

Cerise Ranch Summer 2010 Newsletter

Another summer at Cerise Ranch has come upon us. One of the Cerise Ranch Board goals is to provide better communication to our property owners. Hence a new newsletter that will be produced quarterly giving a brief description of what the Board is working on. As always we invite each and every one of our property owners to attend our monthly Board meetings.

Ditch/Field Maintenance – It was a little rough to get the field and ditches burned. Colorado weather can certainly make for some crazy days. The Harris Reed ditch is up and running. Thank you to all of you for putting up with the smoke as our field definitely needed to be cleaned out.

Upper Ditch – The Highline ditch continues to be an issue with getting water to our upper ditch users since the pipe through the Dakota's has failed. The upper ditch provides water to those on the north side of Larkspur. The Board tried to negotiate a cost sharing fix with Dakota's HOA to no avail. We are now looking at a temporary fix for the summer as it does not look like we will come to a resolution soon with the Dakota HOA. The temporary fix would include a wet well and we hope to have agreements in place by the first week of June and

construction complete soon thereafter. Thank you to all the affected homeowners for their patience as we try to work through this issue. We know this has been a huge inconvenience.

Weeds – The weeds in Cerise Ranch like to keep us busy. With that being said we need all of you to participate in removing thistle and other noxious weeds from your property throughout the summer as it is required by the State and County. We are in the process of starting weed spraying on the common areas and without the help of our property owners we will lose the battle. The Board will require that all weeds be taken care of in individual lots and unfortunately if they are not you might get an extra bill to cover the cost of having your lot sprayed. Please, please remove noxious weeds.

Dues – In order for Cerise Ranch to be the place we all want to live everyone needs to pay their dues. We are having some problems with delinquent dues and this puts a strain on the entire subdivision. Please know we are doing our best to collect and if the situation proceeds to worsen this will have dire consequences to all of us. Past due property owners can expect their privileges to be revoked to the clubhouse and pool.

Beach Resource Management - Gary Beach, Heather Gosda and Landis Greathouse are busy working hard for Cerise Ranch. Their focus has been on collecting dues and getting annual maintenance completed. We have been fortunate to get such a respectable company to work with us on keeping Cerise Ranch in tip top shape. Landis Greathouse is our primary contact and she can be contacted via e-mail at landis@beachresource.com or phone at 970-273-3100.

Clubhouse Cleaning - Kimberly Welsh (Lot 64) is in charge of cleaning the clubhouse. The Board would like to remind property owners that although we have someone to clean the clubhouse it is up to each and every one of us to pick up our trash, belongings and make sure our children are taught to do the same. If you see someone has left a mess please take a couple of minutes to set things straight. Many homes in our neighborhood are for sale and those sale prices will affect our home values and future sale. Thank you so much Kimberly for all your hard work.

Pool Opening - Hurray the pool is scheduled to open on Memorial Day weekend. I hope everyone has time to use the pool this summer and to enjoy themselves. As previously mentioned - take pride in the pool/clubhouse and keep trash and miscellaneous debris picked up.

Clean Up Cerise Ranch Day ~ Scheduled for June 5th from 9-12. We will provide lunch to all who help. We would love to see you there. Keep our dues down and our values up.

That is all for this time. I hope you have found this newsletter helpful. Thanks for reading.

Your Board,

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