

Keystone Ranch Homeowners' Association

September 20, 2011

Dear Keystone Ranch Homeowner

Re: Ranch Roads Maintenance

Your Board of Directors for the Keystone Ranch Homeowners' Association has the responsibility of maintaining our capital assets. In our KR HOA our assets are our roads and common areas, plus we share in the maintenance of the entry gate, mailboxes, and the tennis court.

Regarding the roads, our intent is to sustain the life of our current roads as long as possible before undertaking an asphalt overlay. The overlay would be expensive in comparison to an on-going maintenance program. Our on-going maintenance includes sweeping up gravel from winter sanding operations, crack sealing, and culvert maintenance. The Board has also been proactive in addressing the sides of the roads in areas where runoff has eroded the berm and is threatening to erode the asphalt itself.

You will notice recent road work in several locations where the drainage ditches have been re-established, then crushed asphalt has been compacted along the road edges. These areas include the entry gate, portions of Kinnikinnik, Lichen Lane, Keystone Ranch Road, Paint Brush Lane, and the portion of Penstemon Road leading down the hill toward the West Ranch to Soda Creek. Part of this process included hauling away truckloads of sand that has accumulated along the sides of the roads from years of sanding. Also, one culvert was added this summer on Kinnikinnik. This is in addition to several culverts that were installed last summer on Gentian and Clover.

This side-of-the-roads maintenance has not been done for a long time if ever, though the roads have received asphalt overlays in the past.

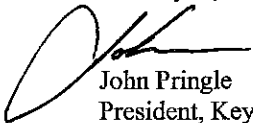
We have also hired a local civil engineer to take core samples in the asphalt of the Keystone Ranch HOA roads as part of our capital budget planning and to facilitate future road maintenance.

There is more work to be done in terms of hauling out old sand and improving drainage, but we got a good jump on it this summer with the most critical areas addressed. At some point, when the USFS logging trucks are gone, we will look at doing a top seal coat to extend the life of the roads.

This summer's work will cost less than one year's worth of reserve fund contributions, and we still have a healthy reserve fund to which we will continue to contribute in preparation of the day when an asphalt overlay is needed.

In the general theme of maintaining our Keystone Ranch common areas, in the past few years we have made the above-mentioned road improvements, installed secure mailboxes with shelter, painted the entry guard house, painted as needed all Ranch address and name signs, improved dumpster signage, and cleaned-up the slash and tree stumps left over from beetle kill tree removal (plus our ongoing efforts to spray for invasive weeds and pine beetles).

Thank you,



John Pringle
President, Keystone Ranch Homeowners' Association

Cc: KR Board: Mike Orth, Wilson Strong, Scott Nix, Lisa Start