



The Ranch Meadow

Bugler

ESTES PARK, COLORADO

September 2006

ISSUE NO. 17

Maintenance Policy, Creation of Architectural Review Committee Major Topics for September 14 Board Meeting at Estes Park Fire Station

When the Board of Directors for Ranch Meadow Condominiums Association meets on September 14, presentations will be made on establishing the Association's Policy governing maintenance responsibilities of the Association and of the individual condo owner. At the 7 p.m. meeting, to be held at the Estes Park Fire Station, the Board is expected to act on a proposal to create an Architectural Review Committee and the process to be followed for owners in securing permission to make any type of architectural change.

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Copies of the proposed policies on Maintenance Responsibilities, Disposal of Hazardous Materials, and the Creation of the Architectural Review Committee are printed on pages 4 to 6 of this issue of *The Bugler*. The materials are also available by logging on to the Association's website at <ranchmeadow.com>.
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"The purpose of the Maintenance Policy," board president Gordon Slack said, "is to clearly delineate maintenance 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 the General Common Elements (GCE), and the individual owners are responsible for the Limited Common Elements (LCE). The policy defines the responsibilities on an item-by-item basis.

Limited Common Elements are those items that are intended exclusively for use by the individual owners, and the General Common Elements are those items that are "owned in common" by all of the owners in the Association.

At the meeting the Board will formally appoint an Architectural Review Committee that will have the responsibility of reviewing requests for such items as replacing outside lighting on the buildings, replacing garage doors, replacing windows and outside doors, adding storm/screen doors, cutting gates in existing decks, installing satellite antennas, changing the deck flooring, adding outside window coverings, adding retractable covers over decks, etc. No changes in the structure of the buildings are permitted.

The Guidelines for Architectural Review will be added to the Association Governance Standards, Policies, and Rules, and after approval will be added to the Ranch Meadow internet website. The overall goal of the Committee is to "maintain neighborhood integrity and high property values," according to the general information in the Guidelines.

The Board is also expected to discuss and adopt a Policy on **Disposal of Hazardous Materials** at the September meeting. The Policy is intended to provide aid to owners and tenants in the proper method of disposing of such hazardous materials as vehicle batteries, insecticides, and herbicides.

Community Picnic Planned for September 17: 'Get to Know Your Neighbor'

Some 25 years ago a TV advertisement for a window cleaner opened with a family sitting inside their spacious home with a large picture window clouded over with dirt and grime.

The next picture showed the beautiful view on the outside of the home: striking mountains, lush green lawns with beautiful pine trees – and friendly-looking people strolling along the sidewalk.

But the family inside didn't know about the outside beauty and the friendly people until the housekeeper wiped off the grime and dirt with the blue liquid spray.

Lo and behold, that window cleaner opened a whole new world for the family, and they got to "know their neighbors." (continued on page 2).

Here's More on Community Picnic Planned for September 17 (From Page 2)

Neighbors in Ranch Meadow won't have to clean their windows, but they will have the opportunity to "get to know their neighbors" as a good old-fashioned fall picnic is on tap for Sunday, September 17, from 4 to 5 p.m. The gathering will be on the south side of 1519 Raven Circle on the grassy area.

Planners for the picnic are going to set up grills and cook hot dogs and hamburgers, and those attending are being asked to bring a prepared food dish to share, their drinks, and chairs.

The meat, buns, paper plates, utensils and condiments will be purchased by the planners, and there will be a "can" on one of the tables where picnickers can toss in money to help pay for these items.

Neighbors who will be coming out for the picnic are asked to call one of the residents listed below by Thursday, September 14, so the planners can get an "estimate" of the number who will be attending and purchase food items accordingly.

Neighbors who plan to attend the picnic are asked to call LINDA NAGLE, 586-9422; MARCIA LOGAN, 586-9194, or MARLAN NELSON, 577-9875.

Get to know your neighbor! Come out for the picnic and enjoy getting to know the good people of Ranch Meadow, and the food.

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.

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 Officers for 2006-2007 Elected at Annual Meeting July 8

At a Board meeting held immediately after the Annual Meeting on July 8, officers for the coming year were elected. Gordon Slack will continue as president.

Others elected were Charles Coffee, vice president; Bob Addleman, treasurer, and Marlan Nelson, secretary.

At the Annual Meeting, Suzy Blackhurst, Bob Nagle, Marlan Nelson, and Gordon Slack were re-elected to the Board. Their term of office will run until the Annual Meeting in 2008. The other five Board members whose terms of office run until the Annual Meeting in 2007 are Bob Addleman, Bob Butler, Charles Coffey, Marcia Logan and Eric Waples.

42 Units Get Coat of Paint; Reserve Account Dollars 'At Work for You'

Ranch Meadow Condominiums Association owners saw their "Reserve Account" dollars at work during the month of July when a total of 42 units in the community received a fresh coat of outside paint.

Four duplexes – 1370, 1372, 1480 and 1482 – were painted by a Boulder contractor at a total cost of \$6,300, and thirty-eight multiplex units – 1360, Units A through I; 1535, Units A through I; 1555, Units A through I; and 1590, Units A through K – were painted at a cost of \$51,870. The total cost of duplex and multiplex units for the year was \$58,170.

Rodent Activity in Ranch Meadow Demonstrates Nature's 'Life Chain'

Residents in the Ranch Meadow Community this summer have experienced Mother Nature in action when it comes to what some label as "those pesky rodents – ground squirrels, and now the badgers."

Wildlife specialists speculate that the increased human activity in the community has caused a reduction in the coyote population, which had been an effective predator to keep the ground squirrel population under control, and it took some time for the newest predator –the badger -- to show up in the community. The larger round holes found in the neighborhood seem to indicate that badgers are now active.

The Division of Wildlife told Board members that "if you have a problem with ground squirrels, the badgers are your friends." The specialists said that the badgers maintain multiple dens and will depart when they run out of food.

Earlier in the summer, some residents reported that rodents were causing damage to some of the buildings, which led to investigation into what could be done to control the animals.

The conclusion is that there is no good rodent-control solution. Ranch Meadow residents are in the middle of a rodent habitat and control is difficult if not impossible. The control options (coyote urine, poisons, gas, cage traps) are unpleasant, indiscriminate, and expensive .

In general, therefore, the Association has been letting nature take its course unless the rodents are endangering buildings or are a hazard to the owners.

Further discussion on the topic will be on the agenda for the next Board meeting on September 14.

Multiplex Units Show 47% Increase in Sales Price Over 10-Year Period; Duplex Units Show 28% Increase in Sales Price from 1998-August 2006

An examination of the history of sales in Ranch Meadow Condominiums Association for the period 1997 through August 2006 shows that more multiplexes changed ownership, and using the average sales price per square foot, the multiplexes gained 47% in that period, compared to 28% for duplexes.

The figures were arrived at by mapping the history of sales in both categories from the first sales made in 1997 to the sales completed and recorded in the County Assessor's website tables through August 2006. Comparisons were made using the average sales price per square foot, again using the square footage figures from the Assessor's website.

The first sales made in Ranch Meadow were multiplexes with eight sales completed in 1997. No duplexes were built and on the market until 1998. The Declaration creating Ranch Meadow Condominiums Association was filed in the Larimer County Courthouse by Rich Wille, developer, in May 1997.

The largest number of unit sales were completed in 1999 for both duplexes and multiplexes, with 12 duplex sales and 32 multiplex sales. The greatest increase in average sales price per square foot for multiplexes was in 2002 when the average sales price per square foot was \$144.64, an increase of 11% over the 2001 price of \$130.69. For duplex sales, the greatest percentage increase in average sales price per square foot was in 2003 when the price was \$175.33, 20% greater than the previous year's figure of \$146.49.

In compiling the data, a sale was defined as any recorded change in ownership. If a unit sold more than once in a single year – which occurred twice – each of the sales was included.

Sale of multiplexes for the first eight months of 2006 showed an average sales price per square foot of \$161.05. The average for 1997 was \$109.49, and each year showed a 1% or greater increase.

Sale of duplexes for the first eight months of 2006 showed an average sales price per square foot of \$181.73. The average sales price per square foot for duplexes increased six times and decreased three times in the period 1998 to August 2006.

Ranch Meadow Owners Asked to 'Consider Their Neighbor' When Parking Cars

Parking is a chronic problem at Ranch Meadow. The developer did not construct any extra spaces, and there are bound to be times when visitors' cars will have to park along the alleys that access the units. Overnight parking for residents is not permitted in the access alleys.

Residents are urged to be considerate of their neighbors and use their garage and the parking area in front of their unit. Residents who park overnight in the access areas deprive their neighbors of full access to and from their garages, and vehicles parked in those areas can impede access of emergency vehicles that are called to the community for emergency pick-ups.

The Board points out that parking violations are difficult to enforce, but the Association will notify and fine owners who are chronic violators of parking regulations in the community.

Board to Consider Policies on Maintenance, Hazardous Materials, Architectural Review Committee at September 14 Meeting

The Board of Directors for the Ranch Meadow Condominiums Association will discuss and act on adoption of an itemized list of maintenance items that are the responsibility of the Association and of the individual owners, a new policy on disposal of hazardous materials such as vehicle batteries, insecticides, herbicides, etc., and procedures to be followed in making application for any type of outside architectural change to a condominium unit. The maintenance policy does not make the Association responsible for correcting any perceived omissions in the original structure, such as outside faucets, skylights, windows, etc.

The text of the proposed documents is presented on Pages 4 to 8 of this issue of *The Bugler*.

Maintenance Policy With Listing of Responsibilities Assigned to the Association and those Assigned to the Unit Owner. (Updating and defining P15 and P16, Approved for inclusion in the annotation of Governance Standards, Policies, and Rules of the Association by the Association Board of Directors on March 30, 2006).

The purpose of this Maintenance Policy 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). This policy defines the responsibility on an item-by-item basis.

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P15.2006: Maintenance Responsibilities Assigned to the Ranch Meadow Association.

Owners are assessed a monthly fee to cover maintenance of the General Common Elements, for Reserve Funds for future maintenance of those elements, and for other expenses that may be approved in the annual budget.

The Declaration of the Ranch Meadow Condominiums Association assigns the following Maintenance Responsibilities to the Association as general common element expenses:

1. Replacement and maintenance of the General Common Elements;
2. Snow removal from the General Common Elements;
3. Water and Sewer Mains;
4. Raven Court maintenance and replacement;
5. Landscaping of the General Common Elements;
6. Electricity for entry signs;
7. Maintenance of main entry sign and plantings;
8. Drainage facilities;
9. Outside water faucets;
10. Maintenance of the existing drip and underground irrigation systems;
11. Maintenance of black-topped parking and turn-around areas. (The Association will maintain the black-topped areas in front of the garages);
12. Unit structure (framing and support);
13. Exterior siding and paint;
14. Roofs, including skylights;
15. Gutters and Downspouts.

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P16:2006: Maintenance Responsibilities Assigned to the Condominium Unit Owner.

As stated in the Declaration, Section 18 reproduced above, Unit owners are responsible for maintenance of the following Limited Common Elements:

1. Decks and balconies, including rails, fascia boards, and supports; ***
2. Patios. *** (Continued on Page 5).

Policies on Agenda for September 14 Board Meeting (Continued from p. 4)

P16:2006: Maintenance Responsibilities Assigned to the Condominium Unit Owner (continued)

3. Utilities in unit after branch from the main utility supplies;
4. Hot water heater;
5. Furnaces;
6. Air Conditioners;
7. Unit windows, including glass; ***
8. Unit doors; ***
9. Unit sub-floors, floors, and floor coverings;
10. Interior partition walls;
11. Insulation;
12. Interior sheetrock;
13. Unit wall coverings;
14. Window coverings, subject to covenant restrictions;
15. Garage door, including door mechanism and opener. ***
16. Flower beds and landscaping in the Limited Common Elements;
17. Plants bought and added by the owner;
18. Refrigerator, freezer, microwave, kitchen range, dishwasher;
19. Fireplace and flue;
20. Indoor light fixtures;
21. Outdoor light fixtures. ***
22. Sewer lines down to the connection with the main sewer line;
23. Bath tubs and showers and other interior plumbing;
24. Ceiling fans;
25. Inside telephone lines and connections;
26. Other inside telecommunication lines and hookups;
27. Electrical wiring servicing the unit from the meter in to the unit;
28. Stairway (interior and exterior); Association will paint the exterior stairways on standard schedule; Association will not paint the actual steps or entry landing surface;
29. Sidewalks to the individual units;
30. Dryer vent and crawlspace vents.

*****Item includes the notation, "Subject to the approval of the Architectural Review Committee."**

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P12.B.06: Disposition of Hazardous Materials.

Owners and Tenants at Ranch Meadow Condominiums Association are responsible for following county and state requirements for disposal of hazardous materials (used 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 to dispose of the materials with all costs of the disposal being charged to the owner's account (in the case of Tenants it will be charged to the Owner from which the Tenant has a lease). Because of the nature of the problem, only one notice will be given to the Owner or Tenant with the 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.

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(Continued on Page 6)

Architectural Review Committee Guidelines *(continued from page 5)*
P3.06.A.: Architectural Review Committee Guidelines. (New Policy, Sept. 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 landscaping and/or exterior changes. Requests must be received by the ARC no later than the 10th 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 (or sooner) 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. 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.

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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. (Please see Page 9 for information on the Maintenance Message Board).

Ranch Meadow Condominiums Association Annual Disclosures for 2006

Under the provisions of Senate Bill 100 passed by the Colorado Legislature in 2005, each home owners association in the State is required to provide all owners with basic information about the operations of an association in which they have property. Reproduced below is the information about Ranch Meadow Condominiums Association.

The legal name of the Association is **RANCH MEADOW CONDOMINIUMS ASSOCIATION, INC.**, and it is also known as **RANCH MEADOW CONDO ASSN.** The Association maintains a web page on the internet at www.ranchmeadow.com.

The names, addresses, telephone numbers, and term of office expiration for the members of the **Board of Directors** are as follows:

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.

Meetings of the Board of Directors are held "as scheduled" and are listed in advance on the website: www.ranchmeadow.com and in the Notice Box located near the mail boxes at the corner of Raven Avenue and Raven Circle. Minutes of the Board meetings are posted on the Association website, or they can be obtained by requesting them from the Association Management of Estes Valley, telephone 577-0515.

The registered agent for the Association is SUSAN J. ALBERN, Association Management of Estes Valley, 342 W. Riverside Dr., Estes Park, CO 80517; telephone 970-577-0515.

The Declaration that created the Ranch Meadow Condominiums Association was recorded in the Larimer County Courthouse on May 28, 1997; the reception (book) and page number for the recording is in the Larimer County Records at Reception No. 97033093.

The fiscal year for the Association is January 1 through December 31. A copy of the budget adopted by the Board and ratified by the Membership is available on the Ranch Meadow web page, or it can be obtained by contacting Association Management of Estes Valley, telephone 577-0515. The Capital Reserve Budget can be viewed at or obtained from the Association Management of Estes Valley offices. Financial Audits or Reviews for the Association can be obtained from the Association Management of Estes Valley offices.

Assessments and fees for the Association are as follows: each developed lot, \$135 for multiplex units, \$170 for duplex units. The status or transfer fee is \$100.

A copy of the current income and expense statement and balance sheet can be viewed at or obtained from the Association Management of Estes Valley offices.

The Association Insurance Policy is with St. Paul Travelers Insurance Company, and the agent representing the company is Insurance Associates of Estes Park, P.O. Box 4190, Estes Park, CO 80517, telephone 586-5856. The Master Insurance Policy covers Buildings, Common Area Liability, and Directors and Officers Coverage. All claims against the Association's policy must be submitted through the Association's Agent, Susan Albern at Association Management of Estes Valley.

The Association's governing documents can be downloaded and printed from the website (www.ranchmeadow.com). Copies can also be obtained at the Association Management of Estes Valley offices. These documents are titled: (1) Articles of Incorporation; (2) Bylaws; (3) Declaration of Covenants, Conditions, and Restrictions; and (4) Governance Standards, Policies, and Rules.

Message Board Now Available for Ranch Meadow Property Owners

Ranch Meadow Owners can now submit maintenance requests through the internet by using a special bulletin board for communication to Association Management of Estes Valley.

To submit a message to the management company, please follow the procedures listed below:

1. Log on to the internet and type in www.bulletinboards.com/v1.cfm?comcode=amev.
2. The page will give you several choices: to post a message, click on POST.
3. The form that comes up will ask for a Short Message Title, and the Text of the Message.
4. You will be asked for a PASSWORD. Each individual makes up his or her own PASSWORD which can be 1 to 8 characters in length.
5. Type in your Name.
6. Type in your email address.
7. Submit the message.

After the message has been filed with the management company, an owner sending the message can go back to the website and follow the progress of his/her request.

Owners can also still call the management company at 577-0515 to report maintenance and other problems.

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. [Vice President and Chair of the Architectural Review Committee].

Marcia Logan, 1360-C Raven Circle, telephone 586-9194.[Chair, Welcoming Committee].

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.

Budget for 2007 Gets Owners' Approval at Annual Meeting July 8

In a time when most families are faced with cost increases for virtually every item purchased, there was exceptionally good news for owners in the Ranch Meadow Condominiums Association when the Board of Directors presented a budget for the year 2007 that was **less than** that for the previous year, and one that calls for no increases in the monthly assessments.

Owners in the Annual Meeting on July 8 approved the 2007 budget that sets the annual income at \$277,000, with expenses estimated at \$177,446.

Monthly assessments will remain the same in 2007 as in 2006, which means the income for the coming year should be the same as for the current year, but estimated expenses for the coming year are 2.34% less than for the past year. If actual expenses turn out to be as estimated, that means that the Association should be able to deposit \$89,554 into the Reserve Account for future long-term maintenance expenses.

Assessments will be \$170 a month for duplex owners and \$135 a month for multiplex owners.