



*The Ranch Meadow*  
**Bugler**  
ESTES PARK, COLORADO

November 2006

ISSUE NO. 16

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***Maintenance Policies, Architectural Review Committee On Agenda  
For Board Meeting, Thursday, December 7 at Estes Fire Station Room***

Two major items are expected to come up for discussion and action at the December 7, 2006, meeting of the Board of Directors for the Ranch Meadow Condominiums Association.

The group is expected to discuss further its policies on maintenance responsibilities of the Association and of owners. In its meeting on September 14, 2006, the Board adopted the proposed policies that were published in the September issue of *The Bugler* after removing the question of who was responsible for maintenance of sidewalks leading up to the condo units from the policy list.

In earlier discussions by the Board and the attorney, the matter of responsibility for maintenance of sidewalks was placed in the category of "inferred from the Declaration of the Association to be the responsibility of the owner."

After the meeting, the Board asked the Association's attorney to give it an opinion based on the provisions of the Declaration as to who would be required to maintain sidewalks, and it was his opinion that "since the sidewalks were not labeled as either General Common Element (GCE) or Limited Common Element (LCE) on the plat maps filed in the county offices in Fort Collins, they fell under the Declaration provision that those not marked with either label were considered GCE."

Under that opinion, the Board is expected to discuss the matter further and adopt a policy on the subject at the December meeting.

The attorney's opinion also raised a question about maintaining exterior unit stairs. The policy adopted in September assigned unit stairs maintenance to the owners. The attorney said exterior stairs, since they are not labeled on plat maps as GCE or LCE, are considered as GCE and should be maintained by the Association. Steps leading away from a unit deck must be maintained by the unit owner.

A second major item that is expected to be on the agenda for the December meeting is further review of proposed guidelines and a policy that specifies that an Architectural Review Committee (ARC) will review all proposals from owners for any type of architectural change for a condominium unit.

Under the proposed policy the ARC will review and approve or disapprove "all exterior changes" requested by condo owners. **(Please see pages 5, 6, 7, and 8 for ARC Guidelines and Procedures).** Requests to the ARC will be made with an application form that will be available from the ARC committee, the management company, or from the Ranch Meadow Association website.

The items that require review by the ARC in most instances are listed under existing rules and regulations that have been adopted by the Association. The proposed policy on the ARC simply transfers authority for review of the architectural changes from the Board to the committee, and establishes a unified procedure.

Examples of items that must be submitted to the ARC are requests for installing air conditioners, replacing doors, windows, garage doors, replacing exterior lighting, adding exterior window coverings, and adding a deck awning. The policy reiterates prohibition of any type of fencing in the community, any type of roof gable, hot tubs, open-air patios and structural changes to a unit.

The ARC members are Chuck Coffey, chair; Marcia Logan, Bob Nagle, and Susan Harris, members.

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

***It's time to prepare for winter in the Ranch Meadow Community. If you have a water faucet on the outside of your building, please check it and make certain that all hoses are disconnected for the winter months. Hoses left connected to outside faucets during the winter months are in danger of freezing and bursting pipes.***

## ***Maintenance Policies Adopted by Board, Further Discussion Scheduled***

After several months of research and discussion, the Board of Directors for Ranch Meadow Condominiums Association at its September 14, 2006, meeting 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 designed 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 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 will discuss the policy on exterior stairways at the December meeting to determine if any change to the adopted policies is necessary.

## ***32 Residents Enjoy Picnic Despite ‘Blustery, Wintry Weather’***

An early visit from Old Man Winter did not prevent owners in the community from getting together for fellowship and food on Sunday, September 17.

A total of 32 gathered in Bob and Linda Nagle’s garage and on the driveway and spent the afternoon visiting and enjoying hamburgers and hot dogs (cooked by chef Bob Nagle), salads, casseroles and yummy desserts.

The Association owes a great debt of appreciation to Bob and Linda for coordinating this first all-neighborhood social event. As neighbors headed for homes, the planning group was overhead talking about “doing this again next year – but earlier in the summer.”

## ***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](http://www.ranchmeadow.com)) or by calling Association Management of Estes Valley at 577-0515.

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 may result in the owner being required to remove the plantings. 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.

## ***Board Adopts Policy on Disposal of Hazardous Materials***

At its September 14, 2006, meeting, the Board for Ranch Meadow Condominiums Association adopted a policy on disposal of hazardous materials.

Under Policy 12.B.06, Disposition of Hazardous Materials, owners and tenants are responsible for following county and state requirements for disposal of hazardous materials such as used auto batteries, chemicals, insecticides, etc.

These items may not be stored outside a unit at any time (and for safety's sake they should not be stored inside garages or other parts of a unit). Owners and tenants who store such items outside their units and who have been notified of the hazardous materials not being disposed of correctly will be subject to having the Association's management agent arrange with a reliable source for disposal of the materials with all costs of the disposal being charged to the owner's account. In the case of tenants, the costs will be charged to the owner from whom the tenant has a lease.

Because of the nature of the materials, only one notice will be given to the owner or tenant with a statement that the items must be disposed of within 24 hours or the Association will remove them at the owner's (or in the case of a tenant, the landlord's) expense.

## ***Restrictions on 'For Sale, For Rent' Signs to be Enforced in Community***

At its meeting on September 14, the Board instructed Association Management of Estes Valley, its management agent, to "strictly enforce regulations on display of For Rent or For Sale signs in the neighborhood."

Association Rule 25 states that "only one For Rent or For Sale " sign can be displayed at a condo unit. It further states that the sign can be no greater than 6 square feet in size and have a maximum height of 6 feet from the ground adjacent to the unit that's for sale or rent. The signs are not be placed closer than 8 feet from the street, and are not to be placed so as to obstruct intersections or driveways.

The signs must be mounted on standards driven into the ground.

The Board also went on record to notify owners and realtors that For Sale and For Rent signs are not to be placed on the Association's General Common Elements adjacent to U.S. Highway 34.

## ***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.

Owners or tenants who have guests who will park in the community are asked to clip the card on **page 10** of this newsletter, or call Marlan Nelson, Board secretary, (577-9875) for printed copies of the guest card.

## ***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.

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.

Owners are also asked to **check on the outside of their unit to see if there is an outside water faucet, and if there is to make certain that all hoses are disconnected from the faucets. If hoses are left connected to the outside water line, it is almost certain that the line will freeze and burst.**

## ***Individual Property Ownership in Ranch Meadow Is Defined By Provisions of the Common-Interest Ownership Act***

Owners who move from "free-standing" homes to condominium living in developments such as Ranch Meadow Condominiums often take for granted that maintaining and improving their new "home" will be the same in the new neighborhood as it was in the "free-standing home" development.

But condominium ownership is much different. Ranch Meadow Condominiums were developed by Rich Wille under Colorado's Common-Interest Ownership Act. The law provides that all owners who invest in a community such as Ranch Meadow "share" in the ownership of the major land elements.

Individual owners in Ranch Meadow are granted a unit in the "fee simple condominium estates." Each estate, according to the Ranch Meadow Declaration, "consists of a separately designated unit together with a one-one-hundred-sixth individual interest in the General Common Elements." (This percentage ownership was changed to 1/156<sup>th</sup> ownership for the General Common Elements when the development was amended to include 156 units).

Basically, the individual owner in the community owns one individual air space contained within the individual condo unit, plus the garage, a deck and a driveway space of approximately 20 feet out from the garage. This space is called the Limited Common Element (LCE) and is designated for exclusive use of the owner of a unit.

All other space – the paved areas around each multiplex building (excluding the driveways in front of the garages), the paved areas leading up to a duplex unit's 20-foot driveways in front of the garage, and all landscaped areas – is owned by **ALL** owners in Ranch Meadow under the Colorado Common-Interest Ownership Act. This area is called the General Common Element (GCE) of the development and is not available for exclusive use by any owner.

The Colorado Common-Interest Ownership Act makes it possible for a developer to buy a plot of land, build housing units, and provide housing at a lower cost because all of the owners (members) of the Association agree to "share" equally in the cost and use of the land on which the housing is developed.

Under the Declaration for Ranch Meadow, none of the property designed as GCE can be changed to LCE or conveyed to an individual owner for exclusive use without a prior unanimous vote of **all** of the owners in the Association.

Most of the GCE areas are identified on the Condominium Maps with the letters GCE. However, the Declaration further identifies the GCE with the addition of the statement "All roofing, exterior siding and exterior trim, all open spaces, unless designated as LCE on the Condominium Map or Supplement Maps, exterior paint, the building structure including roof decking and the private street known as Raven Court shall be deemed GCE whether or not so depicted (with the lettering GCE) on the Maps.

Common-interest Ownership living is definitely different from "free-standing home" living. It boils down to being a sort of "cooperative housing" concept, and limits an individual owner to exclusive use of the individual unit, garage, limited driveway and deck. All other space is not individually owned and thus not available for one owner's exclusive use.

## ***Architectural Review Committee (ARC) Guidelines***

Policy to be considered for adoption by the Board at the December 7, 2006 meeting. Guidelines related to the ARC are presented on Pages 6, 7, and 8 of this issue of *The Bugler*.

### **P3.A.06: Architectural Review Committee (ARC) Guidelines. (New Policy, December 2006).**

#### **General Information**

Ranch Meadow Condominiums Association is a covenant-controlled community designed to maintain neighborhood integrity and high property values. Some of the provisions in the Maintenance Policy imply the need for an ARC. This document is intended to be a guideline for use with the Declaration of Covenants, Conditions, and Restrictions for Ranch Meadow Condominiums Association. After the ARC is established, the ARC and the Board will develop guidelines for the application process.

#### **Review and Approval Procedures; Timelines**

1. The Architectural Review Committee shall consist of 3 or more members with staggered 2-year terms.
2. Condominium owner submits a request for review application with a description of the change(s) and a diagram(s) for exterior changes. Requests must be received by the ARC no later than the 10<sup>th</sup> of the month to be approved at the next Board meeting. Requests are to be mailed to: Association Management of Estes Valley, P.O. Box 315, Estes Park, CO 80517. Association Management of Estes Valley will then forward the requests to the ARC.
3. The ARC will review the plans, inspect the site, and make a recommendation to the Board for approval if the exterior changes comply with covenants. If the ARC determines that the changes do not comply with covenants, the request will be returned to the owner noting non-compliance issues and the owner will have to modify the plans and re-submit.
4. The Board meets on an as-needed basis and will review and approve recommendations from the ARC. In all cases, the Board shall render a decision within 90 days from the date on which ARC receives the application materials. Owners may appeal denial of their project to the Board of Directors. The Board shall appoint two additional owners who together with the Board will review the appeal and render a decision by a majority vote. If a decision is not reached by the next scheduled Board meeting, the owner's appeal shall be considered approved. The decision of this body shall be final.
5. Once the plan is approved, an owner must complete the project within 90 days of Board approval. If this is not enough time to complete the project, the owner must request an extension from the ARC in writing.
6. Upon completion of the project, the owner must notify the ARC of completion. The ARC will then inspect the completed work within 30 days of notification. The ARC reserves the right to disapprove the completed project if it differs from the original specifications. If disapproved, the owner must comply with the original specifications within 30 days or return the property to its original condition.
7. If a project has not been initiated within six months of approval, the approval shall be considered null and void.
8. If an ARC or Board member requests Architectural Review for any personal project, he/she shall abstain from any participation in the discussion or vote on that project.

RANCH MEADOW ARCHITECTURAL REVIEW COMMITTEE  
Chuck Coffey, 1437-I Raven Circle, 635-0814, chair.  
Marcia Logan, 1360-C Raven Circle, 586-9194, member.  
Bob Nagle, 1519-G Raven Circle, 586-9422, member.

*P.3A.06: ARC Guidelines (continued from Page 5)---*RANCH MEADOW CONDOMINIUMS ASSOCIATION  
Estes Park, COLISTING OF ITEMS AND GUIDELINES FOR EACH THAT REQUIRE ARCHITECTURAL REVIEW  
COMMITTEE (ARC) APPROVAL

## ITEM GUIDELINE

*The first 13 ARC Guidelines presented below refer to Rules of the Association adopted by the Board or itemized in the Declaration of the Ranch Meadow Condominiums Association. The Rules referred to indicate that requests for approval of these architectural modifications are to be presented to the Board of Directors. With the creation of the ARC, requests for these items are to be presented to the ARC, not the Board, for review.*

## 1. Air Conditioner --

**Air Conditioners** are allowed with prior approval in writing from the ARC. They must be located in an inconspicuous location close to an owner's unit and installed to minimize disturbance to neighboring unit owners. Please see **Governance Standards, Policies, and Rules, R1.06.**

## 2. Fencing --

**Fencing** is not allowed. Please see **Governance Standards, Rules, and Policies, R4.06.**

## 3. Display of Flags --

Owners may display the **flag of the United States** in the inside of a window(s), door(s) or balcony of a condo unit. The U.S. flag may also be displayed on a flag pole below the eaves line. The flag pole may not exceed five feet in length. U.S. flag dimensions can be no greater than 28 inches by 41 inches. Unit owners may display one **Military Service Flag** when a unit owner has a family member serving on active duty or in the reserves during a time of war or armed conflict. The size of the flag is limited to 28 inches by 41 inches. Unit owners may display one seasonal flag at each unit provided it does not exceed 28 inches by 41 inches. No flags of any type may be displayed on the General Common Elements. Please see **Governance Standards, Policies, and Rules, R5.06.**

## 4. Decks/Stairs --

**Deck** expansions are not allowed. Please see **Governance Standards, Policies and Rules, R6.06.** Owners are required to paint and maintain their decks/stairs as Limited Common Elements at their expense. Written approval must first be obtained from the ARC. Paint color for the vertical deck rails and fascia boards are to be submitted to the ARC for approval. Owners should submit **paint color samples**, manufacturer's literature and/or material samples with their requests. A **Deck gate** may be added with written approval of the ARC. An approved deck gate design specification is available from the ARC.

A **deck awning** is allowed with written approval of the ARC. The frame must be white and the material must be of a solid color that closely matches the building color. All decks must remain "open-aired" with no walls, permanent overhangs or partitions.

## 5. Roof Gables --

**Roof gables** are not allowed. Please see **Governance Standards, Policies, and Rules, R6.06.**

*P.3A.06: ARC Guidelines (continued from Page 6)---*

6. **Holiday Lighting and Decorations --** **Holiday lighting and decorations** are permitted thirty days prior to the holidays and must be removed thirty days after. Please see **Governance Standards, Policies, and Rules, R10.06.**
7. **Hot Tubs --** **Hot tubs** are not allowed. Some original owners were allowed to keep their hot tubs as they conveyed with the property. Please see **Governance Standards, Policies, and Rules, R11.06.**
8. **Landscape Solar Lights --** **Landscape solar lights** may be installed on the front walk at ground level. Please see **Governance Standards, Policies, and Rules, R12.06.**
9. **Replacement Doors, Windows, Garage Doors and Exterior Lighting --** **Replacement Doors, windows, garage doors and exterior lighting fixtures** are Limited Common Elements and are to be replaced at owner's expense. Prior approval in writing from the ARC is required. Replacement items should match as closely as possible in design and color to the existing items. Submit manufacturer's literature and samples to the ARC with the request. Please see **Governance Standards, Policies, and Rules, P16.06.** Please contact a member of the ARC if you need assistance.
10. **Satellite Dish --** **Satellite dishes** are allowed. The dish should be placed in an inconspicuous location. The top deck rail does not have enough structural integrity to support a dish. The corner posts of the deck make a better mounting point. Dishes cannot be mounted on roofs. Please see **Governance Standards, Policies, and Rules, R24.06.**
11. **Signs at Individual Units --** Unit owners may display one **For Rent** or **For Sale** sign, provided it does not exceed 6 square feet in size and 6 feet in height and placed at least 8 feet from the street. It shall not interfere with irrigation systems or obstruct driveway entrances or be attached to the building structure. Signs may not be displayed in the General Common Elements. Signs must be placed on standards driven into the ground. Unit owners may also place **political signs** if (a) not earlier than 45 days before an election, and removed within 20 days after the election; (b) signs may be placed in the ground immediately adjacent to the owner's Unit; (c) one sign per candidate office and one sign per ballot issue; (d) signs cannot exceed 4 square feet and must be at least 8 feet from the street and no higher than 6 feet tall from the ground; (e) no political signs can be placed in General Common Elements or obstruct intersections or driveways. Please see **Governance Standards, Policies, and Rules, R25.06.**
12. **Storm Doors/Screen --** **Storm doors and/or screens** are allowed. The frame color must match existing window trim color. The door must have plain glass with no decorative grids or grills. If your main door has a full glass, the storm door must also have a full glass. If your main door is half glass, you may use either a full or half-glass storm door. Please see **Governance Standards, Policies, and Rules, R27.06.**
13. **Interior Window Coverings --** **Interior window coverings** must be white or off-white as viewed from the outside. Please see **Governance Standards, Policies, and Rules, R34.06.**

*P.3A.06: ARC Guidelines (continued from Page 7)---*

- 14. Additions & Structural Changes --** No changes of this nature are permitted.
- 15. Paint Colors --** Responsibility of the Association at present, the colors are on file at the offices of Association Management of Estes Valley.
- 16. Other Antennas --** Permission to mount **antennas other than Satellite Dish Antennas** is withheld and must be requested from the ARC. Granting of permission and determination of suitable placement will be dealt with on a case-by-case basis.
- 17. Exterior Window Coverings --** **Exterior window coverings** are allowed with prior written approval of the ARC. The frame must be white and the covering color must be white or off-white. Submit color samples and manufacturer's literature with the request.
- 18. Patios --** **Open Air Patios** (other than original builder construction) adjacent to or connecting with the decks are not allowed.
- 19. Other --** No **wind generators, clothes lines or dog runs** are allowed.

***6 'Overcrowded' Trees Replanted in Ranch Meadow Community***

During the month of September, the Landscape Committee arranged for re-locating 6 large evergreen trees that had outgrown the areas in which they were originally planted.

The trees were removed from units in the 1437 Raven Circle address. Two were relocated across the street from the mailboxes at 1590 Raven Circle, one on the southeast corner of 1535-A Raven Circle, one on the southeast corner of 1520-I Raven Court, one on the north side of Raven Court, and one to the east of 1515-A Raven Court.

The Committee requests that owners who live near the newly planted trees arrange to water them during the winter months as needed. Those who wish to volunteer for this service are asked to call Eric Waples at 577-1827.

**Welcome to the Neighborhood . . . John and Betty Kohler** have purchased the condo at 1360-H Raven Circle. They moved to Estes Park from Fruita, Colorado. It was a return home for John who grew up here and was graduated from Estes Park High School. He was a farmer in Wisconsin for 52 years before moving to Fruita.

**Matt and Tina Mathison** recently purchased the condo at 1550-I Raven Circle and are getting settled. The Mathisons moved here from Bailey, Colorado. Tina is a receptionist at the Animal Medical Center, and Matt continues to commute outside of Estes Park to his job. Their daughter moved to Estes a few years ago and is a teacher in the Estes Park Public schools.

***Snow Crew to Clear Parking Areas After 4-Inch or Greater Snowfall***

Under terms of the contract signed by the Ranch Meadow Condominiums Association with Estes Valley Home and Garden, the crew will report to the neighborhood to clear Raven Court, the sidewalk that extends from 1360 to 1590 Raven Circle, and the asphalt access roads around the multiplex and duplex buildings if the snowfall depth reaches 4 inches or greater.

The company's goal is to begin work in the Ranch Meadow community by 8 a.m. However, because of the number of businesses the company has contracts with, clearing of the snow may be delayed at times.

The contract calls for the crew to remove the snow from all asphalt access roads, except the individual unit driveways at both multiplexes and duplexes. The areas are designated as an area that is for the exclusive use of the individual owners, and thus falls under the policy that calls for the owner to remove the snow.

**Questions or complaints about snow removal should be directed to Gene Whannel at 577-0515.**

Estes Valley Home and Garden will contract with individual owners to clear the snow from the individual driveways. Cost for clearing the snow from the individual driveways will be \$15 and \$20. Interested persons should call Gene Whannel at 577-0515 who is taking the orders for the individual driveway snow clearing.

Owners who sign up for the extra service will be billed directly by the company.

### ***Asphalt Repairs in Ranch Meadow Completed During October***

During the month of October, a Fort Collins company completed repairs to three asphalt areas bordering 1437-B-C-D-E and I Raven Circle, at 1361 Raven Circle at the street level where the asphalt had been gouged, and at the east end of 1519 Raven Circle.

Connell Resources, Inc., of Fort Collins was hired by the Association to upgrade the asphalt at 1437-A-B-C-D-E and I to correct drainage problems. Repairs were made on the asphalt at the street level at 1361 where several gouges had been made in the asphalt resulting in "pot-holes."

The asphalt was also upgraded at the southeast corner of 1519 Raven Circle where uneven surface resulted in a type of sink hole from which water did not drain properly.

The contract approved by the Board of Directors for the asphalt work was estimated at \$8,900. Gene Whannel, local management company representative, said that the final billing had not been received and thus did not have the actual cost for the work.

### ***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, 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 CONDOMINIUM OWNERS 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.

### ***Friedrich Family Reports Potential Problem With Trane XB 80 Furnaces***

If your condo heating system is powered by a Trane XB 80 furnace, here's a bulletin for you: at least one owner in Ranch Meadow has experienced a failure due to the circuit board going out.

Dale and Brenda Friedrich, 1508 Raven Circle, report that they noticed the furnace problem when the unit began intermittently to blow cold air. After conferring with a local repairman, the Friedrichs contacted the company that installed the furnace.

The result was that the company replaced the circuit board, and told the Friedrichs that there had been four upgrades to the circuit board since their furnace was installed four years ago. The repairs were made under the warranty, which on most units is five years.

Furnace failures have been reported by other owners in the past with resulting property damage. If the water is turned off in the unit, the possibility of damage is mitigated should a heating system failure occur.

### ***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 sent by e-mail to [nmarlan@qwest.net](mailto:nmarlan@qwest.net)***

### ***Atlas Roofing Company Made Repairs in Ranch Meadow This Fall***

At its September meeting, the Board of Directors for Ranch Meadow Condominiums Association approved the hiring of Atlas Roofing Company of Fort Collins to inspect building roofs and make needed repairs.

During the past two months, the roofing company repairman has inspected and done necessary repair work on units at 1500, 1555, 1506, 1508, 1511, 1513, 1600, 1602, 1610 and 1612. The work consisted primarily of replacing shingles that had blown from the buildings and repairing caulking around vent pipes and flues.

Gene Whannel said there is still some work to be done and that the company will be on site as weather and their schedules permit.

### ***Volunteer Group Plans to Build Bluebird Houses For Ranch Meadow***

Come next spring – if all goes as planned – residents of the Ranch Meadow community should see more mountain blue birds nesting and spending the summer months here.

Bob Nagle, Linda Nagle and Marlan Nelson have gathered bluebird house plans and will in the next month buy the lumber, and cut out parts for the houses and then spend time during the winter in assembling them.

Owners in Ranch Meadow who would like to help with the project can do so by calling Bob Nagle at 586-9422 and volunteering.

The bluebird houses will be placed in the “open space” areas of the community. Owners who want to place a house near their unit can request a built house or they can ask for the cut-out materials and then assemble and place the house in their desired location.

Residents can also volunteer to “care for” the bluebird houses and have them ready for the birds when they come back to the community in the coming years.

The bluebird house plans that the group will use in the project are taken from the design developed by the Ohio Department of Natural Resources, Division of Wildlife. The plans are fairly simple and should be very easy to assemble. The design is built onto a 13.5” x 5” back board, and the actual house is in a “lean-to” design with the front 9 inches tall, the back 10.25 inches, the bottom 5” x 5”, and the top 6” x 7.5”.

The completed birdhouses will be mounted on a post or other similar structure. No Association funds will be used for the project. It is strictly a volunteer project.

### ***Downspouts Being Straightened, Repaired by Local Maintenance Company***

Downspouts on buildings in the Ranch Meadow community “take a beating” each year from the elk herds and the lawn mowing crew leaving the pipes so bent up that they pose a serious problem especially in the winter months when melting snow backs up and freezes.

The pipes are being repaired or replaced this fall by Bob Obele to prevent future problems with proper drainage.

In his work repairing the downspouts, Bob said that he had observed that in many places owners had placed rocks around and under the ends of the downspout drainage pipes which can impede the free flow of water away from the buildings.

“I would advise,” Bob said, “owners to refrain from placing rocks under and around the drainage pipes. The proper way to ensure that the water will flow properly away from the buildings is to either add a splash guard or attach a length of flexible pipe to the downspout.”

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## **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.**