

Liberty Ranch HOA

COMMUNITY MANAGER

Liberty Ranch HOA is managed by Foster Management. Our community manager is Kevin Lucas. He can be reached at (303) 532-4148 or by email at Kevin@FosterMgmt.net

BOARD OF DIRECTORS

Brian Smallwood—President

Steffani Kent—Vice President

Eric Christensen—Sect/Treas

Design Review Committee:

Eric Christensen

Carter Borst

Sly Dumitru

Mike Fonapfel

Jerry Palaszewski

Liberty Ranch HOA Website

Please visit the newly created website for the latest news, information and downloads on our community. You may visit us at www.LibertyRanchHOA.org

Please register for an account to receive updates and emails from the HOA.

MESSAGE FROM THE BOARD

Greetings from your HOA Executive Board:

In an ongoing effort to keep operational costs of the HOA down, proposals have been received, reviewed, and approved to make a change in the trash contractor for the HOA, effective 11/1/2016.

One Way Trash Service has been selected by the Board to begin servicing the community for weekly trash removal, and recycle collection 2x per month. New 96 gallon trash/recycle containers will be delivered to each home the last week of October. Beginning November 1, One Way Trash Service will begin collecting trash on Tuesdays each week, and recycle containers will be collected 2 times per month, on the 1st and 3rd Tuesday of the month. A calendar of collection dates will be posted to the HOA Website for your reference.

The week of November 1st, Waste Connections will be through the community to collect their trash and recycle bins. Please be sure to have your trash/recycle bin at the curb during this week to be removed.

This change in trash contractor for the community will save the HOA roughly \$4000 per year in operating costs, and other communities have been very satisfied with the services received from One Way Trash Service.

Homeowners who wish to have additional trash or recycle bins, above the 1 provided by the HOA, should contact Foster Management to make arrangements. Additional bins are available, and the cost of the additional bins will be billed directly to the homeowner, by the contractor, on a quarterly basis.

Homeowners are encouraged to register for an account on the HOA website, to receive information updates, as schedules may be adjusted. Updates will be posted on the HOA Website.

Statements of Assessments Due are included. All payments are due October 1, and are considered late if not received by the 15th of the month. All past due accounts are charged a \$25 late fee in accordance with the collection policy of the Association. Payment by Credit Card is now available on the HOA's website. Go to www.LibertyRanchHOA.org and click on the PAYMENT OPTIONS tab. You will find a link for payment processing through a third party service of PAYLEASE.

Annual Meeting of Homeowners

The Annual Meeting of Homeowners is tentatively scheduled to be held Tuesday November 29th at 6:00pm at the Mead High School. Final details will be confirmed, and notices of the Annual Meeting will be sent to all homeowners in October. At the Annual Meeting of Homeowners, the 2017 Budget will be ratified, one homeowner will be elected to a Board Position, and general information on the operations of the HOA will be discussed.

Additionally, homeowners will see improvements begin at the CR7 / Branding Iron entrance in the coming weeks. The Town Board of Mead recently approved the contract to improve the outlot. Depending upon the contractor schedule, work will begin in the coming weeks to install trees and the irrigation system, with seeding of the lot expected to occur in the Spring of 2017.

Friendly Reminders

Homeowners should not dump any items behind their fences. A buffer strip is mowed along the backs of fences that back up to vacant lots, in an effort to keep the weeds from invading homeowner lawns. Any item that is dumped on the back side of the fence may damage the mowing equipment. Homeowners may be liable for repair costs and/or removal costs for improper dumping. This includes the dumping of dog poop.

The Brown Water Irrigation System is maintained by Longs Peak Water District, and is scheduled to be winterized on October 15th. For the latest information on the status of the water, please go to the www.LPWD.org website, and click on the "Liberty Ranch" page. Homeowners are reminded that the water is NOT treated, therefore it is not safe to drink. You should take the same precautions with this water, as you would lake water, to prevent becoming ill. In each homeowner's property, there are two irrigation boxes. Homeowners should not be in the "1st" irrigation box, as this is LPWD's box. All equipment to winterize the homeowner's irrigation system is located in the 2nd box. Connections made in the 1st box may damage the meter, which the homeowner would be responsible for the cost of repairs. **BE CERTAIN OF WHERE YOU ARE CONNECTING, IF QUESTIONS, CONTACT LPWD!**

LIBERTY RANCH HOMEOWNERS ASSOCIATION COVENANT CORNER

If you are new to the community, or are just becoming more involved, you are invited to attend the bi-monthly Board Meetings of the community. All Board Meetings are open to residents of the Liberty Ranch Community, and you are encouraged to attend to obtain a better understanding of the governance of the community. Time is allotted at each Board Meeting for homeowners to voice their concerns, comments, and suggestions for the community.

One item discussed at Board Meetings is a report of the current covenant violations of the community. In an effort to reduce those violations, the following is a list of items intended to remind homeowners of their responsibilities related to the following items:

- Vehicle Storage and Parking—Recreational Vehicles, Trailers, etc. are allowed within the community for a maximum of 72 hours for loading and unloading purposes. Unlicensed vehicles, long term storage of vehicles, and maintenance of vehicles are not allowed on the streets or driveways within the community.
- Portable Basketball Hoops are to be properly stored when they are not in use.
- Trash Cans must be stored out of site when not on the curb for collection. Trash Cans should be removed from the street no later than 8:00pm on the day of collection.
- Any changes to the exterior of the property require Design Review Committee Approval BEFORE any work is completed. Please submit a DRC Application any time a project on the exterior of the property is planned.
- It is the responsibility of the homeowner to maintain their homes and landscaping. With the age of the community, many homes in the area are in need of a fresh coat of paint. If you plan on painting, please remember that a DRC Application is needed if ANY CHANGE will occur in the painting scheme of the home. (Including but not limited to the color, changes of color schemes, and or adjustment of trim accents.)
- **Pet Cleanup—All pet owners are required to clean up after their pets, both in the common areas of the community, and on private property. Pet feces is becoming a big problem throughout the community, and is not only an unsightly condition, it is also a health issue and a City of Mead ordinance that it must be removed.**
- Seasonal Decorations—All decorations must be removed no later than 30 days after the holiday.
- Signage—No signs, including political signage, is allowed to be placed in the common areas of the community.

It is the desire of the Board to avoid levying fines, but compliance with the governing documents of the Association is essential to ensure the preservation and enhancement of the value of the properties within the community.