE, and three members interpreted them as LCE.

Under these circumstances, the Board asked Marlan Nelson, who has worked with the Governance Standards, Policies, and Rules documents for the Association, and Susan Albern, CEO of the management company, to draft a resolution on the subject. . **(continued on page 2)**

Owners Reminded of Association, Town Restrictions on Pets at RM

Dog owners in the Ranch Meadow community were reminded this week that the covenants of the community require that "all pets are to be on leash when outside a unit."

An Estes Park Town ordinance further requires that "dogs be kept on a leash not over 6 feet in length when on a unit deck, on the grounds around a unit and anywhere the pet is walked in the town limits."

At the December 7, 2006, Board meeting, complaints were aired by owners that some owners were violating the covenants and the Town ordinance by permitting their dogs to run loose in the community.

Owners are reminded that if they are issued a citation for this offense, they will be required to attend night court where they face the possibility of a fine by the court.

Owners who have a problem with a dog running loose in their area should call the Animal Control Officer for Estes Park at 577-4000 and give details so the Officer can patrol the community to observe for violations.

-----Ranch Meadow-----

JUST A REMINDER: *If you are leaving your condominium unit vacant for a period of time during the winter months, be sure to turn off the water at the main shut-off, set the thermostat at 50 degree or higher, and arrange for a responsible person to check your condo on a regular basis. If pipes freeze inside a unit and cause damage, responsibility for the repairs rests with the owner and his/her homeowner insurance coverage.*

Board Expected to Act on Final Sections of Maintenance Policies

(continued from Page 1)

THE FINAL RESOLUTION, which will come before the Board for discussion and approval or rejection at the February 1 meeting, indicates that the Association is responsible for the maintenance of the sidewalks as well as the exterior stairs at 1555 Raven Circle. It also specifies that the individual unit owner is responsible for snow removal from the sidewalks, even though they are being assigned GCE status.

The resolution is specific in stating that the exterior stairs at 1555 Raven Circle are GCE, but that the landings for each of those units are clearly labeled on the plat maps as LCE and thus are the responsibility of the owner insofar as maintenance is concerned. **A copy of the Resolution is presented on page 7 of this issue of *The Bugler*.**

At its September 14, 2006, meeting the Board adopted two new policies: P15.2006, Maintenance Responsibilities Assigned to the Ranch Meadow Association, and P16.2006, Maintenance Responsibilities Assigned to the Condominium Owner.

IN ASSIGNING THE RESPONSIBILITIES, the Board relied on the content of the Declaration for the Ranch Meadow Condominiums Association, and opinions from the Association attorney. Reference for owner maintenance responsibilities are taken from the Declaration, Section 18.

The purpose of the Maintenance Policies is to clearly delineate those items that are the responsibility of the individual owners and those items that are the responsibility of the Association. For the most part, the Association is responsible for those items designated as General Common Elements (GCE), and the individual owners are responsible for the Limited Common Elements (LCE).

Under the newly adopted policies, the Association is responsible for the following items:

Replacing and maintaining the GCE; removing snow from the GCE; 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 existing drip and underground irrigation systems; maintenance of the black-topped parking and turn-around areas (the Association will maintain the black-topped areas immediately in front of the unit garages, even though the Declaration lists this as LCE); unit structure – framing and foundation, excluding deck footings; exterior siding and paint; roofs, including skylights; gutters and downspouts.

However, 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.

THE NEWLY ADOPTED POLICIES ASSIGN the following items to be maintained by the individual unit owner:

Decks and steps leading from decks and balconies, including rails, fascia boards and supports, subject to approval of the ARC; patios; utilities in unit after branch from the main utility supplies; hot water heater; furnaces; air conditioners; unit windows, including glass, subject to approval by the ARC; unit doors, subject to approval by the ARC; 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 approval of the ARC; flower beds and landscaping in the LCE; plants bought and added by the owner; refrigerator, freezer, microwave, kitchen range, dishwasher, etc; fireplace and flue; indoor light fixtures; outdoor light fixtures, subject to approval by the ARC; sewer lines down to the connection with the main sewer line; bath tubs and shower 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 into the unit; stairway (interior and exterior), Association will paint the exterior stairways on standard schedule, Association will not paint the actual steps or entry landing surfaces; dryer vent and crawlspace vents; and ductwork for heating and cooling systems.

Originally the policy assigned sidewalks leading to units to the owner for maintenance; however, this item was removed from the listing at the September meeting pending an opinion from the Association attorney.

The policy adopted by the Board in September assigned to the owner the “stairway (interior and exterior); Association will paint the exterior stairways on standard schedule; Association will not paint the actual steps or entry landing surface.” However, after receiving the attorney’s opinion on maintenance policies in late September, the Board discussed the policy on exterior stairways at the December meeting and asked they be included in the Resolution to be taken up on February 1.

Landscaping Changes Require Committee, Board Approval

Ranch Meadow Condominiums Association owners are reminded 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.

Complete details on the Landscape Request and Approval process can be obtained from the Association website www.ranchmeadow.com or by calling Association Management of Estes Valley at 577-0515. When the Committee receives the application, it makes an inspection of the site to determine such things as whether the plantings will block a neighbor's view, whether the planting is viable in the Estes Park area, etc. The plan is filed with the County offices and the owner is then responsible for future maintenance of the project, including removal should a change be desired by the owner or a future owner of the specific unit.

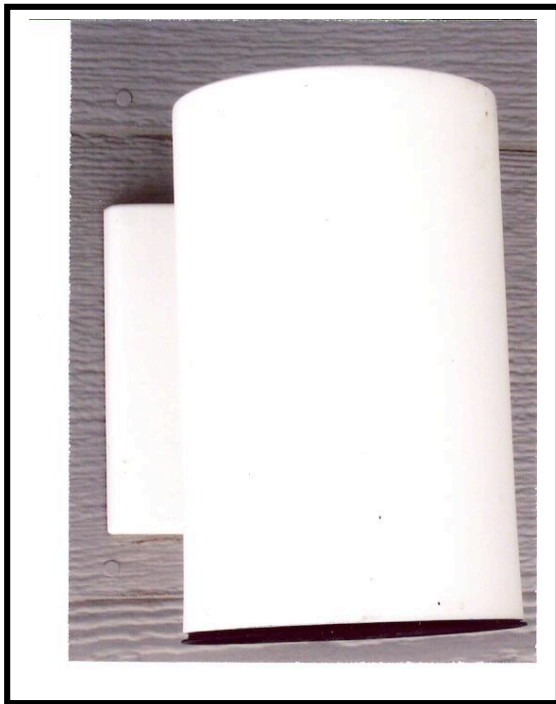
Owners are advised that the application must be filed and approved by the Committee and the Board **before** any new plantings are done. Failure to do so can result in the owner being required to remove the plantings. If the owner fails to remove unapproved plants when instructed to do so, the Association will remove the plants and charge the owner for the expenses incurred.

Board Approves ARC Policies, Guidelines at Dec. 7 Meeting

At the December 7 meeting of the Board of Directors for Ranch Meadow Condominiums Association, approval was given to the Architectural Review Committee policies, guidelines, and committee members. The complete document is now available at the Ranch Meadow website www.ranchmeadow.com. By clicking on ARC, which appears in one of the boxes near the middle of the website main page, one can access the document.

Under the ARC policies, owners who wish to make exterior changes to their condominium unit must file an application with the ARC for review and a decision on approval or rejection of the proposed changes. The ARC committee members are Chuck Coffey, chair, 635-0814; Susan Harris, member, 586-2815; Marcia Logan, member, (586-9194), and Bob Nagle, member, (586-9422).

One exterior change that owners may be considering in the coming years is replacement of the outdoor light fixtures on garages and decks, especially in the units that were built before 2002. Earlier - built units have the open-sided brass-colored framed fixtures that emit light in all directions and which no longer meet construction code for the Town of Estes Park. If an owner wishes to change the outdoor lighting fixtures that are mounted on the garage and on the deck of earlier units, it will be necessary to install what's called the "Dark Sky" friendly light fixture. Such a lighting fixture cuts down on the outside lighting shining directly into the windows of adjoining condos.



One type of these lights is the "can" or "cylinder" fixture (because of their shape). The photograph to the left is an example of this type of Dark Sky friendly fixture.

These fixtures are available from various sources and come in white, black, and bronze colors. They usually cost in the neighborhood of \$35 each, and use R30 flood light bulbs. The bulbs are 120-volt and most of the fixtures caution that no larger than 75-watt bulbs should be used. Many of these bulbs are 65-watt and because they are of the flood variety, they provide good illumination.

It should be emphasized that at this time ***no owner is required to change from the older style outdoor lighting fixtures***, but if a decision is made by an owner to make a change, the newer style fixture will be required to meet local building codes. Too, if the county should change the code to require the new Dark Sky friendly lights, owners would be required to change to meet the new code.

Owners Reminded of Winterizing Units When Left Unoccupied

Colder temperatures in Estes Park serve to remind condominium owners in Ranch Meadow that they need to take certain precautions to prevent water pipes from freezing if their condo is left unoccupied for a period of more than a few days.

Policies of the Association require that the thermostat in unoccupied units should set at 50 degrees or higher. It is highly recommended that owners who leave their condo unoccupied arrange for a neighbor, relative, or other responsible person to check the unit at least once weekly.

Under maintenance policies adopted by the Board in September 2006, owners are responsible for any damages caused by leaks from inside of unit plumbing. The unit owner should consult with his/her insurance agent to make certain that his/her homeowner insurance provides adequate coverage.

Several companies sell automatic temperature alarm systems that can be installed in a unit. If the temperature in the unit falls below a set temperature, the alarm system calls a remote telephone number to notify the owner of the problem. Information about the temperature alarm systems can be found by going on the internet and searching for "automatic temperature alarm systems."

Another recommendations for winterizing units if they are left unoccupied is to turn off the water supply by using the water "shut-off" located in the furnace or laundry room of a unit. Damages caused by frozen pipes are the responsibility of the unit owner.

Governance Standards, Policies, Rules Updated by Board

When the State Legislature met for the 2006 general session, it passed Senate Bill 89 which provided for updating of governance standards, policies, and rules of all homeowners associations in the State of Colorado.

At the December 7, 2006, board meeting updates to the Ranch Meadow Condominiums Association governance, standards, policies, and rules document were approved, and they have now been posted to the Ranch Meadow website www.ranchmeadow.com.

Major items included in the updates are as follows:

GS10.2006: Sale of Condo Units; gives an updated version of disclosures that owners and/or realtors must include in their sale documents.

P9.2006: Enforcement of Rules and Assessment of Fees for Violation; the update adds the provision of Alternate Dispute Resolution to methods of resolving conflict between an owner and the Association.

P17.2006 provides that an owner has the right to file claims against the Association's Master Insurance Policy as if he/she were included on the policy individually.

R5.2006: Display of flags at a unit; adds the right of any occupant, not just the owner, of a unit to display specific types of flags.

Owners are urged to go to the Association website to become acquainted with the "rules and regulations" that they agreed to follow when they signed documents to purchase a unit in Ranch Meadow.

Parking Policy Amended to Accommodate Visitors to Community

At a recent meeting, the Board amended its policy on parking in the general common turn-around areas with the adoption of guidelines to accommodate parking for guests of owners.

With the adoption of the Guest Parking card system, the policy permits non-resident visitors of owners to park in the turn-around areas without penalty, provided a Guest Parking card is displayed on the dashboard of the automobile. The purpose of the card is to identify cars that do not belong in Ranch Meadow and to be able to find an owner in case of an emergency.

The Board emphasized that the amended policy ***DOES NOT*** provide for day or overnight parking in the turn-around areas for owners, tenants, or any other person who resides in Ranch Meadow or for parking of personal vehicles used for emergency volunteer work.

Owners or tenants who have guests who will park in the community are asked to clip the card on **page 8** of this newsletter, or call Marlan Nelson, Board secretary, (577-9875) for printed copies of the guest card.

-----Ranch Meadow-----

Did you know. . . that the Ranch Meadow Covenants and the Town ordinance requires owners to pick up "poop" left by their dogs and dispose of it in the garbage?

Welcoming Committee Needs Your Help to Welcome Residents

The Welcoming Committee of the Ranch Meadow Condominiums Association needs your help in making sure that they "reach out and welcome" all new owners and tenants in the community.

Here's how you can help: When a new tenant or owner moves into your area of the community, make a call to Marcia Logan (586-9194), chair of the Welcoming Committee, so she can arrange a visit and share information about the community with the new residents.

Owners can also call committee members to report new residents of the community. Committee members are Bob Addleman (233-4101); Maureen Gribben (586-1740); Linda Nagle (586-9422), and Marlan Nelson (577-9875).

Xcel Energy Issues Warning About Ice, Snow on Gas Meters, Regulators

Xcel energy, the company that provides natural gas service to the Ranch Meadow community, has issued its annual warning that if gas meters and regulators become covered with ice and snow, they may not operate properly.

The company urges customers to inspect their meters and regulators and use a broom to sweep the snow and ice from them. Xcel said that customers should never use a shovel or kick the meter to break or clear ice. Snow and ice can plug a regulator and lead to a dangerous buildup of natural gas inside a building and/or prevent the meter from operating properly, stopping the flow of natural gas.

If you live in a multiplex, the gas meter is located at one end of the building in which your condominium unit is located. Each of the meters should be labeled to indicate the unit it serves. Of course, if the painters painted the meters, the unit identification marking may no longer be visible. For those who live in the duplexes, the meter is usually located at one side of the building, and in the case of those that have connecting roof lines, the meters are located in the breezeway formed by the buildings and the roofline.

A survey of the multiplex units by the editor of *The Bugler* showed that meters were snow-covered in units as follows: 1510 Raven Court, Units A through F; 1511 Raven Court, Units A through E; 1535 Raven Circle, Units A through I; 1550 Raven Circle, Units A through O; and 1590 Raven Avenue, Units A through K.

Bob Nagle and Marlan Nelson have removed the snow and ice from the multiplex meters listed in the previous paragraph, but owners in all units should check their meters after each snow storm and after a day of strong winds that may have blown the snow back over the meters.

20 Blue Bird Houses Being Readied for Ranch Meadow Community

When the beautiful mountain blue birds make their trek to Estes Park come spring, they will find that home construction has escalated in Ranch Meadow.



Thanks to the work of Bob and Linda Nagle, 1519 Raven Circle, 20 cedar blue bird houses are now ready for installation in the community.

The informal committee of the Nagles and Marlan Nelson will begin work later this winter to survey the community and come up with sites for the houses.

Installation will, in most cases, require putting up posts at strategic locations in the neighborhood where the birds seem to congregate.

All costs for the materials for the bird houses have been paid for at this time by the Nagles. No Association funds are being used in the bird house project.

To help defray the costs, owners who wish may contact the Nagles (586-9422) or Nelson (577-9875) to make a contribution.

Bob says the average cost for each bird house was \$7.50, compared to a cost of between \$25 and \$30 at local stores.

At the left of this story is a photograph of one of the completed blue bird houses.

-----Ranch Meadow-----

Snow Removal Poses 'Big Challenges' After Record Storms In Area

Back in the summer when the Ranch Meadow Condominiums Association board discussed the snow removal contract for the current year, nobody had even dreamed that such snowstorms as occurred in December and January were in the offing. In fact, at one point, the Landscape Committee chair raised with the Board his "serious concern" for the well-being of the shrubs and trees in the neighborhood.

As late as December 7 when the Board met for its regular session, concern was that owners should be urged to watch the plantings located near their condos and make it a point to provide water at least once a month to help ensure that the plants would survive the long, dry winter that was predicted.

SNOW REMOVAL—WHILE A CONCERN of the Board because it wanted to be sure that owners had as little difficulty as possible in getting around when the snow came—was at that time not envisioned to be a "BIG TASK."

So the contract was signed with Estes Valley Home and Garden, a contractor who had worked the neighborhood's snow removal before, and whose owner was one of the original residents of Ranch Meadow. His familiarity should be a "plus" for the community.

But along about December 17 something really BIG happened that turned snow removal here into a nightmare of sorts for both condo owners and the snow removal contractor Mike Atkins.

Suddenly the grounds were covered with 22 to 30 inches of the white fluffy stuff. Everywhere in the State of Colorado, those in the business of clearing streets and byways were overwhelmed because no sooner than they got the first snowfall under control of sorts than the next weekend almost as much snow fell and added to the problems. And, yes, again on yet another weekend one week later there was more snow, as well as strong winds that whipped the snow into drifts that were almost as solid as concrete.

MIKE ATKINS AND ALL OTHER SNOW REMOVAL CONTRACTORS in Estes Park—and one could say in all of Colorado—were simply not prepared to handle such a rash of severe winter blizzards. Equipment that was adequate in past years to handle snow removal simply could not meet the demand.

Mike says that it has been a "real problem to cope" with the highly unusual snow conditions, and he said he has had to "scramble" to adjust his snow removal equipment to such heavy storms.

The contractor said that he missed some entry driveways early in the season because of two things: "First, the snow was coming down so quickly that I found I had to be in the neighborhood at night on occasion to try to keep up with the storms, and it is very difficult to see the entryways to the condo driveways in the dark and with the snow so deep.

"Second," he said, "in some instances the reflective markers had been knocked down or were covered by the snow, and thus the driveways were not easily defined."

But Mike said he feels that he now is fully knowledgeable of the neighborhood which will make snow removal easier.

WITH THE ENORMOUS AMOUNT OF SNOW that has fallen here this year, the contractor said it has become a problem in having adequate places to push the snow when clearing drives. In some of the multiplex areas, he said, pushing is made much more difficulty because of the physical layout.

He mentioned 1555 and 1535 Raven Circle: 1535 on the west end backs up to a hill which is the east end of 1510 Raven Court, and 1555 backs up to a hill on the west end which is the east end of 1455 Raven Circle. In those areas, if snow is pushed to the east, it has no place to go except into the west edge of Ranch Meadow II, and on the west end the elevation drop-off makes it near to impossible to push snow there.

Mike reports that he has made arrangement to have a front-end loader delivered today (January 17) which will make it possible for him to cope more effective with the snow and wind-driven drifts.

The contractor said that he had not done the sidewalk from 1360 Raven Circle down to 1590 Raven Avenue because "I didn't have the equipment to do the work, but I am working on solutions so that it can be done in the future. I will have a Bobcat there soon to get the sidewalk scraped so it can be cleared with ease when another snow storm comes.

He said he had not been aware that removal of the snow around the mailbox clusters was included because "I thought that was done by the city crew." He said that he understands that is a part of his job, and it will be done in the future.

Earlier Mike advertised that he would contract with owners to clear their driveways in front of the garages for a fee of \$15 to \$20 billed directly to the owner. He said that he now has lined up a group of people to help him with the contract driveway snow removal, and that individuals who want to contract for the service should call Gene Whannel, 577-0515, and arrange for the service.

Proposed Resolution on Sidewalk, Exterior Stairs Maintenance

RANCH MEADOW CONDOMINIUMS ASSOCIATION

Estes Park, CO 80517

February 1, 2007

RESOLUTION 1.2007: Policy of the Ranch Meadow Condominiums Association (RMCA) with respect to maintenance and snow removal for sidewalks leading up to an individual unit, and maintenance of exterior stairs at 1555 Raven Circle.

WHEREAS, after a number of discussion sessions, receipt of one "informal interpretation" and one opinion from an attorney for the RMCA, and research into the provisions of the Colorado Common Interest Ownership ACT (CCIOA), clarity on who is responsible for maintenance of sidewalks leading up to individual RMCA condominium units, and of maintenance of exterior stairs at 1555 Raven Circle appears indefinite;

WHEREAS, in 2005 the attorney told the Board that the Declaration for Ranch Meadow Condominiums Association implied that the sidewalks leading up to condominium units, and exterior and interior stairs were Limited Common Elements (LCE) and thus responsibility for maintenance of the sidewalks would be with the owner.

WHEREAS, the same attorney in September 2006, when asked by the Board to ascertain whether the sidewalks leading up to a condominium unit were limited common element (LCE) or general common element (GCE), after reviewing the Declaration of RMCA and examining a plat map for lot 28, issued the opinion that the sidewalks were general common elements (GCE) and thus must be maintained by the RMCA; at the same time, the attorney gave the opinion that the exterior stairs at 1555 Raven Circle, excluding the landing areas which were labeled as LCE on the plat maps, are general common elements (GCE) and thus must be maintained by the RMCA;

WHEREAS, an examination of Article 33.3, Colorado Common Interest Ownership Act, Section 38-33.3-202. **Unit boundaries**, reads as follows:

(1) Except as provided by the declaration:

(d) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, and patios and all exterior doors and windows or other fixtures designed to serve a single unit but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

AND WHEREAS it is the desire of the Board of Directors of the RMCA to carry out its maintenance responsibilities in the best interest of the community, its owners, and in conformity with state law, and the RMCA Declaration;

The Board of Directors in a regularly scheduled open meeting does hereby adopt by this Resolution its interpretation of the placement and maintenance of sidewalks leading up to an individual unit, but excluding the porch area at the entrance of a condominium unit, and the exterior stairs at 1555 Raven Circle, excluding the landing areas labeled on plat maps as LCE, as **General Common Elements**, and thus the responsibility for maintenance of these sidewalks, and the exterior stairs at 1555 Raven Circle come under the RMCA, and also that,

Further, this resolution hereby assigns responsibility for removal of snow from the sidewalks leading up to the individual units to the owner it further reiterates that exterior stairs for access to decks are LCE and thus are to be maintained by the owner.

This Resolution establishes a policy that shall be in effect until it is altered by State Law, Court Decision, or a change in the Declaration voted by 67 percent of the owners in the RMCA.

Adopted this _____ day of _____, 2007, by the Board of Directors of Ranch Meadow Condominiums Association, Estes Park, Colorado.

SIGNED: _____

President of the RMCA

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

Owners in the Ranch Meadow Condominiums Association should report all maintenance and other problems to GENE WHANNEL, 577-0515, (email: <info@amestesvalley.com>), Association Management of Estes Valley, the contracted management company for Ranch Meadow. Also, remember to send your monthly Association assessments to the same address: ASSOCIATION MANAGEMENT OF ESTES VALLEY, P.O. BOX 315, ESTES PARK, CO 80517.

RANCH MEADOW CONDOMINIUMS ASSOCIATION DIRECTORY

- President: Gordon Slack, 1535-B Raven Circle; 577-1472, term expires 2008.
- Vice President, Charles Coffey, 1437-I Raven Circle, 577-1604, term expires 2007.
- Secretary, Marlan Nelson, 1552-I Raven Circle, 577-9875, term expires 2008.
- Treasurer, Bob Addleman, 1455-H Raven Circle, 223-4101, term expires 2007.
- Suzy Blackhurst, member, 1620 Raven Circle, 586-4104, term expires 2008.
- Robert Butler, member, 1535-I Raven Circle, 577-0301, term expires 2007.
- Marcia Logan, member, 1360-C Raven Circle, 586-9194, term expires 2007.
- Robert Nagle, member, 1519-G Raven Circle, 586-9422, term expires 2008.
- Eric Waples, member, 1519-H Raven Circle, 577-1827, term expires 2007.

The Bugler

Newsletter for the Ranch Meadow Condominiums Association

Is published as a communication medium

By the Board of Directors of the Association

Editor: Marlan Nelson (577-9875)

Items for inclusion in The Bugler should be mailed to the editor at 1442-I Raven Circle, Estes Park, CO 80517, or telephone 577-9875.

Guest Parking

This car, license plate No. _____, belongs to guests visiting at

_____. It will be parked here from _____ to _____.

The purpose of this Guest Card is to identify cars that do not belong in Ranch Meadow, and to find an owner in case of emergency.

The turn-around area is available for temporary use to accommodate guests. It CANNOT be used as a parking area for owners, tenants, or any other person residing in Ranch Meadow.

Display this card on the dashboard of the car so that it is visible from the outside.