

Sorrel Ranch Newsletter

“When strangers become neighbors, communities are reinvigorated”

- Ralph Nader



Sprucing up our Splash!

Dates to Remember

- | | |
|----------------------------|--|
| May 25th | Quarterly HOA Meeting at Buffalo Trail. 6:30pm |
| May 28th | Sorrel Ranch pool opens. Is your pool key form in? |
| June 3 rd & 4th | Community-wide garage sale. Details on page 3. |
| July 30th | Neighborhood pool party & BBQ/Bake off competition |

Spring has arrived, and that means summer is not far behind! You may have noticed some repairs underway at the Sorrel Ranch pool. We have contracted with Pool Doctor to get our pool back in tip-top shape before the summer comes. We are excited about the repairs and what it will mean for all of us!

Please remember to turn in your pool key activation sheet before the summer season so we can make sure we are able to reduce and address any vandalism issues which may arise in the new season. If you did not receive a pool card activation sheet with your assessment letter, or you've misplaced it, please contact Scott Dube to receive another copy. Scott can be reached by email at:

scott@weststarmanagement.com



Sorrel Ranch Recycling

Every other Wednesday, Sorrel Ranch provides pick-up of recyclables. Homeowners are welcome to participate by providing their own covered container for recyclables.



Sorrel Ranch Savings in Action

We promised to let you know when we are able to save the HOA money...here's our latest savings.



After receiving a very competitive offer to save our HOA money on our trash services, we went back to our current trash company, Haulaway, who were able to give us an even better deal. Our new contract which saves the HOA nearly \$2 per home, per month was backdated to January 1st, and annual increases have a maximum cap to ensure we continue to save the community money.

We were also able to save money on the pool repairs by signing up our contractor during the slow, winter months. The 10% discount represents a significant savings to our HOA, and can be put to use in other "hot topic" areas – such as landscape, tree replacement, and our reserves.

Changes You Can See!

We listened to your concerns and suggestions for improvement. Watch this spring & summer as changes happen right before your eyes! We're on our way to making this community even better!

You asked for more shade at the pool. Unfortunately, our Colorado winds tear up our umbrellas and leave us trying to find a better solution every year. This year, we're going to add slats to the existing pergola on the south side of the clubhouse to create a large space with wind-resistant shade.

The wood-work at the clubhouse is in need of a facelift to keep the exterior looking sharp. So as we stain our pergola, we're going to re-stain the wood trim on the clubhouse and keep everything looking fresh!



Mulch, mulch, and more mulch. I'm sure you've seen the fresh mulch in our neighborhood lately. We were able to refresh a lot of the common areas this year, and will continue next year to re-fresh the areas we weren't able to get to this year. We have a mulch rotation now in place to make sure each area gets a sprucing up every couple years.

Trees! 20 new trees have been planted this year along Aurora Parkway. The trees will come with a full warranty, and we'll be tracking their progress with the new landscaping company.

Sorrel Ranch Social

Yard of the Month

Get out your pruning shears! Coming in June, we're starting the Yard of the Month. This will be judged by various committees throughout the growing season.



Summer Social!

July 30th, 2010
11:00am - 2:00pm



The social committee is planning a summer social for Sorrel Ranch residents on July 30th. We're going to have games for kids and adults, swimming, food, a "Taste of Summer" BBQ/Baking buy-in competition, and lots of fun. So come out, get to know the folks in the 'hood, and have a great day in the sun!

We're looking for a couple volunteers to help supervise games, serve food, set up etc. All volunteer slots will be for 2hrs. so you can enjoy the party too!

We are also in looking for a few volleyball nets or if anyone has a "block party" style game like corn hole they would be willing to let us borrow for the day, we would love to hear from you!

If you're interested in either letting us borrow your item or volunteer to help, please contact us at: sorrelranchsocial@gmail.com. Please make sure to include your name and contact information in the email!

June 3rd & 4th Sorrel Ranch Garage Sale

Mark your calendars! Our annual community garage sale is set for the first weekend in June.

The Social committee is working to make sure we spread the word. We're going to advertise this online, with signs, and our banner.

All residents are invited to participate. Simply open your garage and arrange your items. Feel free to add balloons or other items you may want to draw attention to your property. We hope this is the best year yet!



Keeping Home Values Strong



One of the most often repeated questions the board receives is what can we do to maintain or increase our property values?

We all recognize that the recent downturn in home values across the United States has touched Colorado, too. But what can we do that can help to reverse this trend?

According to the Appraisal Institute, an unkempt yard, an unfortunate commercial neighbor (think power plants, landfills, adult stores etc.) , or a “bad” neighbor can reduce your home’s value by 15%.

A study by Virginia Tech University showed that pristine landscaping can increase the value of a home by 5% to 10%. Something as simple as keeping your yard green and trim can add substantial value to your home.

Realtor Sarah Stelmak says, “When buyers look at properties in neighborhoods that do allow street parking they tend to offer less than list price. The cars on the street give the appearance that the garages aren’t big enough, or that there are too many people living under one roof. Neighborhoods can begin to look unkempt as the streets get more crowded. In a buyer’s market, this can have a severe impact on subdivisions.”

There are many factors impacting home value that we cannot control. But simple actions each homeowner can choose to do will help to keep our values high, and our neighborhood in demand.

**Next Meeting:
May 25th at 6:30pm
Buffalo Trail Elementary
School**

We have a board position vacant.
Anyone interested in running,
please contact Scott at the email
below. Everyone deserves a voice.
Please attend and vote at our
meeting!

Are you on the list?

Sorrel Ranch has made an effort to go green and save our HOA money by emailing reminders and newsletters. During our transition from Hammersmith to Weststar, many of our residents’ email addresses were not transferred.



This newsletter is being distributed on paper this time only in an effort to get all email addresses. If you are not receiving emails, please email Scott Dube at Weststar with an email address for your household. Emails are not used for any purposes other than Sorrel Ranch community announcements.

scott@weststarmanagement.com