

# KEYSTONE RANCH

## c/o Basic Property Management, Inc.

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December 2023

Dear Keystone Ranch Homeowner,

A few items pertaining to our Keystone Ranch HOA:

**2024 Operating Budget:** The Board has developed and approved the 2024 Keystone Ranch HOA Operating Budget. Monthly dues will remain the same in 2024 as they were in 2023 (\$455 per month). The budget has been e-mailed and USPS mailed to you and is posted to our website [keystoneranch.org](http://keystoneranch.org) under the Financials tab. A Budget Ratification Meeting is scheduled for December 12<sup>th</sup> at 10:00 a.m. You have been sent a Zoom link by Kerry Hartnett with Basic Property Management to attend the meeting.

In 2023 the monthly dues increase over 2022 was mainly to recapture Water Reserve monies that were allocated to the Metering Project. This recapture expense will continue in 2024 and 2025. Given the big increase in 2023 a strong effort was made to keep the dues the same in 2024 as they were in 2023 in spite of anticipated increased legal expenses associated with defending the lawsuit that are not covered by our HOA insurance policy, legal expenses for enforcement of ongoing covenant violations, and inflation in general for most of our operating accounts (insurance and trash removal in particular).

**Rental Registry:** Pursuant to the Keystone Ranch HOA membership adopting the Rental and Commercial Uses Amendment to the Declarations, effective June 1, 2024, homeowners who rent their property for any length of time must use the automated on-line **Home Rental Registration form that is posted to our [keystoneranch.org](http://keystoneranch.org) website under the Communications Tab**. There is also **Who To Call** information posted under the **FAQ tab** informing homeowners who to call in the event of a disturbance or covenant violation.

**Holiday Social:** On Thursday December 28<sup>th</sup> there will be an All-Ranch Holiday Social at the Keystone Ranch Restaurant bar room from 3:00 to 5:00 p.m. for homeowners to gather and socialize with other members of our community. Homeowners from all three Ranch HOAs are invited. There will be a cash bar with food available 'a la carte. No RSVP is required.

Best to all for an enjoyable holiday and ski season!

John Pringle  
President, Keystone Ranch HOA

cc: Board members Chris Ornes, Vince Donahue, Kris Ciccolo, Ephraim Starr