

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 06/12/14

**Location:** Rinn Valley Park

**Minutes:** Meeting began at 6:36pm

### **Roll call**

Tabitha Butler, Rick McCaskill, William Butler, Jeff Nieuwma, Susan Carlson

\*13 residents, 1 DRC members

### **Approve agenda**

Agenda approved

### **Proof of meeting notice**

Meeting notice was posted on website.

### **Approval of minutes**

Minutes were approved unanimously

### **Board Terms**

Jeff Nieuwma – President – Elected through 2015

William Butler – Vice President – Elected through 2014

Susan Carlson – Treasurer – Elected through 2014\*\*

Rick McCaskill – Community Improvement/ Enforcement Contact– Elected through 2014

Tabitha Butler – Secretary – Elected through 2015

### **Treasurer Report**

Lennar has 19 homes not closed. For the remaining Lennar homes, they will have a \$50 fine on top of their \$300 annual due when the new owners close on their homes because of the annual dues not being paid on time.

2 homes have not paid their 2014 dues. We have sent them to our lawyer.

### **DRC**

The DRC is currently looking for volunteers to help with design reviews. If interested in helping out, please contact them: [drc@rinnvalleyranch.org](mailto:drc@rinnvalleyranch.org).

For **all landscaping changes** please submit a complete lot plan as the entire plot must be considered for adequate vegetative cover. If you have something to submit, you may email the [DRC@rinnvalleyranch.org](mailto:DRC@rinnvalleyranch.org). Please include as much information as possible. You may NOT submit paint colors; they must be hand delivered. You can drop off submissions at 3416 Red Hawk Lane.

The DRC welcomes changes to the new Lennar homes. As long as the new design is within the DRC Guidelines and the guidelines of the city, we welcome changes for uniqueness of the community. Follow the submission guidelines.

**General note for new Lennar homeowners.** It is the DRC's understanding that the builder is leaving the front ditch as 'native'. The following excerpt from the Design Guidelines addresses ditch cover:

Section 3.19.

The drainage ditch along the street right of way along property lines will be seeded in native vegetation by the builder(s). All Lot Owners are required to maintain the native vegetation, replace with turf or use 4 to 6 inch cobble as depicted on the Drainage Ditch Detail attached here to as Exhibit C. In either case, the Lot Owners are responsible for maintenance of the drainage ditches and keeping them free of obstructions and overgrowth so the water can flow freely. Native vegetation, turf, or cobbles are the only acceptable landscaping alternatives for the drainage ditches.

**Rinn Valley Ranch Home Owner's Association Design Review Committee 12 June, 2014  
24 Apr, 2014 through 11 June, 2014:**

3500 Willow Rd Approved accent color change

3436 Red Hawk Ct/3490 Cottonwood Cir Approved fencing and rock installation in back lot.

9395 Cottonwood Circle Approved paint color change

3535 Rinn Valley Dr Approved paint color change

3308 Birch Rd Approved landscape design with additional notes to hard scape materials and additional evergreen trees for visual block of gas well.

3307 Birch Rd Approved fence installation and noted future concepts with feedback.

3385 Birch Rd Approved partial landscape plan (fencing, tree placement, lawn areas, patio and deck.) Completed design to be submitted in future.

3311 Birch Rd Approved privacy fence/dog runs installation.

3352 Birch Rd Approved full landscape design.

3365 Birch Rd Approved landscape plans. Noted future building and provided guidelines for shed installation.

3381 Birch Rd Approved landscape plans.

3380 Birch Rd Approved deck extension.

3305 Birch Rd Approved gazebo and concrete border installation

3396 Homestead Dr Approved storm door installation

9380 Homestead Dr Approved paint color change.

## **Enforcement**

We have updated our enforcement letters with our lawyer & will resume issuing violation letters. If you receive a letter & have any questions, please contact the board- [board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org).

**Please remember that DOGS MUST BE ON A LEASH if not confined in your fenced in yard. This is a town ordinance. If you see an animal off a leash, please remind the dog owner or contact the Frederick PD non-emergency line (720) 652-4222. Any owner not cleaning up after the dog will be subject to a \$50 fine. Please clean up after your animals. This is especially important in the park where children play. Please pick up after your dog!**

### **Community Improvement**

#### Open Issues

1. Irrigation Ditch between Cottonwood and Homestead-Ditch liner is falling down. We purchased 100 new longer spikes to try to see if these will hold. We need some help to do this.
2. Work on existing walking path for weeds-we need to purchase weed killer, \$150 needs approval. Board approved. Rick will then spray the walking path.
3. Park grass-Lennar has hired a new landscaper to work on the park. They were out yesterday to adjust the watering pattern to fix the dry spots. Watering will occur every night starting at 6:30 pm except Wednesday and Saturday's. They are still working out a schedule with Lennar to replace the remaining trees and see the outlying areas.

#### Trail around Community

1. Rick has created a drawing showing what is needed to be repaired. We are working with Lennar to repair ditch around the Lennar homes from the south entrance to end of Birch Road due to damage done by their construction. Lennar has committed to relocate the trail on the west and repair the remaining trail damaged by them on or around June 25th.
2. Need to finish trail along Birch Road as part of park build-out. There is a section of the trail that is missing that goes over the culvert behind 3307 Birch Road. Trail ends at the ditch on both sides of the culvert but original plans showing trail to go over the culvert. Rick has gone out for bids from landscaping companies to complete the remaining 150 feet needed on the West side to connect the complete trail. Will run them by Board for approval once he has them.
3. **Neighborhood Night Out- Schedule for Tuesday evening, August 5th.** Marg McCaskill will put together the event for that evening that we will hold at the park. She is planning on having various games for both kids and adults. Marg has ordered a banner for display announcing the event with the Police Department
4. **Town of Frederick Trustee BBQ- Schedule for Wednesday, August 13 –6PM to 8 PM.** Town will supply the BBQ and hot dogs, buns and condiments the board will supply Chips and Cookies like last year. Rick and Marg McCaskill will coordinate with the Town.

>Wards have started their landscaping/mowing & spraying. Please contact the board if there are areas that need to be paid more attention to so that we may handle situations before they get out of control.

### **Open Floor**

We are looking for a committee to help re-write & update the covenants & DRC guidelines. If interested, please contact the board or attend our next meeting.

Tuesday, August 5<sup>th</sup> is the annual Neighborhood Night Out.

Wednesday, August 13<sup>th</sup> will be the town led BBQ in the park. 6:00-8:00pm

### **STREET SWEEPING:**

*Beginning April, the street cleaner will be around on Fridays. Please do not park on the roads on Fridays.*

Next meeting: Thursday July 17<sup>th</sup> from 6:30-8:00 @ the Rinn Valley Ranch Park.

**Meeting adjourned at 7:40pm.**

[www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)

[www.frederickco.gov](http://www.frederickco.gov)