



○ June - August

○ Volume 1

○ 2008

RINN VALLEY RANCH HOME OWNERS ASSOCIATION

Association Update

The Rinn Valley Home Owners Association has three, one year term board seats coming up for vote on August 11, 2008. Any homeowner that is interested in running for these positions should email the board with a short bio or self introduction. Submissions need to be in by August 1st. The ballot for the vote is attached to this newsletter. Each property is limited to a single vote. The ballot is attached to the last page of this newsletter.

Also in August the board will be adding a motion to the ballot to increase the annual dues \$100 to a total of \$400. The increase is required in order to contract a management company to take over the HOA. The board feels that this is a required move in order to consistently enforce our covenants, design guidelines and by laws.

If any homeowner is interested in placing other motions on the ballot please email them to the board email reflector on the RVR HOA website.

May 10th the RVR HOA had a volunteer day where home owners volunteered to restore the walking path around the development. About a dozen home owners volunteered to clean up trash, move 50 tons

of rock, add rocks to the front of the paths, etc. We would like to thank all who dedicated their time to help out this effort.

There have been several issues that have been reported within the neighborhood over the past few months. Barking dogs, vehicles on the walking path and landscaping top the list. Homeowners should observe the following:

- Excessive dog barking violates section 7.7 and 7.8 of the covenants. Starting in July excessive dog barking will be cited by the enforcement committee and fines will be applied.
- Motor vehicles are prohibited on the walking paths and bike trails. The Frederick Police will be notified from here forward if vehicles are observed on the path. This includes motorcycles, ATVs, work trucks, etc. Unless these vehicles are associated with HOA maintenance or service.
- A number of landscaping warning letters have been issued over the past few months. Homeowners should review the guidelines and follow them to avoid these

Please help us to reduce the complaints in this area by following the rules and regulations set forth in the HOA documentation. We are bound by law to enforce the rules as written.

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

Pump Status

Board Members

The Rinn Valley Ranch HOA maintains two ground water pumps in the development. These pumps ensure that the water table does not rise to the point of flooding basements. The RVR HOA board recently contracted a firm to maintain these pumps on a bi-annual basis. The first scheduled maintenance found several issues with the pumps. One of the two active pumps is currently running properly but requires a check valve to be replaced. The second active pump has a bad

electrical line between United Power's transformer and the meter. It is our responsibility to maintain this electrical connection. The board is actively pursuing codes from certified contractors to fix this line. The bad news is that the funds that will be required to fix this issue are not available in the current operating capital. A special assessment may be required to make the proper repairs. We will be advising the homeowners of this issue and will

probably target the August vote for approval. If a special assessment is required the board will consider the amount of funds required for this effort as well as funds to place in reserve to avoid shortage in the future.

Any certified electricians within the development that would be willing to help the HOA or donate time or labor to the community should contact the board.

BOARD OF DIRECTORS

LISTING OF BOARD

CHRIS CHOLAS
KELLY WHITMER
KAY SCHMEIRER
RALPH WALTERS
SHAWN OLSEN

DESIGN REVIEW COMMITTEE

MEMBERS

RALPH WALTERS
BRAD SCHNEIDER

ENFORCEMENT

MEMBERS

LOOKING FOR
VOLUNTEERS

UPCOMING EVENTS

BOARD MEETING -

JULY 7TH 2008
6:30PM AT 9355
COTTONWOOD CIRCLE

HOA VOTING -

AUGUST 11TH 2008
5:30PM AT 9355
COTTONWOOD CIRCLE

BOARD MEETING -

AUGUST 11TH 2008
6:30PM AT 9355
COTTONWOOD CIRCLE

Financial Report

	Proposed Budget thru August 2008		Actual / Forecast 2008	Variance to Budget
Expenses:				
Accounting for taxes	\$300	0.8%	\$300.00	-
Business Registration	\$10	0.0%	\$10.00	\$10.00
Room Rental - 1x	\$150	0.4%	\$150.00	\$150.00
General Maintenance	\$400	1.1%	\$400.00	\$400.00
Insurance	\$700	2.0%	\$700.00	-
Landscaping including field mowing	\$14,000	39.4%	\$14,000.00	\$6327.31
Legal	\$5,000	14.1%	\$5,000.00	\$370.00
Postage / Printing / Envelopes	\$500	1.4%	\$500.00	\$401.00
Web site / e-mail	\$240	0.7%	\$240.00	\$240.00
P.O. Box	\$44	0.1%	\$44.00	-
General Accounting	\$3,500	9.9%	\$3,500.00	\$925.00
Property Management	\$0	0.0%	\$0	-
Petty Cash	\$200	0.6%	\$200.00	\$155.40
Filing Cabinet - fireproof	\$1,000	2.8%	\$1000.00	\$1,000.00
Sprinkler work	\$600	1.7%	\$600.00	\$600.00
Transfer to Reserves	\$1,000	2.8%	\$1000.00	-
Utilities: Left Hand Water	\$5,300	14.9%	\$5,300.00	\$(1,399.75)
Utilities: United Power	\$2,400	6.8%	\$2,400.00	\$378.30
Weld County taxes	\$150	0.4%	\$150.00	\$150.00
	\$35,494	100.0%	\$3,868.86	\$3,868.86
Expected Funds from 2007 Assessment	\$44,400			
Collected YTD	\$43,950			
Delinquent Funds	(\$450.00)			
Other	\$2350.00			
Cost per unit	\$300			

Rinn Valley Ranch Homeowners Association 2008
Ballot for issues and for Election of Board Members

As a homeowner in Rinn Valley Ranch, I hereby cast my vote for the following members to serve on the board of directors:

Name: _____

Name: _____

Name: _____

As a homeowner in Rinn Valley Ranch, I hereby cast my vote to allow the Rinn Valley Ranch HOA to increase the annual dues by \$100 to a total of \$400 to hire a HOA management company to run the day to day HOA affairs. Including, enforcement of covenants, bylaws and design guidelines, accounting, maintain website, attend board meetings, take meeting minutes, file all important documentation, track violations and fines and manage contractors. Please place an "X" next one of the choices below.

Approve

Disapprove

Abstain

Instructions:

A homeowner from each property must bring this sheet to 9355 Cottonwood Circle on Monday August 11th between 5:30pm and 6:30pm. Each property if only allowed to vote one time.