

Keystone Ranch
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June 5, 2026

Dear Keystone Ranch Homeowner,

I am writing with regard to upcoming events and items of relevance to our Keystone Ranch community.

Keystone Ranch HOA Meeting: The annual Keystone Ranch HOA Meeting will be held on **Wednesday July 1st at 9:00 a.m.** at the Dillon Town Hall located at 275 Lake Dillon Drive, Dillon, CO. There will be a Zoom link for those homeowners unable to attend in person. **Please be certain to send-in your proxy if you are unable to attend.**

Drought and Water Restrictions: This past winter's low snowfall and subsequent current drought have resulted in concerning low water levels in the Soda Creek drainage that provides water to our Keystone Ranch homes and the Keystone Ranch Swimming Pool. Keystone Resort Vice President Shannon Buhler has notified us that the Keystone Ranch Water Company is, effective immediately, implementing water use restrictions for our homes with regard to irrigation. Specifically, no irrigation system water is allowed, hand-watering only. **Please see attached letter from Shannon detailing the restrictions.**

In addition to the irrigation restrictions, please make an effort to reduce your water consumption in general, i.e. shorter showers, full laundry loads, etc.

Keystone Ranch Swimming Pool: In addition to the Keystone Ranch Water Company irrigation restrictions the Keystone Ranch swimming pool will not open this summer given its large consumption of water. This drought-driven closure will also provide an opportunity to make needed pool (leak) repairs. Hopefully the winter of 2026-27 will see an increase in precipitation and we will be able to open the swimming pool next summer.

Our New Water Meters: Vail is close to implementing metering and direct billing of your water usage. Once this begins your monthly HOA dues

amount will be adjusted to no longer collect \$40.00 per month for water use. We will communicate further as this transition occurs.

All-Ranch Picnic: The All-Ranch Picnic will be held on **Thursday July 2nd from 5:00 to 7:00 p.m.** at the Ranch House Restaurant East Lawn Tent. Keystone Ranch food and beverage 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 RSVP by e-mailing Kris Ciccolo at kciccolo1@gmail.com. **RSVP deadline is Monday June 23rd.** We are constrained by occupancy limits for this event and in recent years have reached this maximum. In addition, Keystone's Food and Beverage planning needs prevent us from making changes to expected reservation numbers close to the event so **please do not RSVP if you are not certain that you will be attending.**

Keystone Ranch Homeowner Golf Event: The annual Keystone Ranch Homeowner Golf Event will be held the morning of **Saturday July 4th** at the Keystone Ranch Golf Course. This event is a 9-hole two-person scramble for homeowners and their families in the Keystone Ranch, East Ranch, and West Ranch. Registration at the Ranch Pro Shop begins at 7:00 a.m. with a shotgun start at 8:00 a.m. A light lunch will be served afterwards on the Ranch House Patio along with the Awards Ceremony. **Price is \$85.00 per player or \$55.00 per player** for Annual Golf Pass holders and River Course Club members. This is a fun social event and family members are encouraged to play. Participation is limited to 28 players. **Register online by Saturday June 28th:** kg-keystoneranchhoa2026.golfgenius.com.

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, especially early and late in the day.

Trash Compactor: The trash compactor and recycle bins are for homeowner and Golf Course Maintenance use *only*. This excludes your contractors and cleaning services bringing in waste from outside the Keystone Ranch. If you see someone who you suspect is poaching our dumpster and recycle bins please note the license plate and take photos if possible and send them to me at johnpringle2@msn.com. Please note: Do

not put any non-compactible items in the compactor as damage may occur. Please do not leave large non-compactible items beside the compactor as non-compactible items left there result in a disposal charge to the HOA. A separate roll-off will be available beginning the end of June for several weeks to accommodate any non-compactible items as you do your spring clean. Beyond the availability of the roll-off, please take any large non-compactible items to the Summit County Landfill at 639 Landfill Road, Dillon, CO. Landfill Road is along Highway 6 on the right as you leave Keystone heading toward Dillon.

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 (KDRB)** for approval should your improvements result in a change to the exterior appearance of the home. Their website is www.keystoneneighbourhood.com. Click on the Design Review Board tab for an application and schedule of fees. Also, review our Architectural Standards as posted on our website keystoneranch.org for guidance on permissible exterior colors, siding materials, etc. It is important to our Ranch community that we all comply with the Architectural Standards and 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 Keystone 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 of painting, driveway repairs, and landscaping/home maintenance as needed.**

Summit County Chipping Program: The Summit County Chipping Program will be in Keystone June 8-12. Please neatly stack any slash at the end of your driveway for pick-up/chipping. Here is a link for details of the Chipping Program:

https://www.summitcountyco.gov/services/community_development/csu_extension/forest_health/chipping_program.php

Pets on a Leash: The Keystone Ranch HOA subscribes to the same leash law as Summit County government, i.e. pets must be on a leash when outside the home. Please comply with this out of respect for your neighbors and community.

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

Best To All,

John Pringle
President, Keystone Ranch HOA
[970-389-0645](tel:970-389-0645)/johnpringle2@msn.com

Cc: Board of Directors Chris Ornes, Kris Ciccolo, Ephraim Starr, Rich Schlosberg