

KEYSTONE RANCH

c/o Basic Property Management, Inc.

P.O. BOX 4844 • Dillon, CO 80435
TELEPHONE: 970.668.0714 • FAX: 970.468.069

September 28, 2023

Dear Keystone Ranch Homeowner,

I am writing to update you on a few items pertaining to our Keystone Ranch Homeowners' Association.

Board Position: Ephraim Starr has been selected to fill the remainder of Jayn Karl's term that runs through July 2024. Ephraim is an attorney by trade with experience in budgeting, risk management, and project management, all important considerations for Board service. Ephraim understands the unique character of the Keystone Ranch community and is committed to preserving the value of all Keystone Ranch properties. Please welcome Ephraim to the Board.

During Jayn's tenure the Board accomplished a number of significant projects, including the transition of our HOA management from Keystone Property Management to Basic Property Management, establishing a Roads Agreement and a Pool and Shared Services Agreement with Vail, crafting the Rental and Commercial Uses Amendment to the Declarations, and establishing a Metering Agreement with Vail that will lead to less water consumption and a more equitable water billing system. The Board thanks Jayn for her years of service to the Keystone Ranch community.

A Few Friendly Reminders: Please be considerate of our Protective Covenants.

Bright Lights: Our Declarations addresses Annoying Lights, Sounds, or Odors: 'No lights shall be emitted from any Site which are unreasonably bright or cause unreasonable glare, no sound shall be emitted from any Site which is unreasonably loud or annoying, and no odor shall be emitted from any Site which is noxious or offensive to others'. **No lighting of trees in the common areas is permitted.** Thank you for being sensitive to your neighbors.
Tree Removal: Please call any member of the Board or Basic Property Management at 970-668-0714 to have dead, dying, or diseased trees removed from around your home. This service will be provided to you free of charge.

Vehicle Parking: Please do not park vehicles on our common areas or on the narrow artery roads (Kinnikinnik, Lichen Lane, Saxifrage Lane, Wild Iris, Clover Lane, and Gentian Road). These roads are very narrow and roadside parking creates a safety concern for emergency vehicle access to other homes. Parking of vehicles on common areas (grass along roadsides) is strictly prohibited.

Noise/Parking Complaints: If you are experiencing problems with regard to noise and parking issues, whether it be from a neighborhood rental property or otherwise, for immediate response first call Keystone Emergency Services at 970-496-4000. If the problem persists, then call the Summit County Sheriff at 970-668-8600. If the problem stems from a rental property, please also call the Summit County Short-Term Rental Hotline at 970-668-4186. Also, please inform the Board via the Contact link on our keystone ranch.org website. It is important to file a complaint for every issue so the Board has documentation and can address the issue with the property owner.

As always, please reach out with any questions or concerns you might have.

Sincerely,

**John Pringle
President, Keystone Ranch Homeowners' Association**

Cc: Board of Directors Chris Ornes, Vince Donahue, Kris Ciccolo, Ephraim Starr