

SORREL RANCH



**SORREL RANCH HOA NEWSLETTER
JULY 2013**

REMINDER

Newsletters will now be e-mailed only. Please make sure that you provide a current e-mail address to scott@weststarmanagement.com. Be sure to check your spam or junk mail and make Sorrel Ranch HOA deliverable to your in-box.

DON'T MISS THE NEXT HOA MEETING!

Scheduled for August 8th, 6:30 PM at the Tallyn's Reach Library.

DESIGN REVIEW UPDATE

We've been busy this year with many requests to review for landscape and other changes to homes. At the April HOA meeting, the board approved pathways that connect the backyard to the driveway made of stamped concrete. We are working on more specific guidance and direction for repainting the exterior of your home. In most cases, the committee has approved the requests. In some cases, additional information may be requested from the homeowner in order for the committee to approve. For example, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors via website or other means.

Remember that any changes to the exterior of the home including landscape projects, painting that involves a change of colors to the exterior, awnings, dog runs, dog houses, play equipment, fences, hot tubs, pergolas, patios, pathways, decks, water features, shed installation, solar panels, satellite dishes, radon mitigation, artificial turf (only allowed in backyards), tree planting if the tree is a different type than previous, needs approval by the HOA Design Review Committee (DRC). The **DRC Form** can be found on the Weststar website at Sorrel Ranch: www.weststarmanagement.com

The [Sorrel Ranch Design Guidelines](#) will be updated and will include the following details regarding changing your exterior paint colors:

7. Exterior Color Change (page 4). The exterior color of all structures shall remain in harmony with the neighborhood. Committee approval is required for a change in exterior color. The following must be adhered:

A. Home colors must be selected from your builder pallet within each neighborhood of Engle, Standard Pacific, Richmond, Lennar and Meritage. These colors should not match your neighbor's on either side or across. The Paint type should be Satin, even as applied to garage doors.

B. The color pallet will consist of the body color which is the overall color to be used for the siding and the garage; the accent color will be used for the door and shutters; and the trim color will be used for the porch posts, trim around windows and doors and outline trim of the home. The body and trim of the home will be a contrasting color.

C. **Paint samples of proposed new colors will be painted in a square on the side of the home located near the gas meter. The top "stripe" will be the body, the middle "stripe" will be the trim and the bottom "stripe" will be the accent color. The square should be easily viewed without accessing the property.**

SORREL RANCH LANDSCAPE UPDATE

The sprinklers are finally in good shape after a few years of neglect. All the major leaks have been repaired, leaky valves replaced, and new heads installed where needed. We are hoping to see a dramatic decrease in our water bills this summer due to these repairs. The open space is being watered only once a week right now due to water restrictions. This should be enough to help the natural grasses get more established.

The open space has been sprayed 2 or 3 times with weed killer and the natural grass is looking good. Our current landscape company, Keesen is doing a very good job of fixing problems and getting our landscape looking better. Over the next couple of weeks, they will be removing the dead trees that died from this spring and we can start replacing trees next year, now that the sprinklers are working well.

No Soliciting Signs (cont. on pg 3)



No Soliciting Signs

For the security of our neighborhood, we are posting NO SOLICITING signs at the five main entrances. Over the past few months we've had a tremendous amount of solicitors walking the neighborhood, ringing our doorbells and leaving fliers. Although many are true vendors, some may be out scouting for homes that are left unattended during the weekdays. These signs will allow us to ask solicitors to leave our neighborhood immediately. We understand that the streets and the sidewalks are city property, but they will no longer be allowed to approach our doors. Sign costs are being quoted by multiple companies and they will match the color scheme of the mini monuments.

MAKE A NOTE!

To report dogs on the loose, street issues, barking dogs and other problems that are under the jurisdiction of the City of Aurora call Access Aurora at 303-739-7000.

If you notice anything such as fallen trees, broken sprinkler heads, or snow removal problems during non-business hours contact Weststar Management at the after hours number 720-941-9200 and press #1 for the maintenance emergency on call manager.

Now is the time to take stock in the appearance of our neighborhood. The better we look, the more our properties will increase in value, to ourselves and to others.

As friendly reminders:

- * Please try not to park your vehicles in the street unless absolutely necessary.
- * Use weed killer on those nasty weeds infesting the cracks in your driveway, curb and the sidewalk in front of your house. Not to mention the rock beds.

- * Remember that trash & recycling containers should not appear before 5pm on the day prior to scheduled pickup, and should disappear from view the very same day they are emptied.

With everyone's help, Sorrel Ranch will remain a great-looking neighborhood to live in.

The Tollgate Creek Storm Water Detention Basin between StanPac (Fleetwing) and Engle (Steel Dust) is an important part of a flood control plan. Dumping anything but clean water in or along the Basin, even yard waste, is not only extremely unsightly to those who overlook the area - it is also a Federal crime. The authorities, including The City of Aurora and the EPA, have already informed a Board member that they are constantly on the lookout for such activity. If you want to avoid landfill fees and trouble with the law, play it safe - set your yard waste out with your trash (but not too much at one time).

Please pick up after your dogs. We mention this in each newsletter. Dog stations are located throughout the community with new ones installed in the Lennar and Meritage neighborhoods. Take pride in our community and keep our common areas looking attractive by picking up after your pet.

RABBIT REMEDIES

We seem to have a bunny explosion in Sorrel Ranch this year. Unfortunately, the HOA can only provide suggestions to help deter them from your yard.

Here are some that may provide some relief:

Trim up any shrubs, weedy patches and close off spaces under decks. This will eliminate any cover and hiding places for them. Place chicken wire or hardware cloth on the inside of your fence and bury about 6 inches in the ground (they do dig). There are plants that rabbits don't care for but beware that these might not be entirely "rabbitproof". There are several highly scented plants they don't care for such as cilantro, garlic, onion and scented geraniums. Planting these around your yard will help deter them. There are stinky repellants, however these need to be reapplied after it rains or after a sprinkler watering. Blood meal works well. It's a natural fertilizer and will last 2-4 weeks depending on rain and how often you water. They don't seem to like the smell.