

KEYSTONE RANCH

Spring 2022

June 1, 2022

Dear Keystone Ranch Homeowner:

I am pleased to write regarding upcoming events and items of relevance to our Keystone Ranch community.

Keystone Ranch HOA Meeting: The Keystone Ranch HOA Meeting will be held on Friday July 1st at 10:00 a.m. in the Ranch House Restaurant living room. **Please be certain to return your proxy if you are unable to attend.** Look for the meeting notice via e-mail and USPS mail as sent by Keystone Property Management.

Expiring Board Positions: There are two expiring Board positions that expire this year, currently held by John Pringle and Kris Ciccolo. Both have expressed interest in continuing to serve on the Board. If there is other interest please let me know.

All-Ranch Picnic: The All-Ranch Picnic will be held on Friday July 1st from 5:00 to 7:00 p.m. at the Ranch House Restaurant East Lawn Tent. This is no longer a pot-luck venue. Keystone Ranch food and beverage staff will be providing the food and there will be a for-pay bar that will accept credit cards only (no cash). This is a great event and opportunity to socialize with other Keystone Ranch homeowners. Look for your e-mail invitation. Please do not RSVP if you are not certain that you will be attending.

Keystone Ranch Homeowner Golf Event: The Homeowner Golf Event will be held the morning of Monday July 4th at the Keystone Ranch Golf Course. This event is a nine-hole two-person scramble. Registration at the Pro Shop begins at 7:30 a.m. with a shotgun start at 8:00. A light lunch will be served afterwards on the Ranch House Patio along with the Awards Ceremony. This is a fun social event and family members are encouraged to play. Participation is limited to 28 players. Look for your invitation in your e-mail.

Ranch Swimming Pool: Per Keystone Property Management: The pool is scheduled to open the second week of June. Once the date is solidified and the doors are open, we will send out an email. The pool will be open 8 AM to 8 PM and will close for the season on Tuesday, September 6th. The Keystone Ranch pool keys will be mailed to the address we have on file in the owners portal on Monday, June 13th. If you would prefer to pick up the keys in person, please call before June 13th at 970-496-4155 to request your keys to be held for pick up at the property management office in the Argentine Building - 0175 Argentine Ct, Keystone, CO 80435.

Tennis/Pickle Ball Court: Proper court shoes are required and no food or beverage is permitted on the court. Also, no smoking or dogs allowed on the court. There is a sign-up sheet at the entrance. Please be respectful of noise levels and the impact to neighboring homes.

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Dumpster: The dumpsters are for homeowner and Golf Course Maintenance use only. This excludes your contractors and cleaning services bringing in waste from outside the Ranch. If you see someone who you suspect is poaching our dumpster and recycle bins please note license plates and take photos if possible and send them to me (my e-mail address is below).

Your Personal Home Improvement Projects: If you are planning on doing any exterior home improvement projects this summer or any time in the future it is imperative that you present your plan to the **Keystone Design Review Board** for approval. Their website is www.keystoneneighbourhood.com. Click on the Design Review Board tab for an application and schedule of fees. It is important to our Ranch community that we all comply with the KDRB criteria to assure architectural compliance and to protect our common areas.

Spring Clean-Up: Your HOA performs a number of ongoing projects to keep our Ranch common grounds and common elements in good condition. Please use this as a **friendly reminder to personally attend to your own spring clean-up, painting, and maintenance as needed**. If you have slash please place at the end of your driveway to be picked-up by our Keystone Property Management team. Any large items should be taken directly to the Summit County Waste Facility located along Highway 6 on the right as you leave Keystone heading toward Dillon.

Other: If you have any questions or concerns pertaining to our Ranch community please call me and let me know.

Best to All,

John Pringle
President, Keystone Ranch Homeowners' Association
970-389-0645 johnpringle2@msn.com

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