



Cerise Ranch Winter 2011 Newsletter

Hello Cerise Ranch Property Owners. We are in the midst of a Colorado winter, sunny one day and a blizzard the next. With spring rapidly approaching the Board is getting ramped up for a great spring and summer with lots of projects to make Cerise Ranch an even better place to live.

Blue Creek Restoration Project - The bank of Blue Creek along the trail has eroded significantly over the last couple of years. Enough erosion has occurred that it needs to be repaired before the trail is affected. We have applied for and received a permit to fix the erosion. We will have the bank repaired this spring.

Pond Signage – Signs have been purchased by Beach Resource Management to be placed along the pond stating that there is no swimming, skating, fishing or boating allowed. Our insurance policy does not allow for these uses and our agent notified the POA that signs need to be installed. The POA is investigating insurance coverage that will not be as restrictive to possibly allow boating and fishing. We will keep you updated.

Snow Removal – Please be neighborly in removing snow from your lot by keeping it within the confines of your lot. There should not be any circumstances in which snow or debris is deposited on another property owner's lot.

Design Review Board – A friendly reminder that any improvements to your property should be presented to the Design Review Board. This includes painting your home, fences, sheds or landscaping

improvements. The DRB is happy to assist property owners and meets monthly as needed.

Assessments –Assessment collection continues to be a challenge for Cerise Ranch. We ask that you make your payments as timely as possible so we can continue to make our neighborhood a great place to live.

Real Estate Transfer Assessment – Last year was a challenging year for most us, however, with the home and lot sales we were able to collect \$21,475 in RETA to apply towards our reserves for improvements.

Treadmill in Clubhouse – The treadmill in the clubhouse is being removed as it is in bad condition (stops when you are on it) and can't be fixed. The Board would like your input to see if we should replace the treadmill. We have received a bid from Healthstyles Exercise Equipment for several different types of commercial treadmills but don't want to spend the money if the homeowners don't want it. Please send an e-mail to farrahroberts@alpinebank.com if you would like to order a new treadmill.

Projects for 2011 – Projects this year include: painting/staining the clubhouse, pool furniture, planting new trees, removal of dead trees, continued war on the weeds, updating the lighting system at the entry for better visibility and neighborhood clean-up day.

Ideas from Homeowners – We are always interested in hearing ideas on how to improve our subdivision and you don't need to attend a meeting to let us know. Just give one of us a call or send an e-mail.

Your Board,

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