

SORREL RANCH



SORREL RANCH NEWSLETTER – FALL EDITION

OCTOBER 2014

Sorrel Ranch HOA 2015 Board Members

Congratulations to Pat Colburn, Lauren Halvarson, and Mark Selden for being elected to the Sorrel Ranch HOA Board of Directors at the annual HOA meeting on October 16th. These members join Reese Vanallen and Melissa Zajac to comprise the HOA Board for 2015.

REMINDERS

Please remember:

Trash and 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.

Trash collection on weeks with a holiday - trash will be picked up a day later. If the holiday falls on a Monday, trash will be picked up on Thursday. Trash cans should not appear before 5pm on Wednesday.

The Tollgate Creek Storm Water Detention Basin between Stan Pac (Fleetwing) and Engle (Steel Dust) and the bridge area at the end of Alexander 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.

Please clean up after your pets. An additional dog station was added on the greenbelt that runs alongside dove hill by the tollgate creek (behind Brandt place). If you forget to bring a cleanup bag, each dog station has a supply of these. Please remind your children to also clean up and let them know the locations of the various dog stations. The HOA is continuing to work on improving our common areas. Piles of dog waste seen near dog stations and throughout the common areas, detracts from these efforts. Let's all do our part to keep Sorrel Ranch looking great!

New Rules Regarding Holiday Decorations

Please note the new rules regarding display of holiday decorations:

For the December holidays only, exterior holiday decorations & lighting (*less* inflatables) may be placed outside no sooner than 35 days prior to the holiday, and shall be removed from the exterior of the home no later than 35 days after the end of the holiday. For all other holidays, and *all* inflatables, the permitted period is 21 days prior to the holiday until 10 days after the holiday.

Allowed Date Ranges for:	From	To	# Days
Halloween (Oct 31)	Oct 10	Nov 10	31
Christmas Eve-New Years Eve (Dec 24-Dec 31)	Nov 20	Feb 04	77
St. Patrick's Day (Mar 17)	Feb 26	Mar 27	31

2015 BUDGET/INCREASE IN HOMEOWNER FEES

The 2015 budget was ratified at the annual meeting on October 16th. It was explained to the homeowners that because of increases to cover several items from the HOA operating expense, an increase in the monthly homeowner fees of \$73 to \$80 is necessary. This will be the first increase in at least five years and will be effective in January. It should be noted what the HOA has been able to accomplish in the last few years. Mulch beds along Alexander were refreshed and perennials were added, a weekend lifeguard is now on duty at the pool during the summer months to cut down on vandalism and keep order at the pool. No soliciting signs were installed as well as two new dog stations. Social events at the pool this year were a great success. More are planned. A dumpster was available for disposal of household items in conjunction with the annual garage sale. We plan to continue this next year. However, money will be needed to repair some major items at the pool such as the wading pool heater and possibly the roof. An unexpected expense includes draining the retention pond and cleaning. Additional repairs are needed for some of the common area fencing. Unexpected expenses are a part of an HOA and increased monthly fees are needed to keep up with this need.

Coyotes, beautiful, masterful adaptors!



Yes, these beautiful and feared predators have adapted surprisingly well to our modern world. Living along the prairie fields and nosing around our back yards for an easy meal.

We can hear their distinctive howls as the evening falls. Sometimes catch a glimpse as they slip out of sight. They survive and thrive- *all while watching us.*



Coyotes are "opportunistic hunters" meaning, if there is accessible prey, they will "snatch and run" *right over your fence-* your dog or cat, a caged parrot or ferret on the porch enjoying some fresh air. It's nothing personal- they eat to survive- *and survive they will.*

#1 rule for pet owners- Always keep your pets in sight and don't let them out alone especially in the predawn or early evening hours when coyotes are most active.

These are skillful predators, beautiful, cunning, silent hunters.

Respect them and admire them but please don't be fooled into thinking that you won't be feeding them by letting your pets out after dark- unattended.

"Tastes just like chicken"

Contributed by Joy Jordan, resident. Photos obtained right here in Sorrel Ranch.

AURORA FLOODPLAIN INFORMATION FOR SR HOMEOWNERS

Some homeowners may have received notice that the East Tollgate Creek floodplain maps are being revised and updated. This concerns the (usually) small creek that starts at Southlands Mall, runs behind the Richmond homes near Aurora Parkway, and finally flows between the StanPac (Fleetwing) and Engle (Steel Dust) sections before passing under a spillway into the Dove Hill neighborhood to the north.

Even with the proposed revisions, none of the HOA or private property within Sorrel Ranch is within the 100

year flood zone, and only portions of the HOA's sidewalk above the spillway as well as that adjacent to Filing 2 (StanPac/Fleetwing) are in the 500 year flood zone. Any damage to HOA structures in the 500 year zone would be covered by urban resources.

However, Sorrel Ranch homeowners whose sump pumps frequently fire off due to heavy rains are still advised to carry extra flood insurance, as a basic homeowner's policy does not cover damage to basements or items in the basement due to sump pump failure.

For additional information on the East Tollgate Creek floodplain revisions, please see http://tiny.cc/SEMSWA_2014_PMRs or call the Southeast Metro Storm water Authority at 303-858-8844.

SORREL RANCH UPCOMING SOCIAL EVENTS

Fall Football Festival at Appaloosa Park
SATURDAY, NOVEMBER 15th from 3 - 5 pm! Be sure to check out our Facebook page and email blast for further details.

Holiday Lighting Contest

Judging will be December 15th - 19th.
PRIZES AWARDED for the following houses:

- Most Creative Display
- Most Outstanding Lights
- Family favorite

JOIN A COMMITTEE!

Make it a New Year's resolution to become more involved in your HOA! Join a committee. New committees will be added this next year - budget and a welcoming committee. Contact Scott if interested:

- **Landscaping:** Monitors the maintenance of Sorrel Ranch common areas to include watering, fertilization, snow removal, retention ponds, irrigation issues and other items that maintain all of our common grounds. Each year the committee plans and submits the landscape plan for the next year.
- **Budget:** Reviews financial information for the HOA budget. Collects budget estimates for the next year in August. Discusses and recommends the annual budget to the HOA Board of Directors. Approves or disapproves any new expenditure.

- **Community Enhancement:** The mission is to make recommendations to the Board of Directors that will preserve, protect and enhance the aesthetic, architectural and economic value of the homes in Sorrel Ranch HOA through a consistent and fair application of the Covenants, Conditions and Restrictions (CC&R's) and the Rules and Regulations.
- **Design Review:** Reviews all homeowner requests for exterior modifications to include repainting, decks, landscape changes, patios, solar panels etc.
- **Social:** Plans community events, social groups and the annual garage sale.
- **Welcoming:** Visits new homeowners, providing them with information about the community along with a welcoming packet.

Contact Scott@weststarmanagement.com.

FALL YARD PREPARATIONS

Now is the time to put your yard to bed for the winter.

Here are some items that should be done now.

- Shut-off and drain your sprinkler system.
- Aerate your lawn and fertilize.
- After the first hard freeze, trim and cut back perennials.
- Plant any spring bulbs, (tulip, daffodils, hyacinth, and crocus).
- For those with a garden, plant your garlic bulbs now. They will be ready for harvest in June.
- Wrap any young trees with tree wrap up to the bottom branches. This will help moderate the temperature changes and keep the bark from splitting in the winter.
- Water your trees and shrubs once a month, if we do not receive any significant snowfall. The roots are still growing underground in the winter.

VIOLATIONS, OH MY!

Violation letters are a necessary evil and no one enjoys being the recipient of one. But getting two can really be upsetting. Home owners can take action and simply call or e-mail Scott at Weststar management and let him know you are working on the issue. Provide an estimated date of completion as well.

COMMUNITY/UNCLASSIFIED ADS

Ballot Drop Box

Want an easy solution for dropping off your ballot? The City of Aurora has installed this ballot drop box next to the parking lot at the AMC (Aurora Municipal Center) at 15151 East Alameda Parkway. It is just to the west of the AMC Building, just south of the History Museum, near the great lawn.

Ward Meetings

Interested in hearing the latest issues and news from your Aurora city council member? Ward VI, Council Member Bob Broom meets Nov 13, 7 to 8:30 at Tallyn's Reach Library, 23911 E. Arapahoe Road.

Time To Fall Back!

Daylight savings time ends November 2nd. Don't forget to set your clocks back one hour Saturday evening before turning in for the night.

Do you own a company that you would like to promote in our HOA quarterly newsletter? Please contact Scott Dube for information on advertisement space in our next newsletter.