

Ranch Place News

April 2018

www.ranchplacehoa.org

For Ranch Place Homeowners Association Members

Message from the HOA President

Hello Ranch Place Homeowners! 2017 was a successful year with improvements to our trails, parks, and mailboxes and many terrific social events! We moved the annual meeting to October to give us better visibility into both the previous year and upcoming years' budgets and finances. The meeting was well attended, and we appreciate all your feedback. For those of you who may have missed it, this newsletter provides a recap of what is going on in the neighborhood.

The mailboxes are finally complete, and we hope you are enjoying the improved lighting and magazine-sized boxes in the new structures. Final landscaping on the rear mailbox will be completed this Spring.

Several people have asked about the HOA-owned land on Cutter Lane next to Ranch Place Lane. The parking sign there is for excess construction vehicles working on active projects on Cutter Lane only and is temporary. There are no construction projects scheduled on that HOA land. We are having the land surveyed to determine our options for potential improvements to it as we have received considerable feedback that it is an eye-sore and there are many ideas for potential improvements. As discussed at the annual meeting, any consideration of such improvements will be presented to the entire community for input and discussion and there are no plans or budget for any such improvements this year.

Efforts continue to stop any short-term rental activity in Ranch Place and to address speeding and safety issues on our roads as these have both been issues of consistent concern to our residents. See more information about both of these issues in this newsletter.

Thank you to the great committee chairs for all their efforts throughout the year. Our trails look great and there have been many fun social activities for the residents of Ranch Place to enjoy this past year.

Thank you to Ranch Place residents for being considerate of your neighbors by following the rules regarding the upkeep and appearance of your property. This is beneficial to the entire community.

Ranch Place Board of Trustees

You may contact the Ranch Place Board of Trustees via email or phone as listed below:

President - Julian Castelli
juliancastelli@yahoo.com
770.757.0755

Vice President - Doug Ogilvy
douglas.ogilvy@gmail.com
775.223.1204

Treasurer - Sean Morgan
sean.e.morgan@gmail.com
435.901.4370

Ranch Place Manager - General questions for the HOA and reports of CC&R Violations - Brenda Lake,
Ranchplacehoapc@gmail.com, 435.640.1150

Reduce Speed in the Neighborhood

There is great concern by most Ranch Place residents about speeding in the neighborhood. Please remember that our children are playing, walking and riding their bikes throughout our community. The neighborhood has had two flashing speed limit signs installed to help remind drivers to slow down along with a newly installed marked crosswalk. Another traffic control device is being pursued for Cutter Lane this summer. Slowing down traffic in the neighborhood is one of the main goals of the HOA Board. Please talk to your family members and remind everyone to obey the speed limit. Your help is greatly appreciated!

Social Committee Update

For the last couple years, the HOA board has provided two fun movie nights during the summer which offered a movie on a big screen at each Ranch Place park along with pizza, popcorn, and lots of yummy treats! This year I will still have "Movie Nights", but one of the nights the HOA will cater the party with hot dogs and burgers and ask neighbors to share a special side-dish or dessert so it will be like a "Pot Luck Dinner" with a family movie.

In the past, we have had spring clean-up and the HOA has provided three dumpsters in different cul-de-sacs. This year, 5 dumpsters will be available in different cul-du-sacs. Everyone always needs to get rid of stuff and spring cleaning will be around the corner. As neighbors, we never have enough room in our weekly dumpsters to dispose of items, so dumpsters will be available for about a week in June which will allow everyone to discard their items.

Another event we will bring back because it was a success and a way to socialize and meet new neighbors is our wine/walk in three different cul-du-sacs around the neighborhood. Our attendance last year was over 150 people. We had a theme in each cul-du-sac and neighbors brought appetizers to share.

Last year a new event I tried was the "Taco Truck", which had amazing attendance from the neighbors as well. I replaced the Oktoberfest Party with Taco Night. "Neighborhood Yard Sale" is a new event that might be added to the summer schedule. Most neighbors are knee-deep in spring cleaning and are ready to retire gently used toys, household items, and clothing. Having a neighborhood yard sale usually attracts larger crowds because there is an opportunity for lots of bargains without having to car hop from location to location. And the other event I will try to plan closer to when school starts again is an "Ice Cream Social".

The year went fast, but for the 2018 summer, please get ready for some more fun events and if anyone is interested in helping on the committee, please email me your contact information at hnogilvy@gmail.com.

Thanks,

Heidi Nelson-Ogilvy

Short Term Rentals are Not Allowed

Rentals of less than 30 days are not allowed in Ranch Place. Your CC&R's state in section 4.21:

"No Transient Lodging Uses. The Lots are to be used for residential housing purposes only and shall not be rented in whole or in part for transient lodging purposes, boarding house, "bed and breakfast", or other uses for providing accommodations to travelers. No lease of any Dwelling on a Lot shall be for a period of less than 30 days."

The fine for short term rentals is \$1,000 per occurrence and is being actively enforced by the HOA. If you see occurrences of short term rentals, please contact the HOA at Ranchplacehoapc@gmail.com.

Committee Chairs

- Trails -** Stephanie Donovan
435.640.1311
Steph.mills.donovan@gmail.com
- Social -** Heidi Nelson-Ogilvy
702.250.5272
hnogilvy@gmail.com
- Open Space -** Sean Morgan
435.901.4370
sean.e.morgan@gmail.com
- Architecture –** Ramsey Madsen
949.466.0950
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Saving the Farm - Update!

The Osguthorpe farm, which sits adjacent to our community to the South, is in danger of being sold for development. Thanks to the Summit Land Conservancy and the generous help of many in our community, there is a chance to preserve it as a farm through the purchase of a conservation easement. The group managed to meet the first March 2018 deadline with a down-payment of \$2.6M raised through private donations (The County Council has **not** agreed to contribute any of our BOSAC funds to this effort).

The group is now rallying to raise the remaining \$2.7M by March 2019 and could use your help! If you would like to learn more about the efforts to save the farm or to get involved in helping to save it, please join the effort through the links below:

1. Stay Up-To-Date on our Facebook Page:
<https://www.facebook.com/pg/SaveTheRanch>
2. Contribute \$ to Save The Osguthorpe Farm:
<http://wesaveland.org/osguthorpe/>
3. Sign the Petition to Save the Farm:
<https://www.change.org/p/summit-county-council-save-the-last-ranch-on-old-ranch-road>

Architectural Review Requirements

With the onset of spring, it is common that the residents of Ranch Place want to make improvements to their properties. We on the Ranch Place Architectural Committee (RPAC) welcome your improvements. Please be advised that any changes to the exterior of your homes or landscaping need to be approved by the RPAC. Improvements include things like painting your home, remodels that affect the exterior of your home, new roofing and new landscaping. Changes to the interior of your homes do not need to be approved.

To start the review of your proposed improvements, please see the documents found under the "Architectural Review" tab at ranchplacehoa.org. In that section you will find an Architectural Review Application and other documents that need to be submitted to the RPAC prior to starting work. The complete outline of allowable architectural improvements is contained in the Section V of the RP CC&Rs found at ranchplacehoa.org.

One of the most common improvements we review is painting the exterior of your home. Paint colors in RP are to be muted tones. To make this a quick and easy process we recommend that you submit your application along with painting the proposed colors on a well-lit and accessible side of your home. Please paint a 3'x3' square of the field color as well as an adjacent 3' section of the trim color that can be reviewed by the committee.

We on the RPAC try to do our best to review and reply to your requests in a timely manner. Seeking approval before starting work on your home is the fastest way to an approval. Seeking approval after starting work can result in a lengthy and difficult review process. Thank you for your consideration and keeping our community looking great.

Trails Committee Update

I'm happy to report that the Ranch Place trail system is in great shape! We are hoping to see continued erosion improvement on the edges of the trails now that we have eliminated grass killing chemicals from our spray. The goal is to have the wild grasses grow right to the gravel edge of the trail so that there is no exposed dirt on the sides that can erode onto the trails creating a muddy surface.

Last year there was a movement to eliminate chemicals altogether from our trail maintenance, but with further research the board decided that the cost was prohibitive. They have directed the weed control company to post signage when they treat the trails so that those who wish can avoid the trails when they are freshly sprayed.

I appreciate all those in the neighborhood who pick up trash when they see it and keep our trails clean! Here's to another great summer of fun utilizing the Ranch Place trail system. Feel free to contact me with comments or questions at Steph.mills.donovan@gmail.com.

Thanks,

Steph Donovan