

FALL *at Sorrel Ranch*



3RD QUARTER 2010

Board Update

THE 2010 BOARD UPDATE

Although our new board has only been in place for 6 months, we would like to share a few of our biggest accomplishments. Each member of the HOA board is working hard to make improvements for all of the homeowners. We are very proud of what we have accomplished in 6 months and we hope that the next 6 will be even more successful.

- Review our management company contract.
- Upgrade newsletter to "greener" e-zine.
- Upgrade website for better communication with homeowners.
- Organize committee systems that now have chairpersons, set meeting schedules, and working charters.
- Closed the deal to take over the maintenance of the Tollgate creek shrubs and trees for beautification of our neighborhood from the City of Aurora.
- Addition of 3 new homeowners on the 2010 board.
- Review pool contract to find better and more cost effective maintenance company.
- Review our legal representation and broker a "cost-share" deal with Hindman Sanchez on all collections to be more cost effective to our budget.
- Adopt the 2010 Rules and Regulations document created by the Covenant Enforcement Committee.
- Hammersmith has given us a Task Force Manager to assist Christine in all the new changes in our community this summer.
- Hammersmith is planning a board orientation for the 5 board members to learn more about running a successful HOA.
- Coordinated the annual walk-through for September 18th.
- Working with our new builders on Architectural design plans for Filing 7 and 8.

SPRUCING UP SORREL RANCH

You may have noticed as you drove into the neighborhood lately some new plants at the monument.

The HOA board wishes to thank the Landscape committee for all of their hard work in making this happen! From finding a good perennial mix, to planting, and even ensuring appropriate water is available to keep these plants looking great, a lot of work has gone into this face lift!

We value each of our committees and are glad they are here to help us make Sorrel Ranch a place we want to call home!



This Newsletter is an official publication of Sorrel Ranch Homeowners Association and constitutes notice to all residents and owners. The Association is not responsible for the services or information provided by merchants.

BOARD OF DIRECTORS

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Vice President

Elizabeth Stanley

Treasurer

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Secretary

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UPCOMING EVENTS

**October 11th Annual/Budget meeting
at Buffalo Trail Elementary School.**

Check in at 6:15.

Attention Homeowners

**HOA meetings; A waste of time? Interesting?
Boring? Unnecessary ?**

We invite all homeowners to attend our quarterly meetings. You may think this is just for the board or just for people who are on committees or that we are going to sucker you into signing up for a project. Not the case! (Although we'll never turn down a volunteer!)

At the HOA meetings you get to hear what the board is working on and the decisions we are making to better our neighborhood. This is a great time for all homeowners to ask questions, bring up any concerns, or make a suggestion in the homeowner forum. Along with meeting and getting to know your board members, you can meet our Community manager and committee members. This is also a great time to meet some new neighbors in your community. We hope that the homeowner attendance at our next meetings will grow.

www.sorrelranch.com



WE'RE GROWING!

These are exciting times for Sorrel Ranch! We are thrilled to be able to announce that we have two (yes TWO!) new builders who have purchased the lots in filings 7 and 8. As many of you are aware, while the lots remain empty, the builders are responsible for the HOA dues at a reduced amount, around one third of the traditional dues. When new construction begins and homeowners start purchasing in our community, we will begin to grow our dues base. We're hopeful this will allow greater flexibility in upcoming budgeting seasons to accomplish more in our neighborhood.

Meritage Homes, a well-known and respected builder in Colorado, has purchased lots in filing 7, which is the area behind the pool, South of Alexander and East of DeGalle.

Lennar, another builder who produces a very nice product, has purchased the lots in filing 8, the area East of Appaloosa Park, and South of Buffalo Trail Elementary school. Lennar has already begun soil samples and submitted architectural plans to the HOA board and Architectural Design Committee for review. It is our hope that these builders will quickly begin building in our neighborhood, and we will soon have new neighbors!

DIVING INTO 2011

Our pool is a great asset to our community. Potential builders and homeowners alike feel the community pool increases the value of homes, and allows our residents the opportunity to cool down in our hot summers. This year has been a troubling one in relation to the pool -- with multiple vandalism problems and substantial pool repairs looming. As we close our pool after Labor Day, we will turn our attention to the 2011 year, and what the HOA needs to do to continue to keep our pool the asset we want.

After we conclude our season, all of our pool cards will be de-activated. We will provide a "homeowner profile" that will be available beginning in early 2011 that will need to be completed by all homeowners before we begin our next pool season. The profile is mainly for safety purposes. We want to ensure that the people using your pool card are authorized to do so by the homeowner. Additionally, we want to reconcile the pool cards with any new families who have moved in -- making sure they are properly transferred to the new owners. Be on the lookout for the profile and be sure to send it in prior to the next pool season!

Many of you are also aware of the need to complete substantial repairs to the pool, as we discussed in our last HOA meeting. We discussed the options available to help us complete the repairs this winter in time for the 2011 season. In our October 11th meeting, we will finalize the cost of those repairs and decide what is the best way to act in repairing the pool. Make sure you mark your calendars and come to the next meeting to let your voice be heard.



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Recycling
Recycling is included in the HOA dues and is available for pick up every Wednesday

FIXING UP FOR FALL

As we move into September, you may notice a familiar coolness in the air. Fall is arriving in Colorado, and with the beautiful changing leaves, we need to turn our attention to fall maintenance. Those new to Colorado, and even those familiar with the protocol, may need a recap of the recommended fall yard "To Dos".

- Make an appointment now to blow out your sprinkler lines to prevent them from freezing once the cold weather descends. Also consider covering the outside boxes/meters for added protection.
- You may choose to aerate your lawn to allow more moisture to reach the roots. This can be done in the fall and/or spring. What you should be concerned with is the thatch layer beneath the beautiful green part of your lawn. The thatch should be about ½ inch thick just underneath the grass and above the dirt. Consider aerating if there is more than ½ an inch.
- For those who have trees where a branch or two stubbornly refuses to bloom in the summer -- or perhaps the tops of your trees no longer bloom -- now is the time to trim your trees. A quick pruning when the weather turns cool (generally sustained below 70 degrees), is the best way to help your tree take on its full beauty in the spring. When the leaves begin to change and fall, it will be hard to identify what needs trimming. So do this now -- put a small piece of tape or use a permanent marker to indicate which branches need to be trimmed. Unsure how to prune? There are many resources online specifically aimed at your tree types!

*And lastly, a friendly reminder,
that when the leaves do fall,
go ahead and rake up your leaves,
let your kids jump in the finished piles,
and then remove them from your lawn.*



A LA MODE, A LA CARTE -- BUDGET SEASON TAKES ON A FRENCH FRESH IDEA!

You've done it -- as you've walked, taken a bike ride, or driven through the neighborhood. Something has caught your eye, and you've said, "It would be nice if the HOA had/added/introduced...." Fill in the blank with your wish list item. Perhaps it's another pet waste station, or shade at the pool, or maybe it's adding some flowers to the monuments. Whatever your "it would be nice" statement is, now's the time to vote!

The HOA board has heard from many homeowners with ideas that they would like to see added to the services the HOA provides. So new for the 2011 budget meeting, we're introducing "a la carte" budgeting. We will continue to budget the "basics" into our monthly HOA dues, but homeowners would have the option to add their favorite "side dishes" to the mix. Come to our October 11th meeting to place your order. We're serving up lots of options including: shade at the pool, a new pet station, more landscaping, no soliciting signs added to the monuments, and many more.

RATTLESNAKE AWARENESS

On June 5th a young boy was bitten by a rattlesnake in Chatfield Bluffs. According to a builder in this area, Rattlesnakes were found when the land was being developed. Keep your eyes on children and pets as these snakes could appear in our area. According to ehow.com rattlesnakes attack when they feel threatened so follow these basic rules to keep yourself and family safe.

1. Stop immediately if you see or hear a rattlesnake.
2. If you far enough away where the snake didn't see you turn and run away.
3. If you are too close and the snake looks to attack, stay till like a statue and slowly back away in tiny steps.
4. Once you are far away from striking zone, turn and run. They can strike at half the distance of their body.
5. Report the location of the snake to city of aurora so that they can take care of the animal to prevent others getting injured.

RUNNING WILD

Just like many communities, dogs in our neighborhood are brought up in every homeowner forum. Here is reminder of animal ordinances the City of Aurora have set. **Sorrel Ranch supports each of these rules as they create a harmonious living environment for all.**

- The City of Aurora requires all dogs be on a leash and that pet owners must "clean-up" after their dog (even in your own front yard).
- If not followed, owners can be subjected up to a \$1,000 fine.
- The City of Aurora asks for you to "curb" your pets to make our neighborhood clean and tidy.
- If you see someone breaking this ordinance you can reach Access Aurora at 303-739-7000 or by email at access@aurora.gov.
- We offer 4 "poop stations" in the neighborhood to assist in keeping our community clean.
- Although you may be comfortable with your dog off-leash, small children, adults or other pets may not have your comfort level.



Sorrel Ranch Homeowners Association

c/o Hammersmith Management, Inc., AAMC

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BET'CHA DIDN'T KNOW:

- If any glass is broken around the pool, by city ordinance, we MUST drain the pool. A cost of around a thousand dollars to our HOA.
- Each doggie waste bag costs our HOA around 21 cents.
- A dead tree in your yard can result in a CITY fine.
- Pets off leash & the associated "business" they produce can result in fines from the city of Aurora of \$15 to \$1000.
- Vandalism, Larceny, and Theft from vehicles is on the rise in our area, according to our PAR officer. Keep yourself safe by parking in your garage when you're able, and removing all valuables.
- Dumping in the Tollgate Creek (including dirt, and other biodegradable landscaping materials) is a FEDERAL offense.

WHAT I GET FOR 68 BUCKS?

In this economy we know everyone is watching their budget to see where every penny goes. The Board and Hammersmith together are watching our budget to make sure we stretch our money as far as possible. **Here is a quick reminder of all the services you get in Sorrel Ranch.**

- Weekly Trash pick up
- Snow removal for all common areas
- Recycling
- Neighborhood Pool
- Daily pool cleaning and maintenance
- Landscaping in common areas
- Social events (summer pool party, garage sale, winter event)
- Management company for our daily operations
- Legal representation
- Insurance
- Website
- Hammersmith phone line 7 days a week from 7-midnight(?)
- Informational newsletter

\$68