

Cerise Ranch HOA Summer 2020 Newsletter

From Peter Dolan Cerise Ranch HOA President and the rest of your Cerise Ranch HOA Board (John Kinney, Katie Erickson, Linda Orenstein, and Mike Hoffman)

Hello All Cerise Ranch HOA Members,

We hope all are adapting well to the current living environment being dictated to us all by the Covid-19 pandemic, and that all are in good health, as are your families and friends. Our heartfelt condolences go out to all who have been adversely affected by this virus. You are all in our thoughts and prayers. If you have been affected by Covid-19, please reach out to the HOA Board and your neighbors for any assistance you may need. We would all be glad to help.

BELOW IS A LONG AND INFORMATIVE UPDATE OF WHAT IS HAPPENING IN CERISE RANCH, SO PLEASE TAKE THE 5 MINUTES IT WILL REQUIRE TO READ IT. IT IS FOR YOUR OWN BENEFIT!!!!

IT MAY SERVE YOU TO PRINT THIS OUT TO READ!

****Quick notice to all HOA Members who have been contacted (twice now) by the Design Review Board in regards to registering previously unregistered RV's or other issues (RV's are allowed in Cerise Ranch, but need formal DRB approval in regards to placement, screening....), please respond within a week or you will be contacted by the HOA Board and Integrated Mtn. Mgmt. calling you in for a meeting/discussion as to why you are not responding. This is a friendly request before it becomes a friendly requirement from the Board.... Thanks for your cooperation. ****

We would like to welcome back all our seasonal residents (Walkers, Conlans, Jacobs, Siedlers...) as well as welcome into the Cerise Ranch community, our new residents and prospective residents. Much is going on in Cerise Ranch, which this letter will attempt to bring all up to speed on. When the Covid-19 issue dies down and it is safe and appropriate, we will have another "Getting to know you" party at the pool and clubhouse, so we can better know who we share this beautiful piece of property, we call home, with....

First off we would like to thank Ted Borchelt for volunteering to sand and stain all the wooden log bridges in Cerise Ranch this Spring. Ted reached out to us and asked how he could help out around the Ranch during early spring and took on this task with glee.... We supplied stain and Ted provided energy and elbow grease to get the job done. They look great and will be redone in the fall to keep them in good condition before the snow falls. Don't worry Ted, we will hire someone this time!!!!

We will also be re-staining the two main entrance signs as well at this time. Speaking of the entrance, the new flower beds look fantastic, as does the expanded flower bed at the first roundabout. Thanks to Tom Hazarad of Green Acres Landscaping and Linda, who helped advise him, as this is something we have been planning for a few years now!!!! I would also like to personally thank Ted for voluntarily putting up the new screening fence in front the new Borchelt family RV, which was not required of him, but was done out of consideration for the neighbors. This kind of spirit is what makes Cerise Ranch a great community to live in.

We would also like to thank Mike and Cody Hoffman, Jon and Farrah Roberts, Dan Sadowski, JL, Kimberly ... and all others who so willingly responded to the recent rash of fallen trees, with chainsaws and rakes in hand, getting the roundabout reopened and things cleaned up within an hour!!! Its a great way to meet your neighbors, have some fun, and save the HOA money by doing things ourselves.... Great community building!

A big, big, big thanks goes out to the tireless effort put in by our "all volunteer" Design Review Board (DRB) of Mike Hoffman, Ted Borchelt, Rob Rose, Bo Buck and Lindsey Holmbeck, and our paid

architectural consultant, Angela Lourghy, who has proved to be invaluable to the DRB, for the arduous task of getting projects reviewed, houses built, and things running smoothly for us all.... We are bringing the Ranch owners more into compliance every day as time passes. This is not always an easy or pleasant task and without them, we would be adrift. A thankless job at times which deserves all our gratitude and appreciation. Hats off to you all and to those who cooperate with them when contacted....

We have had five houses started or finished in Cerise Ranch in the last year alone. Dave Brown's house on Blue Stem Court, Linda's house on Lot 6, the Johnson's house on Lot 50, the newly started Decatur residence on Lot 55 Sun Flower Loop and the beautiful addition over the garage at Lot 8.... And those are just the big projects....

We currently have two homes under contract for sale, Lot 36 and Lot 7 as well as more lookers in the neighborhood than ever.

I "may" soon start a new spec home on Lot 18, in the fall, once I clear up a few other projects....

Project Update:

1. The berm. Yes, it has been stagnant this spring and summer. The reason for this has been the fact that as Gould Construction workers widened the berm at the HOA's request, and kept on making it higher, the dirt extended wide enough to cover the power lines (that run underground) for the berm irrigation by 13 feet. The weight of this dirt caused the main line to sever and thus no power to berm irrigation. Gould dug a new 500-foot trench and reinstalled the power line, at their own expense, and finally got power to the system. Then once they started running it again, two pipes broke open and caused the washouts that were visible from Hwy 82....

This has all been repaired, so we can start growing grass again and start shaping the berm again. Gould hydro seeded the berm last fall and if the seed does not take soon, they will reseed as required....

I spoke with Mark Gould, who runs Gould Construction, and he couldn't have been more apologetic and willing to take responsibility for current issue, and he is going to make sure all gets done and start to smooth out the big pile that is near east side of our entrance.... The Board will meet shortly to decide if we want to try and add more dirt to berm or to have Gould start to finish up and phase out....

2. In speaking with Mark this past week, they don't really have the appetite for bringing in any dirt to the west side of berm behind Sun Flower Loop as there is no good access, wetlands are involved, and it would require building a bridge over Blue Creek.... That said, the Board is going to discuss planting evergreen trees... across that section of field to provide a screening barrier for that section and its residents. We may be digging up and replacing a 70 foot section of irrigation pipe in that area this fall, so we could probably plant trees at the same time.... We have always had an issue with the water flow level in the Harris and Reed ditch as it pertains to flooding the property of Dennis and Trish Cerise, who own the ranch located immediately to our west. As Peter Magnum, our official "Water Monitor" of the Harris and Reed Ditch in that section can attest to, its an ongoing problem that requires Peter and I to be constantly adjusting the water flow level at the head gate in Dakota Meadows, where our water is pulled off Blue Creek. The issue is we only have an 8 inch pipe that carries the water at the end of the "Harris and Reed Ditch", back into Blue Creek. When we have a good flow of water in the ditch, the pipe cannot move enough water back into Blue Creek, thus it backs up and floods the Cerise's property. Installing a wider diameter pipe at this section will allow us to run max flow down the ditch, without causing the backup.... We may also be able to tie in irrigating the new trees with the redirection of the tail waters of the "Harris and Reed Ditch", as we address this issue....

As you have seen I have put cones and markers up on both side of the main entrance to try and keep people from driving on the grass edges and pulling rocks and dirt onto our pavement. We are trying to train everyone to be more aware of this issue as we may be putting in a 4 to 6 inch concrete curb on both sides to help alleviate this situation.... Blue Lake has one on the eastern portion of their Hwy. 82 entrance

that is a model for what we may do.... The rocks that get pulled out when the grass is driven on is a danger to us all especially bikers and motorcycles, not to mention its general unsightliness....

3. Crack sealing, pavement replacement, and entire road sealing project, will be done in late August early September. As many may have noticed, our road repair/maintenance consultant Bob Jones, from "Kimberly and Horn", has walked the entire roadway at Cerise and marked where pavement needs to be replaced, added.... We have 3 bids submitted that the HOA Board can now choose among to do the work. Areas that need repair/replacement will be dug up and properly repaved, blacktop will be added to the main roundabout to widen it, while all the cracks will be cleaned/routed out, before being filled. Once these two processes have been completed, the entire road system will be resealed with a product that penetrates, rejuvenates, and seals the blacktop adding years to its life. Bob Jones, who has his Master's Degree in "blacktop" yes, you read that right, and is our paid consultant from "Kimbely and Horn Consultants", was introduced to us by our HOA Board member, John Kinney the Aspen Airport director, as Bob does many airport paving projects for John as well as around the state.... Thus the advice we are receiving is very sound. Thank you, John Kinney, for introducing us to Bob....

We will also be looking at adding 3 to 5 new speed bumps, mostly on the eastern end of Larkspur Drive to help control the speed of vehicles in the neighborhood. Thanks to Troy, who recently moved into Lot 21, for bringing this issue to our attention.... We anticipate this process taking 5-8 business days as we will close sections of road as project unfolds, always keeping at least 1/2 of the roadway open for traffic flow. Please be aware not to drive on new seal/blacktop that is marked by cones... once we get started.

4. General Maintenance at Cerise. Fields will soon be hayed, concrete decking at pool will be power washed as will exterior of Clubhouse. We had some birds who left a mess at the back door to clubhouse that will be cleaned up, all this by Integrated Mtn. Mgmt. Three downed signs are also being replaced by Integrated within the week....

5. Volleyball Court. Thanks to the Piccard family for spearheading the delivery of new sand and tightening up of the net this early Spring. The HOA reimbursed them for it, but Scott and Tammi took the early initiative to get it done as all their daughters play competitive Volleyball and wanted to get an early jump on it since school was canceled by Covid-19. Much appreciated by all!

6. We have had issues with people who may not belong to Cerise Ranch using the pool, especially teenagers (we have many teenagers who do belong to Cerise Ranch who rightfully use it as well....) Everyone needs to self-police the pool use since we don't have a full time attendant doing so. Take a little initiative and ask people who you don't think rightfully belong there to leave. Tell them you will call police if they don't. Call one of the Board members.... If people are there late at night and it bothers you, go over and tell them the same thing I just mentioned. The pool is officially closed at 10 PM. The fence was recently damaged by someone sneaking under or over it. The Board is going to consider adding another higher fence around the existing one to help with this issue. If people are acting inappropriately, protect your/our interest and say or do something. It does no one good to observe this, but not take action. Of course, if you feel physically uncomfortable, contact someone else, or call the police. The cameras are all now fully operational so report time and date of incident to a Board member.

7. Speaking of the pool, it may be time to consider replacing our pool with a bigger one. I have received multiple request that this be done....I had the good fortune to be in charge, with another HOA Board member, of replacing both our pool and tennis court at Aspen Mountain View HOA in Missouri Heights.

See attached photos. This was the best thing we ever did there and the pool is amazing, big enough to accommodate many people without feeling crowded and is a real concrete "gunnite" pool that will last for decades.... Great for property values as well.... It even has a lap lane!

This is something that the board will need to discuss and is in no way intended to be presented as a done deal. We would of course formally poll all members. We currently should have sufficient funds to pay for it outright, without an assessment.... **Again, this is just thinking out loud and is solely to be considered a starting point of discussion only, not a firm commitment in any way shape or form....**



8. We have been diligently spraying the thistle on the common space. It is impossible to get it all, so if you see an area that needs attention, pls. contact a Board member. Jim Lewis of Eco Right solutions, is always available to address these issues....Please manage your own weeds, it's your responsibility....Untended weed affect your neighbors and the Ranch as a whole, so please pitch in and knock them out....

9. Aaron Walker has left Integrated Mtn. Mgmt. and has been replaced by Samantha Engen (samantha.engen@integratedmtn.com) as our contact. Bob Johnson, a founding member, and senior partner of Integrated is also available to help our members until Samantha is up and running with us. Bob.johnson@integratedmtn.com.

Ok, enough said. Sure, there is something we missed. If so, please bring it to our attention....

Happy summer!

Sincerely,

Peter Dolan and the rest of the Cerise Ranch HOA Board.

Peter Dolan - 970 379-5828
Katie Ericson -
John Kinney
Linda Orenstein
Mike Hoffman