

## **Rinn Valley Ranch HOA Spring 2007 Newsletter**

### **NEW DEVELOPMENT**

Spring is just around the corner and many activities are taking place in our neighborhood. Lennar Homes purchased 39 lots in the final section of the subdivision, which is now being completed. Lennar has submitted initial plans to the design committee, which have been approved and construction has started on two model homes.

With the new entrance off CR20, construction traffic, along with many children and pedestrians in the neighborhood we ask that everyone drive cautiously. Several residents are actively pursuing a four-way stop at the intersection of Homestead Drive and Rinn Valley Drive. The town engineer has reviewed this intersection and a decision is expected soon. **For everyone's safety, please observe the posted 25 MPH speed limit in the neighborhood.**

### **SCHOOL BUS STOP**

Having observed the many school age children in the neighborhood waiting for the school bus at the intersection of Rinn Valley and Homestead it is clear that a bus shelter and bicycle rack would be a tremendous safety and comfort improvement for all of the children. The town has been approached regarding permission for construction of a shelter in the designated park area. The town is willing to work with the HOA to allow construction if the HOA will pay for the shelter and commit to its maintenance. The board would like to ask residents to express their opinion regarding a shelter; in addition, we are looking for individuals that would like to donate labor, materials or money for this improvement. Also individuals are welcome to contact the design committee to help with the shelter design.

### **NEIGHBORHOOD WATCH**

The board has been contacted by a representative of the Frederick Police Department regarding a neighborhood watch program. A couple volunteers are needed to begin this program, if interested please contact the board or Frederick Police to be placed in touch with the Frederick Police Neighborhood Watch program.

### **HOA CONTACT INFORMATION**

In an effort to avoid a substantial dues increase the HOA is no longer using a management company, this may create some inconveniences for members in regards to communications. Due to the separation from Personalized Management last fall multiple requests for quotes were sent out for management services. The least expensive quote that was returned would have required an immediate increase in dues of approximately \$120 per year. It is only through volunteer efforts and residents cooperation that we can continue to avoid these management fees. Please keep in mind that board meetings are posted both on the web site ([www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)), as well as, on the sign board next to the mail boxes on the north side of Rinn Valley Road. The mailing address for the HOA is:

Rinn Valley Ranch HOA, P.O. Box 462, Frederick, CO 80530

### **SPRING IMPROVEMETS**

As spring projects are started please remember that all landscaping plans, outbuildings, fences or structural changes must be submitted to the design committee prior to the start of work. For more details see the covenants and design guidelines posted on the web or available on request. The design guidelines were recently revised for clarification, as well as, to meet state requirements. Please refer to [www.rinnvalleyranch.com](http://www.rinnvalleyranch.com) for the most recent guidelines.

### **Financial Report**

We continue to operate on a tight budget. This year the mowing and landscaping budget was increased to \$12,000 or 40% of the entire HOA budget. Mowing all the fields, outlots and ditches last fall cost over \$3,000

or 25% of the annual mowing budget. The board is in the process of acquiring bids for the upcoming mowing season. Please refer to the budget inserted below; you will see the majority of the budget is spent for mowing, water and electricity. The west sump pump on CR 20-1/2 cost as much as \$150 per month to operate and with our wet winter has ran continuously.

We should all anticipate a dues increase next fall, with the addition of a new entrance to maintain, as well as, additional sump pumps in the final section being developed. The current budget still does not allow sufficient excess to begin developing a reserve fund for future repairs or improvements, pump failures, ditch repairs or improved landscaping are all items that a reserve fund should be established for. Many comparable neighborhoods have much higher HOA dues and fees. As the next budget year approaches the board welcomes input from residents regarding the level of landscape maintenance desired, as well as, any additional HOA services desired.

Personalized Management did not use a standard accounting software package which has made the transition to the CPA firm somewhat tedious. The CPA firm will be using Quickbooks so all future changes or reporting requirements should be a relatively simple process. Additionally the board will strive to be sure the annual dues statements are clear and accurate going forward.

<u>Actual / Forecast 2005 - 2006</u>	<u>Budgeted thru August 2007</u>		<u>Total</u>		
			<u>Act / Fcst</u>	<u>Budgeted thru August 2007</u>	<u>Variance to Budget</u>
<b><u>Expenses:</u></b>					
Accounting for taxes	\$150	0.5%	\$ 150.00	\$ 150.00	\$ -
Business Registration	\$10	0.0%	\$ 10.00	\$ 10.00	\$ -
Church rental - 1x	\$75	0.3%	\$ 100.00	\$ 75.00	\$ (25.00)
General Maintenance	\$400	1.3%	\$ 260.00	\$ 400.00	\$ 140.00
Insurance	\$600	2.0%	\$ 464.50	\$ 600.00	\$ 135.50
Landscaping including field mowing	\$12,000	40.5%	\$ 13,240.00	\$ 12,000.00	\$ (1,240.00)
Legal	\$3,000	10.1%	\$ 3,000.00	\$ 3,000.00	\$ -
Postage / Printing / Envelopes	\$770	2.6%	\$ 770.00	\$ 769.60	\$ (0.40)
Web site / e-mail	\$240	0.8%	\$ 120.00	\$ 240.00	\$ 120.00
P.O. Box	\$36	0.1%	\$ 40.00	\$ 36.00	\$ (4.00)
General Accounting	\$3,300	11.1%	\$ 3,300.00	\$ 3,300.00	\$ -
Property Management	\$0	0.0%	\$ 643.00	\$ -	\$ (643.00)
Petty Cash	\$250	0.8%	\$ 250.00	\$ 250.00	\$ -
Filing Cabinet - fireproof	\$1,000	3.4%	\$ -	\$ 1,000.00	\$ 1,000.00
Sprinkler work	\$500	1.7%	\$ 400.00	\$ 500.00	\$ 100.00
Transfer to Reserves	\$1,000	3.4%	\$ -	\$ 1,000.00	\$ 1,000.00
Utilities: Left Hand Water	\$3,800	12.8%	\$ 4,955.20	\$ 3,800.00	\$ (1,155.20)
Utilities: United Power	\$2,375	8.0%	\$ 2,429.91	\$ 2,375.00	\$ (54.91)
Weld County taxes	\$150	0.5%	\$ 233.94	\$ 150.00	\$ (83.94)
				\$	\$ -
	<b>\$ 29,656</b>	<b>100.0%</b>	<b>\$ 30,366.55</b>	<b>\$ 29,655.60</b>	<b>\$ (710.95)</b>

Cost per unit	\$	200	
2007 Income	\$	29,600	
Number of Lots		148	100%
<b>Owners Paid in Full</b>		<b>136</b>	<b>92%</b>
<b>Owners partially paid</b>		<b>2</b>	<b>1%</b>
<b>Homeowners that have not paid</b>		<b>7</b>	<b>5%</b>
<b>Dues Paid YTD</b>	<b>\$</b>	<b>27,952</b>	
<b>Outstanding Dues</b>	<b>\$</b>	<b>(1,648)</b>	

## NEWSLETTERS

In the interest of containing costs, it has been suggested that future news letters be placed on the website or sent directly via e-mail rather than sent via postal service. If you have concerns with this proposal please contact the board. If you would like to be placed on a neighborhood distribution please send your e-mail address.

## **HOMEOWNERS DIRECTORY**

The board is considering publishing a directory of residents for distribution to all residents, please contact us if you would not like your name and address included or if you would like to include a telephone number or family member names.

## **COMMON COVENANT VIOLATIONS**

It is the intent of the board to encourage residents to abide by the covenants they agreed to and to take the necessary steps to enforce the covenants. Please read the entire covenants for the neighborhood, a few of the common complaints that come up involve simple violations:

Some excerpts from the covenants are as follows:

**Section 7.6 Restrictions on Garbage and trash.** Each owner shall keep all of his or her trash, garbage or other refuse in a container in his or her garage. No trash, litter, garbage, grass, shrub or tree trimmings, plant waste, lumber, compost, metal, bulk materials, scrap refuse or debris of any kind shall be permitted to remain exposed upon any lot so it is visible from any neighboring lot or from the street.

**Section 7.7 Nuisances.** Habitually barking, howling, or yelping dogs shall be deemed a nuisance.

**Section 7.10 No Unsightliness.** All unsightly conditions, structures, facilities, equipment, objects and conditions shall be enclosed within an approved structure, including all tractors, snow removal equipment and garden or maintenance equipment, except when actually in use. No clotheslines, drying yards, service yards, wood piles or storage areas shall be so located on any lot as to be visible from neighboring lots or the street.

**7.17 Vehicular Parking, Storage and Maintenance.** Only one of the following may be parked or stored anywhere within The Planned Community so they are visible from neighboring Dwelling units or from the street: a house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling trailer, boat or boat accessories, truck larger than one ton, recreational vehicle or equipment, mobile home or commercial vehicle.

A complete copy of the covenants is available on the web site.

## **RADON**

A couple homeowners have found sufficient levels of radon to warrant some remediation and would like their neighbors to be aware that they should consider testing their home. This is especially true if you use your basement or intend to finish the basement.

## **BOARD MEETING**

The next board of directors meeting is scheduled for April 12 at 6:30pm, the location is 9365 Homestead Drive. Please see the sign board or web site for meeting information or updates.