



RINN VALLEY RANCH HOME OWNERS ASSOCIATION

Association Update

The Rinn Valley Home Owners Association will be working through several key issues over the coming months. We will be reviewing recommendations to the bylaws and covenants made by our legal department, reviewing and modifying the design guidelines, creating an enforcement policy and working to get the financials in the black.

Effective October 8, 2007 we welcome Ralph Walters and Dave Papini to the Design Review Committee. Brad Schneider will continue to serve on the committee. We appreciate Rinn Valley Ranch's residents patience during our transition. Be assured that the team is ready to meet the needs of the community.

The Enforcement Committee needs volunteers. Ragan Shearing will continue to serve on the committee. But we are requesting two other volunteers. The enforcement committee will begin enforcing

the covenants, bylaws and design guidelines more strictly. Please submit your requests to join the Enforcement Committee to the Board email reflector on the RVR HOA website.

A new enforcement policy, which was approved at the November 19th board meeting will be posted on the RVR website. This enforcement policy defines the will include fines and procedures that the Association will use to enforce covenants, bylaws and design guideline violations. It is imperative that each home owner read and review the HOA rules and regulations as well as the enforcement policies. The HOA is legally obligated to enforce the documented rules and regulations. Each home owner should follow the guidelines to avoid conflict and penalties. We all signed up to the rules and regulations when we closed on our homes. The HOA has every intention of enforcing our rules and regulations.

The Board is requesting that all residence in Rinn Valley Ranch send their current contact information. We are asking for address, email and phone numbers. The Board would also like the residence to mark whether they wish to limit that contact information to the Board. The Board would like to have this information on file for general HOA contact, in the event of an Emergency, etc. We have also considered sending a contact list out to help with the neighborhood watch program. Please send the contact information through email or through mail.

HOA Contact Information:
Rinn Valley Ranch HOA
PO Box 462
Frederick, Colorado 80530-0462
<http://www.rinnvalleyranch.org/>

Neighborhood Watch Report

Margaret McCaskill

According to the Frederick Police Dept., the crime in Rinn Valley Ranch has been quite low in recent months. Most crime reported occurred as theft from homes under construction. They ask that we remain vigilant in reporting crime to the police dept. when noticed.

Frederick has a new "Puffer Law" which states that it is unlawful to leave a motor vehicle unoccupied, by the driver, while the motor is running. Many vehicles are left running to

warm up on these cold mornings. The police officers have been called to numerous vehicles that caused property damage after coming out of gear or the brake released. Violators will be cited.

Frederick has formulated a new snow plowing map that will be used when the snow exceeds 2 inches on the ground. The plowing route for Rinn Valley Ranch included Rinn Valley Drive from CR7 east to Cottonwood Circle, Cottonwood Circle (north

loop) from Rinn Valley Drive to Rinn Valley Drive, and Cottonwood Circle (south loop) from Rinn Valley Drive to Rinn Valley Drive. Other streets in the ranch will remain unplowed by the Town of Frederick. This map may be viewed at:

http://www.frederickco.gov/uploadedFiles/Frederick/Town_Map/snow_routes.pdf

Any vehicles parked on the snow plowing route, during plowing, will be cited.

BOARD OF DIRECTORS

LISTING OF BOARD

CHRIS CHOLAS
KELLY WHITMER
KAY SCHMEIRER

DESIGN REVIEW COMMITTEE

MEMBERS
RALPH WALTERS
DAVE PAPINI
BRAD SCHNEIDER

ENFORCEMENT

MEMBERS
RAGAN SHEARING
TBD
TBD

NEIGHBORHOOD WATCH

MEMBERS
RICK AND MARGARET
MCCASKILL

Financial Report

Expenses:

| | Proposed Budget thru August 2008 | Actual / Forecast 2008 | Variance to Budget 2008 |
|------------------------------------|----------------------------------|------------------------|-------------------------|
| Accounting for taxes | \$300 0.8% | \$- | \$300.00 |
| Business Registration | \$10 0.0% | \$- | \$10.00 |
| Room Rental - 1x | \$150 0.4% | \$- | \$150.00 |
| General Maintenance | \$400 1.1% | \$- | \$400.00 |
| Insurance | \$700 2.0% | \$- | \$700.00 |
| Landscaping including field mowing | \$14,000 39.4% | \$4,378.90 | \$9,621.10 |
| Legal | \$5,000 14.1% | \$2,960.00 | \$2,040.00 |
| Postage / Printing / Envelopes | \$500 1.4% | \$- | \$500.00 |
| Web site / e-mail | \$240 0.7% | \$- | \$240.00 |
| P.O. Box | \$44 0.1% | \$- | \$44.00 |
| General Accounting | \$3,500 9.9% | \$1,075.00 | \$2,425.00 |
| Property Management | \$0 0.0% | \$- | \$- |
| Petty Cash | \$200 0.6% | \$44.60 | \$155.40 |
| Filing Cabinet - fireproof | \$1,000 2.8% | \$- | \$1,000.00 |
| Sprinkler work | \$600 1.7% | \$- | \$600.00 |
| Transfer to Reserves | \$1,000 2.8% | \$- | \$1,000.00 |
| Utilities: Left Hand Water | \$5,300 14.9% | \$2,969.10 | \$2,330.90 |
| Utilities: United Power | \$2,400 6.8% | \$867.34 | \$1,532.66 |
| Weld County taxes | \$150 0.4% | \$- | \$150.00 |

| | Proposed Budget thru August 2008 | Actual / Forecast 2008 | Variance to Budget 2008 |
|--|----------------------------------|------------------------|-------------------------|
| Expected Funds from 2007 Assessment Collected 12/11/07 | \$44,400 | \$24,150 54.4% | |
| Delinquent Funds | (20,250.00) | 45.6% | |
| Cost per unit | \$300 | | |
| | \$35,494 100.0% | \$12,294.94 | \$23,199.06 |