



## Cerise Ranch Fall 2010 Newsletter

Hello Cerise Ranchers! Fall is rapidly approaching but with a little luck we'll have an Indian summer. Here is an update of what your Board has been working on.

**Upper Ditch/Ditch Diversion Project** - The Highline ditch issue has not been resolved. Therefore, the Board has come up with a temporary solution to get water to the homeowners on the upper ditch. A wet well and pump has been constructed at Blue Creek on Blue Stem Court to pump water up to the upper ditch. The cost of the temporary fix while expensive, \$30,000, was much less than if we fixed the issue in the Dakota's. We have been advised to not fix the pipeline in the Dakota's until some of the issues have been resolved. The fix was funded by our reserve account. Thank you to April and Chris Calabro and Dave Marrs as they've worked diligently in finding a solution. Many thanks to the affected homeowners for their continued patience.

**Weeds** - The weeds in Cerise Ranch are still in the process of being sprayed. Please continue to monitor your property for weeds.

**Budget** - The Board has worked hard to stay within the budget this year and made considerable cuts to expenses. The upper ditch temporary fix has obviously impacted the budget as well as delinquent dues. The Board's priority is paying bills and maintaining the association property and this is dependent on home owners, lot owners, paying their dues. For the benefit of your property values and those of your neighbors, please pay your dues. Overall the Association remains in a healthy position.

**Covenants** – We currently have numerous violations in regards to weed control, recreational vehicle storage, maintenance, etc... Beach Resource Management will be monitoring the covenants more closely due to these violations. If you have any questions regarding any of the covenants please do not hesitate to contact BMR to clarify the issue.

**Projects** – The Board is working on numerous projects in Cerise Ranch including the following: additional trees along the highway, staining of wood structures, entry lighting, reinforce banks along Blue Creek and fixing round-about road corners. We are hoping to have the majority of these projects completed in the next two months. We've completed the following projects this year: new property manager, decreased landscaping contract amount due to economy, road shoulder repair along Cerise Ranch Road, community clean up - removed a dumpster of debris, updated clubhouse security camera and upper ditch temporary fix.

**Pool Closing** – The pool will be closing on September 7<sup>th</sup> after Labor Day weekend. We hope you enjoyed the clubhouse and pool this year. Look forward to having new pool furniture next summer to enjoy.

Your Board,

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Ted Borchelt, Vice President - ph #963-7474

April Calabro, Treasurer - ph #963-2896

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