



December 2020

Dear Keystone Ranch Homeowner:

On September 12<sup>th</sup> we held our Keystone Ranch Homeowners' Association meeting via a Zoom conference. A few things from that meeting:

**Summer 2020 Ranch Projects:**

In addition to our ongoing efforts of roads crack sealing, spraying for noxious weeds, and ongoing tree maintenance the exciting improvement to the neighborhood was the re-surfacing of our community tennis court to include striping for two pickle ball courts. The addition of the pickle ball courts has been well received and enjoyed by a number of our Ranch homeowners.

**Safety Improvements:** There were a number of 'safety' improvements made. These include:

- The tight curves along Penstemon have long been a safety concern, especially during the winter months. Trees along the inside curves of Penstemon Road were removed and several new signs and safety reflectors were installed to improve sightlines and general overall safety of these curves.
- Safety reflectors were installed at the bottom of Penstemon Road heading into the West Ranch where Soda Creek runs from the golf course. This is to help minimize cars traveling too fast coming down the hill and sliding into the creek.
- We relocated a section of a mountain bike trail coming off the hillside along Keystone Ranch Road (near the top of Gentian Road) that previously allowed bikers to 'pop out' onto the road. Bike traffic is now channeled along a newly-created trail that keeps them from popping onto Keystone Ranch Road when coming off the hillside. The relocated bike trail also prevents the spewing of gravel onto the road.
- There was an old utility box at the exit side of the guard shack that was removed with the utility lines now buried in a protective box enclosure.
- In association with Vail and at Vail's expense safety reflectors and signage were added along the curves near the top of the hill on Keystone Ranch Road when entering and leaving the Ranch to better alert drivers of the upcoming curves. Also, a number of white safety reflectors were added on the right-hand side of the road as entering the Ranch.

**Community Rules and Regulations:**

- No drones are permitted in the Keystone Ranch other than for occasional real estate photography.
- Please show consideration to your neighbors by turning off your outside lights before going to bed.
- Pets must be kept on a leash when outside the home. This is to be in compliance with the Summit County Leash Law.
- If you rent your home you must ensure that your rental guests comply with our parking regulations, i.e. parking is permitted within driveways but not on Ranch roads. Also, offensive lights and sounds are not permitted.

**Exterior Home Improvements:**

- We are fortunate to live in a neighborhood that has protective covenants that support our property values. All improvements that change the exterior appearance of your home must be channeled through the Keystone Design Review Board (KDRB). This includes changes in paint color, decking, roof materials and color, landscaping improvements, etc. The website for the Keystone Design Review Board is [www.keystoneneighbourhood.com](http://www.keystoneneighbourhood.com) and includes a fee schedule. Their telephone number is 970-423-8999.

**Other:**

1. **Water Metering:** Your Board of Managers is working with Keystone Management (Vail) to have water meters installed in each of your homes. Once installed this will allow for a more equitable water use billing system. The current anticipated expense is \$1,575.00 per household and will be billed as a one-time charge to your monthly Owners Statement Report. The installation of the meters will require coordinating with each of you for access to your home to have the meter installed. Hopefully we can install the meters this coming summer. More to come on this as we work out the details with

Vail.

2. **All-Ranch Holiday Social:** Due to the ongoing concerns for coronavirus we will not be holding our annual Holiday Social this year. 😞
3. **2021 Operating Budget:** The 2021 Operating Budget is finalized and posted to our website. You can access this budget and other HOA information by logging into your Owner Portal at [www.vailresortshomeowners.com](http://www.vailresortshomeowners.com). If you are unaware how to do this please call the Keystone Property Management Admin office at 970-496-4155. 2021 dues will remain the same at \$350.00 per homeowner per month.

It was expressed by many who attended the Zoom meeting that they were disappointed in not being able to meet with and socialize with their Keystone Ranch friends and neighbors. Hopefully this coming summer we will be able to return to our more typical social environment.

Best to All,

John Pringle  
President, Keystone Ranch Homeowners' Association

Cc: Board of Directors: Chris Ornes, Jayn Karl, Kris Ciccolo, Vince Donahue