

# 2019 What's New?

April 7, 2019

## WINTER

So Long!

## SPRING

Sprung On March 20

## SUMMER

Can You Feel It!

## AUTUMN

*The Calm Before*

...

## WINTER

Why think about it  
now?

Regardless the season,  
planning is essential for  
change to occur.

Let's get going SSRCA!

Follow us on 

# The Rancher

Soda Springs Ranch  
Grand Lake, CO 80447

In Memory of  
**ROBERT "BOB" COSTELLO**  
MARCH 19, 1925 – MARCH 20, 2019  
*A Man For All Seasons*



Memorial Contributions May Be Made To The  
Juniper Library  
Attention Sue Luton  
P.O. Box 506  
Grand Lake, CO 80447

*A Celebration of Life is Planned for June 8, 2019  
More Information to Come*

## Contact Us

### SODA SPRINGS RANCH

Soda Springs Ranch HOA  
9921 US Hwy 34, # 20  
Grand Lake, CO 80447  
[sodaspringsranch.com](http://sodaspringsranch.com)

### BOARD OF DIRECTORS

Jim Adams-Berger, President  
Tony Burdin, Vice-President  
Chris Marshall, Secretary  
Katherine Gates, Treasurer  
Paul Kaplan, Director  
Dana Mitchell, Director  
Steve O'Brien, Director  
Jack Stout, Director  
Dave Tinkler, Director  
Gary Windsor, Director

### SODA CREEK REALTY

Jean-Claude Cavalera  
Property Manager

Sheila Brown  
Office Manager  
970-627-8125

Office Hours  
Fall - Spring: 10a – 2p  
Summer: 10a – 4p

Emails welcome  
[sodacreekrealty@gmail.com](mailto:sodacreekrealty@gmail.com)

CALL 911

ALWAYS FOR ANY SAFETY  
OR MEDICAL EMERGENCY

- Winter is still prevalent in Grand Lake. Make sure you are maintaining a winterizing protocol with your thermostat and plumbing.
- Are You Renting Your Condo as a VRBO, Air BNB, or otherwise? As an owner, know your responsibilities to the HOA and your guests. Contact the office by email for a list of important reminders.
- A Master Key audit of the entire complex is scheduled to begin the first week in April. Check your email for details and your scheduled tract audit.
- No Dumping means **NO DUMPING!** Construction materials and household goods (including mattresses, TVs, etc.) should never be left at the compactor or recycle bin. Each owner is responsible to dispose of these type products. To help you with this Spring Clean, the management office will have a few extra dumpsters in the overflow parking lot the weekend of May 17-18.
- All units must have a fire extinguisher on each level of the unit and in the garage which must: be rated for Class A, B and C type fires; have at least a 2 12-pound capacity, and a current year rating. Carbon monoxide (CO2) detectors and smoke alarms also are required. Make sure you are in compliance.

SAVE THIS  
DATE!

## SATURDAY, MAY 18th, 10A - NOON

We're Listening and Making It Happen!  
Your requests to have a mid-year gathering was not ignored! Join us in a review of HOA Dues, Project Updates and more. Representatives from Pella Windows and Comcast/Xfinity will present as well.

RSVPs are requested. Call (970-627-8125) or email the management office at [sodacreekrealty@gmail.com](mailto:sodacreekrealty@gmail.com)

COME EARLY!  
SAVE THIS  
DATE TOO!

## FRIDAY, MAY, 17<sup>th</sup> at 6pm

A relaxing evening social just for  
SSR Homeowners!  
Hosted by our Comcast Rep, Kari Rutan  
Please RSVP

## ACH WITHDRAWALS QUARTERLY 1<sup>ST</sup> OR 15<sup>TH</sup> OF

JANUARY

APRIL

JULY

OCTOBER

## HAVE A QUESTION

Any question or concern can be discussed with your Tract Rep. Just send an email to:

[ssrca.courtclub@gmail.com](mailto:ssrca.courtclub@gmail.com)  
[ssrca.fishingsprings@gmail.com](mailto:ssrca.fishingsprings@gmail.com)  
[ssrca.meadowbrook@gmail.com](mailto:ssrca.meadowbrook@gmail.com)  
[ssrca.meadows@gmail.com](mailto:ssrca.meadows@gmail.com)  
[ssrca.meadowview@gmail.com](mailto:ssrca.meadowview@gmail.com)  
[ssrca.pineridge2@gmail.com](mailto:ssrca.pineridge2@gmail.com)  
[ssrca.ranchclub@gmail.com](mailto:ssrca.ranchclub@gmail.com)  
[ssrca.tenniscottages@gmail.com](mailto:ssrca.tenniscottages@gmail.com)  
[ssrca.sodacreek@gmail.com](mailto:ssrca.sodacreek@gmail.com)

## APRIL

20

Free Day

Rocky Mountain National Park

## MAY

17 – 18

Spring Clean at SSR!

## MAY

25

Memorial Day Weekend  
Pool Opens!

## He Will Be Missed!

**Bob Costello**, a long-time resident of Soda Springs Ranch, passed away on March 20, 2019, one day after his 94th birthday.

Bob has been an integral part of the Soda Springs Ranch Board of Directors for many years serving as Fishing Springs Tract Rep and the Board's Treasurer. As a former CPA and businessman, Bob contributed a good steady hand for the Board's benefit. He was always ready to pitch in to help on any project the Board was involved.

A fine gentleman, Bob could be found many nights having dinner at Stillwater Grill (and Caroline's Cuisine) sitting at his favorite location on a stool at the end of the bar . . . ready to greet everyone with a big smile and a handshake.



It's "bear-ly" Spring but there have been a few Yogi sightings already. It's important that as we work together to co-exist with bears, each person does his/her share to ensure bears are not unnecessarily attracted to our property. The dumpsters are made to be safely closed and latched. Check out [www.bearsmart.com](http://www.bearsmart.com) for tips and other info..

As you know, we've initiated an electronic process (**ACH**) as an automatic method to pay HOA dues. We're also introducing an express procedure to have dues processed and deposited within 24 hours of being received! **Join us on May 18<sup>th</sup>** to hear more about how these actions are slowly but surely, creating cost-savings and lending to more accuracy and efficiency in this sector of our business operation.

It's that time of year when owners are considering what repair and improvement projects to embark upon. And, it's a good time to review the

## Work Order Process

which is the way tract representatives, in partnership with the management office, coordinate the performance of these type projects at Soda Springs. Specifically, if you are anticipating repair/ improvement costs to exceed \$1,000.00 please contact the management office to review and submit your work order request to your tract rep. Any contractor working for you, should have Liability Insurance.