

KEYSTONE RANCH

Spring 2021

June 7, 2021

Dear Keystone Ranch Homeowner:

I am writing to inform you of a number of relevant items with regard to the Keystone Ranch HOA.

Keystone Ranch HOA Meeting: Summit County is now in Level Green. This means we are able to have our July HOA meeting in person. Our meeting is scheduled for Thursday July 1st at 10:00 a.m. The meeting will be held in the Living Room of the Ranch House Restaurant. A notice from Keystone Property Management has been sent to you. Please be certain to return your Proxy if you are unable to attend.

Expiring Board Positions: There are three Board positions that expire this summer, currently held by Chris Ornes, Jayn Karl, and Vince Donahue. All three of these Board members have expressed a willingness to continue to serve on the Board. If there is other interest please let me or Property Manager Emir Odom know.

All-Ranch Pot Luck Picnic: The All-Ranch Picnic is a go this summer with one major change. This year it will not include the Pot Luck part as Vail will not allow outside food or beverage to be brought into the event. As such Keystone Ranch Food and Beverage will supply the side dishes and dessert in addition to the main course Bar-B-Que as they have traditionally done. It is critically important that we have an accurate head count of those who will be attending given the increased cost we will be incurring as a result of not being able to bring our own pot-luck dishes. There will be a for-pay bar service available that will only accept credit cards (no cash). Look for your invitation via e-mail on how to RSVP.

Ranch Homeowner Golf Event: The Ranch Homeowner Golf Event is also a go this year. The event will be held on Sunday July 4th starting with a 7:30 a.m. registration at the Keystone Ranch Pro Shop and an 8:00 a.m. shotgun start. Lunch and awards presentation will be held on the Ranch House Patio following the golf. Participation is limited to 28 players. Please call the Keystone Ranch Pro Shop at 970-496-4250 to RSVP.

Ranch Swimming Pool: It appears we will be able to open the Ranch swimming pool this summer. Our typical opening date of Memorial Day Weekend has been delayed. Opening day has not yet been determined but hopefully will be prior to the July 4th holiday weekend. The hours of operation and capacity might be limited. More to come on this.

Tennis Court/Pickle Ball Court: The addition of pickle ball lines on the tennis court has been extremely well received and enjoyed by many Ranch homeowners and their families. Please note that proper court shoes are required and that no food and beverage is allowed on the court. Also, no smoking or dogs allowed on the court. There is a Sign-Up sheet at the court entrance gate. Please be respectful of noise levels and the impact to neighboring homes.

Golf Courses: Both the River Course and the Keystone Ranch golf courses are open for play this year. Yay!

Major Chip Sealing Project For All Keystone Ranch Roads: This summer all Keystone Ranch Roads will be chip sealed. The work will begin on June 8th and will take about two weeks to complete. We have hired Bill Cadwallader to oversee the work being performed in hopes of reducing any inconveniences that will result from portions of the road being closed at certain times. Bill will make every effort to contact homeowners when their streets are being worked on.

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Keystone Ranch Water System/Metering: In prior correspondences you have heard me talk about having water meters installed in each of our Keystone Ranch homes. The intent is to be able to better monitor water usage, i.e. who is using how much water, when, and for what? Knowing this would allow for a more equitable billing system based on water usage. I am sorry to say that this metering project continues to be delayed. Vail owns the Ranch water system and we have not yet been able to come to an agreement with Vail in terms of a Water System Agreement and/or a Metering Agreement. Your HOA Board of Directors will continue to work with Keystone management on this important issue and will keep you apprised.

Dumpster: The dumpsters are for homeowner use. This excludes your contractors and cleaning services bringing in waste from outside the Ranch. If you see someone whom you suspect is violating these guidelines please take photos and send them to me (johnpringle2@msn.com) or to our Property Manager Emir Odom (emir.odom@vailresorts.com).

Your Personal Home Improvement Projects: If you are planning on doing any exterior home improvement projects this summer or any time in the future where the exterior appearance of your home is being changed it is imperative that you submit 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 KDRB criteria to assure architectural compliance and to mitigate project-related damage to 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 etc. 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.

Driveway Maintenance: Should your driveway be in need of crack sealing or seal coating please call Bill Cadwallader with Performance Services at 970-333-1115. For patches, overlays, and reconstruction please call A-Peak Asphalt at 970-468-8644 or Columbine Hills Asphalt at 970-468-7813. Their summer schedules are filling-up fast so **please call soon to get your driveway maintenance scheduled.**

Other: If you have any questions or concerns pertaining to our Ranch community please call me and let me know. My telephone number is 970-389-0645.

Best to All,

John Pringle

President, Keystone Ranch Homeowners' Association

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