

December 2019

Dear Keystone Ranch Homeowner:

Seasons' greetings and a few things of interest:

2020 Keystone Ranch HOA Operating Budget: The 2020 Keystone Ranch HOA Operating Budget has been completed and posted to our website. Our monthly dues will remain at \$350.00 per month. We will continue to contribute \$95.00 per homeowner per month toward the Water System Reserve Fund (in addition to our monthly use fee of \$40.00). Our contribution to the Pool Reserve remains at \$6.00 per homeowner per month and our contribution to our Guard Shack Reserve remains at \$1.50 per homeowner per month. Our contribution to our General/Roads Reserve will increase slightly from \$45.00 per homeowner per month to \$47.00. The increase in our General/Roads contribution is possible due to a slight reduction in our Operating Budget in the Repair and Maintenance General account. To see the 2020 budget go to www.vailresortshomeowners.com. If you do not know your username and password call Keystone Property Management at 970-496-4155.

This Past Summer the big project was the improvement of the dumpster area. This involved a joint effort between the three Ranch HOAs and Vail. This area is much better now with enhanced entrance landscaping and without the previous dirt access driveway and associated dust. We also continued our ongoing efforts to maintain and enhance the appearance of your Ranch community with our road crack sealing and seal coating, noxious weed and dandelion spraying, some dead tree removal, and the always ongoing efforts to clean-up our common areas. Our roads are in very good condition and our reserves are strong.

This coming summer the current plan is to work with Vail/Keystone management to have **water meters installed in each of your homes**. This will be a separately billed individual homeowner expense currently estimated to be \$1,575.00 to \$1,750.00 per home. Such meter installations will result in a more efficient system allowing us to monitor water usage, detect any leaks in the system, and perhaps in the future lead to a more equitable water use billing system. We will need your support in allowing access to your home for the installation of the meters.

Driveway and Exterior Maintenance: A special thanks to those of you who have made the effort to keep your driveways and areas around your homes maintained. Bill Cadwallader is the contractor the HOA uses to maintain our common roads. If your driveway is in need of crack sealing or seal coating please call Bill at 970-333-1115 or e-mail psi11@live.com. If you are in need of an overlay or more extensive driveway reconstruction we recommend A-Peak Asphalt at 970-468-8644. Ask for Bruce. For both of these contractors you will need to get on their list by March. Plan now for next spring!

All-Ranch Holiday Social: Our All-Ranch Holiday Social will be held on **Sunday December 29th from 3:30 to 5:30 p.m. at the Ranch House Restaurant**. Appetizers and a complimentary beverage will be served. Homeowners from all three Ranch HOAs attend and it is a great opportunity to meet your neighbors! Look for your Invitation via e-mail.

Best to All,

John Pringle
President, Keystone Ranch Homeowners' Association

cc: Jayn Karl, Chris Ornes, Vince Donahue, Kris Ciccolo

