

# Cerise Ranch HOA Fall 2020 Newsletter

Hello Fellow Cerise Ranchers,

We hope all is well with you, your family, extended family and friends. As we move into the colder months of Winter and are confronted with the resurgence of Covid-19, we hope all stay healthy and safe! If anyone ever needs help in this time, please reach out to the Board or a neighbor. Help is always nearby!

We would like to take this time to update everyone on what has transpired over the summer and what lies on the horizon. This letter will also be posted at the mailboxes. Its long so you may want to print it.

## **Welcome to our Newest Cerise Ranch HOA Board Member.**

Welcome April Calabro! From the highly qualified pool of applicants who applied to fill the vacant seat left by Linda Orenstein's resignation, the Board chose to select April Calabro (Lot 46) as our newest and 5th member. April has a long history in Cerise Ranch as one of the "Original Settlers" so to speak! April, and her husband Chris, raised their 3 children here and April was a past Board Member serving as Treasurer for Cerise Ranch in the days when we paid our own bills and didn't have a proper Property Management Company as we do today with Integrated Mountain Management. It was a very laborious and hands on period for the Board. In all April served about 4 years and was a spearhead in our legal defense against Dakota Meadows in a lawsuit regarding water issues involving the Harris and Reed Ditch. Fortunately the lawsuit was settled favorably for Cerise Ranch. This was also a trying time for Cerise Ranch as we were in the midst of the "Great Recession of 2008" and its aftermath, during her entire tenure on the Board. April brings a vast amount of Cerise Ranch experience, history and knowledge to her position. Thanks to all others who applied (all have have been previously notified). We were happy to have a high number of enthusiastic candidates express their interest in being involved with Cerise Ranch and hope all will stay active within the community.

## **Road Sealing Project/New Speed Bumps**

The road repair and sealing project was completed without too many hitches, excluding the Hwy 70 shut down due to the Glenwood Canyon Fire, which prevented the contractor from getting materials for a bit. We will do a better job of traffic control in the future around the roundabouts, which was a bit confusing. The material we put on the roads to seal them was a "penetrating sealer", which actually is absorbed by the existing blacktop, helping to add structural integrity and longevity to it. Previous sealers we used didn't penetrate and just laid on the surface, making them look smoother, but not adding any strength to the roads. Thus you saw less of a smooth finish over the cracks than expected....We also added 3 new speed bumps on Larkspur Drive, which is a long stretch of road that is now getting more traffic than in the past and is easy to go too fast on. The new green and reflective "Caution Speed Bump" signs have been installed and show well at night. **Please drive cautiously at all time in Cerise Ranch as we have many precious young children in the neighborhood, and they are often out riding bikes... on the roads! Safety first!**

## **New Pool Survey**

Of the 50 replies to the survey that we sent out in regards to taking the communities pulse on replacing the pool with a bigger concrete pool, 49 were in favor, and 1 not in favor. We are very grateful for the high number of responses, which Samantha from Integrated, graciously tallied for us as they came in. Some families sent in multiple identical replies, which were filtered out of the final tally. With this type of response, we will move into the next phase of getting bids for the prospective work to be done, which will incorporate an outside shower, lap lane and easy entry/exit access stair/ramp into the pool. We will seek 3 bids and already have 3 names of pool builders, one being local and two from Denver. This is a specialty building project that requires special skills/equipment, thus the use of companies coming out of Denver who have this expertise.... All comments that accompanied the replies have been received and

any more you may have are welcomed. Once we get to the point of being able to construct a budget for the project, we will present it to the membership for review, comments..., and then at some point an up or down vote from membership. We will keep you posted as we move along in the process and make sure are all informed of design and costs....

As mentioned before, if the pool project receives formal approved by the membership, Peter, in conjunction with the rest of the Board, will be the GC on the project at no cost to Cerise Ranch. His payment will be the satisfaction and pleasure of overseeing such a fun project and wonderful asset to community. He will also enjoy swimming laps in it!!!!

### **Winter Road Plowing**

Winter is here and we already have had our first round of snow plowing in Cerise Ranch. Please make sure to park back off the street as far as possible so the plow can do its job and no vehicles get damaged. Bobby Schneider is our snow plowing contact and can be reached at 970 948-7073. He is available for hire to plow individual driveways as well.

### **Berm Work**

As you can visually detect as you enter Cerise Ranch from west bound Hwy 82, heading from Aspen to Glenwood Springs, the valley's biggest "free" berm has been well groomed for the winter. Finally all the replacement electrical repair work that had to be done on the irrigation system, as well as the expansion of the irrigation system itself has taken place. Mark Gould has been more than accommodating and apologetic for the delays that we encountered this summer and apologizes for the "sad" state the berm was in for quite a while. As you may have noticed the western portion of the berm, that we asked him to temporarily sculpt so it wasn't looking so unfinished, appears to be a bit low for the last 150 - 200 ft or so. This will be raised and leveled off next Spring when Mark has more dirt. We didn't want him to leave the unsightly pile of topsoil that was there as it was, so next spring he will scrap it off again when he has more raw dirt, and then re-spread it over the final layer at the proper height of finished grade. Then that monster section of the berm will be finished.

As we have mentioned earlier, Mark put in a permanent irrigation system, when our agreement only called for a temporary one. That is a big deal and we are very appreciative for the work. Gould also replaced the damaged side of the "cattle guard" as you enter Cerise Ranch which was damaged by one of their trucks. They have more than held up their end of the agreement!

### **Tree Planting for Hwy. 82 screening on west field behind SunFlower Loop. Harris and Reed Ditch rerouting.**

We have started the rerouting of the tail end of the Harris and Reed Ditch, located in the west field, as mentioned earlier. This is being done so it can accommodate more water flow/volume back into Blue Creek, preventing the seasonal flooding into the neighboring Cerise property. We have removed the 8 inch "tail pipe" that drained into Blue Creek which was causing the back up. It is now a wider pipe which should allow us to run higher volumes of water through the ditch without causing backup/overflow issues. We have also begun planting evergreen trees in the field closer to the hwy to help screen out the activity on Hwy 82. We will be fencing them off so they don't get dined on by our resident deer population. We have a very swampy spot back along the area where the water flows from our big pond, under the main entrance road, into Ollie and Erin's pond and then back into Blue Creek. Mark Gould wisely will not do any berm construction there as it just too soft/wet for his heavy equipment. It would literally sink! While we have Tom Banc doing the tree excavation/ditch work, we asked him to see if he can clean up the stream that flows back into Blue Creek, so maybe we can dry the area out a bit. That may one day make it possible for Mark to get back there. But in the meantime, we are currently planting 10, 12 ft evergreens to start with and will add more in the spring. They will be irrigated using the water from the tail-end of the

Harris and Reed Ditch. We have staggered them in a line to allow them to fill out and grow together properly.

### **Large Package Mailbox Storage Shed/Bin**

It has become very apparent that the USPS is not able to deliver all the oversized packages that come into Cerise Ranch to people doorsteps. After speaking with our mail carrier he told us they are only allowed to travel a certain distance into Cerise Ranch to deliver packages, so many just end up getting left at entrance. The poor guy was so stressed, saying he has to work until his route is done, and at the end of the day he makes no money.... Basically they can't find workers or they don't hire workers and they are over taxed. So, to help with this situation especially with the arrival of winter and wet, snowy conditions the Board is going to have a large package shed/box constructed next to the main set of mailboxes, so we can protect peoples packages from getting left out in the elements. We hope to be able to work out a key system with the USPS so we can keep it secure but cannot yet say if that will work out. It should be coming in the next few weeks and if Mike Hoffman can run power to it from the existing mailboxes, we will try to install lighting as well.... Mike, did you get that???

### **Highline Ditch Pipe Clog**

A quick shout-out to Mike and Cody Hoffman for addressing the clog that developed in the Highline Ditch pipe a few weeks ago. They spent lots of time and energy locating the stoppage, removing it and modifying the pipe layout to help prevent future clogs. Bill Reynolds, of Mid Valley Metro, kindly allowed them to use his compressor to help locate and blow out the blockage. Thank them if you see them around as Mike and Cody do lots of important and mostly voluntary work for Cerise Ranch to all of our benefit. Bill Reynolds also is very generous with his time in Cerise.

### **Clubhouse Sewer Ejector Pumps**

The 2 new pumps have arrived and we are just awaiting for Samuelson Pump Company to deliver them. We have contacted Roto Rooter for installation.... Once the pumps are installed and fully functioning, we will do the repair work to the sheet-rock and wood trim damage that was brought on by the flooding in the weight room. Our timing was fortunate as this happened just as the pool was closing down for the season....

### **Cerise Ranch Entrance Enhancement**

We looked into installing a black top curb extending from the cattle guard to the hwy at the main entrance. When we got out to walk it with the contractors, we realized that if we put the curb on top of the edge of the existing black top, the entrance would be very narrow. We will need to actually make the blacktop there wider and then install the curbing to make it function properly. That said, with Gould working on the berm for the last time in the spring, we will wait until they are completely out so we don't have any new work installed destroyed by their trucks.... We may put some rocks out at entrance to help train us all from driving on the entrance shoulders which kicks lots of rocks onto the road. This will prepare us for the new curb that will be installed next year....

### **Real Estate Activity in Cerise Ranch**

Beyond any physical construction you can currently see being done now, we have about 6 new homes slated to start over the next 6 to 8 months. Three of these homes appear to be spec houses, while the others are being custom built for property owners. This is a healthy sign for our community, and we extend our great appreciation to our DRB members who work hard so hard on these projects. Your time and energy is a gift to the entire Cerise Ranch community!!!! Thanks to Bo, Ted, Mike, Rob, Lyndsey, and Angela!!!!

### **H.O.A. Annual Meeting**

We are planning our Annual Meeting most likely on December 7th. You will be formally notified by Integrated as required by our covenants.... There is a high (and very sad) possibility that this meeting will be held virtually due to Covid-19 and the current and possible future CO. State restrictions we will have to address. If by some miracle we can have a live meeting, we will, but that is very improbable.... When Covid-19 gets under control, a vaccine is available... and it is safe to do so, we will have a BIG Cerise Ranch community gathering so we can all get reacquainted with each other and celebrate the good life in our wonderful community!!!

Thank you for your time and attention.  
Best Regards from Your Cerise Ranch H.O.A. Board  
April, Katie, Mike, John & Peter