

WISSLER RANCH BLACK BEAR

30 April 2009

HOA Newsletter
Pres@wisslerranch.com



Around Wissler Ranch

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Spring is in the air and your WR HOA has been busy with several initiatives to make our community a little bit better. We are striving to keep board actions in line with the desires of the community. Of course, this is a two-way street - the board needs to hear from you in order to meet your expectations. We encourage you to read this newsletter and let us know if we are meeting your expectations.

We have recently organized based on our recurring business and issues. We now have designated positions to deal with water, covenants, common area, forestry, administration, and community outreach. If you are interested in serving the community, our outreach and water positions are currently gapped.

One of our bigger planning efforts for the year is to develop a strategic plan

for the association. In this plan we will address issues that we expect to face in the upcoming three years based on a common vision that will be developed as part of the plan. This plan will also include a sections addressing water conservation, protecting our forest and insuring that our community retains overall value as it matures. This planning effort will kick-off in mid-May and extend through the summer, culminating with a presentation at the annual meeting.

Again, if you are interested in helping us to get our first strategic plan right, this will be my primary focus during the coming months. Send me an email and I'll keep you in the loop as this work progresses.

- Rod Malloy

Upcoming Events

- ◆ Fire Mitigation Meetings
- ◆ HOA Meetings (Kilmer Elementary)
 - 20 May
 - Review Cap Res Policy
 - Review Mailbox bids
- 17 June
- Vote to proceed with Mailbox work

Capital Reserve Fund

At our February meeting we passed our annual budget. During the meeting it became evident that we need to better communicate our intentions regarding the creation of a "Capital Reserve Fund". Although discussed at the annual meeting and the three subsequent board meetings, the budget that was mailed to the residents didn't include line items describing how we intend to spend the money this year. We plan to address the ice build-up issue at the mailboxes by reconfiguring the layout of the mailboxes to face inward and to enclose the structure on three sides. This project is projected to cost \$3000. We also intend to use the

capital reserve fund to continue fire mitigation in the common area. Enclosed with this newsletter is a proposed policy statement for how we plan to use this fund generally this year and into the future.

We welcome your comments, particularly before our next board meeting in May when we intend to approve this policy. We will not spend any money from the capital reserve fund until this policy has been approved and we give you at least 30 days to comment on our intentions for this money in 2008.

- Rod Malloy

Water

Conservation of water is a high priority in Colorado. Our community has conformed with the Colorado Division of Water Resources policies by collecting meter readings annually and enforcing water overuse via fines since 2007. These efforts have resulted in reducing the number of properties exceeding our limit by almost 40% in the past three years and have reduced annual average homeowner usage by 10,000 gallons. Starting this year, fees collected for

overuse will be placed in our newly created Capital Reserve Fund to help offset costs for Capital Improvements in the community.

Our Board Position to interface with water authorities and administer our water conservation program is currently gapped. If you are interested in helping out the Wissler Ranch Community, this is a good place to “get your feet wet” with WR HOA activities!

- Charlie Gage



Please keep your speed down to 30 MPH while driving in Wissler Ranch!

Covenants

Covenants are the most visible issues that face any homeowner's association. Many of us buy in a covenant-controlled community, such as Wissler Ranch, to ensure that property values aren't affected by reduced standards in the neighborhood over time. Yet, many of us live away from the hustle and bustle so that we aren't caught up in hassles associated with living in the city or suburbs.

Although we have a relatively small amount of complaints considering the size of the neighborhood, we do have recurring themes. Pet control (loose, barking dogs), long term RV parking, and leaving trash cans unattended are examples of issues that come up. Please insure that you have read our community covenants and are complying with these rules that we have all agreed to when we purchased property in WR.

- Michael Laukert

Common Area

We have two projects slated for the common area this year.

The first is a long term solution for mitigating ice build-up on the East side of the mailboxes in the winter. During this year's mild winter (and snowy spring) we have contracted support to clear snow around the mailbox structure and de-ice around the boxes. Our longer term solution is to reconfigure the mailboxes to eliminate afternoon shade which ends up causing ice build-up as the snow melts. We will also continue our multi-year effort to remove slash in common areas.

We were approached in February by the Monument Little League about use of our baseball field for practices from April through June. If we agree to the terms, they will maintain the field and follow rules that we stipulate in a written agreement.

This issue will be voted during the annual meeting in October, with play to begin during the 2010 season. We welcome your comments, concerns about this potential use of our common property. The attached DRAFT Memorandum of Understanding outlines concerns that may need to be addressed.

- Brian Freese

Forestry

Our forest is an asset that drew many of us to living here. We have initiated several actions by the board to help to insure this asset remains into the future.

Rhoda Musella hosted our first in a series of meetings to get the word out to neighbors about the development of a Fire Mitigation Plan. The Forrester and Fire Department have provided

speakers for these meetings to inform us of actions we can take to mitigate these risks.

Development of a Fire Mitigation Plan will enable the Fire Department to have a community strategy in the event of fire and will also enable us to receive matching grants from the U.S. Forest Service for fire mitigation work (slash removal, etc).

- Rhoda Musella

Watch the mailbox area for announcements of upcoming fire / beetle mitigation information meetings

Budget Status

Through the first quarter of 2009, we are operating on budget. Of note, we did add a line item to our budget to keep our mailbox area clear of snow through the winter/spring months.

As mentioned on page one, we are in the process of creating a Capital Reserve Fund. The purpose of this account will be to save towards future Capital improvements required for our Capital Assets. Attached to this newsletter is a draft policy statement which will govern how the WR HOA

allocates funds to the Capital Reserve Fund. For 2009 we intend to place an initial \$6000 in this fund. We do have two projects slated that could use this amount, but the idea is to properly account for our activities against Capital Assets. Our 2010 budget will include provisions to move a large chunk of our budget balance to the Capital Reserve Fund for future improvements. Additionally, monies collected for water overuse and late fees will go into this fund.

- Beth Gannon

HOA Budget Status as of 15 April 2009

	2009 Budget	2009 Actuals
Income Balance (includes \$37K carried forward)	59,690.90	38,853.16
Expenses		
Administrative	5,220	1416.05
Common Area Maint	9,300	360
Utilities	5,530	1146.71
Contingency	1,000	0
Funding Capital Reserve	6,000	0
Total Expenses	27,050	2922.76
Capital Reserve Fund		
Mailbox Mods	3,000	0
Slash Removal	3,000	0

Board Organization



WISSLER RANCH HOA
20325 Wissler Ranch Road
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Quiet Elegance

www.wisslerranch.com

During our December, January and February meetings we discussed and agreed upon a more formal organizational structure for our board members. The idea is to give each board member a specific area to concentrate his/her efforts. Along with the traditional President and Vice-President positions, we have formalized Water, Forestry, Common Area, Administration, Outreach, and Covenant

positions. Many of the issues that fell into these categories were handled in an ad hoc manner in the past. We now have specific roles and responsibilities assigned to handle these issues.

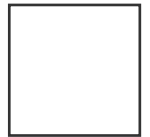
We have current openings in the water and outreach positions. If you are interested in helping out, please contact Beth Gannon.

- Rod Malloy

HOA Board Member Contact Info

Teresa Barnes	treasurer@wisslerranch.com
Brian Freese	common_area@wisslerranch.com
Charlie Gage	vp@wisslerranch.com
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