



ANNUAL MEETING

SEPT. 18, 2010

9:30 a.m

Lower Level of Restaurant
Followed by Lunch, served by
Caroline's Cuisine

THE ANNUAL MEETING

will be held on September 18th. Luncheon will be served following the meeting. Details for lunch reservations will be in a special flyer in the meeting packet. There will be two luncheon tickets allowed for each unit and a fee of \$19. for each additional adult, and \$11. for each child.

Be on the look-out around the first week of Sept. for your packets. They will contain Committee reports and pertinent financial information, along with a PROXY that will be included in the packet. It is important to mail in your proxy by Sept. 10th if you will not be able to attend the meeting. Remember you may assign your voting rights to any member in good standing.

You will also be asked to vote on three members for re-election. They are:

Jim Blakley-Meadowbrook
Bob Lang-Pine Ridge
Denny Dressman-At Large

Nominations will be accepted from the floor.

PRESS FROM THE PREZ

Lots of things are happening at SSR. Did you catch a burger or hot dog at the pool on Independence Day weekend? Have you seen the painters at the Soda Creek Tract? (we've had lots of positive remarks about the quality of their work) How about the repairs to the asphalt in the Meadowbrook, Meadows, PineRidge, Soda Creek areas; feeding the fish in the catch and release pond (I caught a 15 incher with my grandson); the Comcast upgrade and the mama moose and her calves or the mountain lion near Mary's pond; the wind blowing and daily rain storms? Yes, if you have not noticed, there is a lot going on this summer at SSR!

Your Board and management office have been hard at work finishing upgrades and keeping the place running. Electricity, trash (up 20%) and recycling costs are all climbing and everyone on your board is working hard to come up with ways to keep our dues in line. Do you know we have very low HOA dues based on the available amenities? Yes, we have compared to other HOA's and their owners pay

a separate water bill, cable bill and do not have free "On Demand" movies, cannot order just released "Premium Movies" via credit card or have free access WiFi. As you might imagine some owners are not aware of these amenities or may not take advantage of all of them but believe me they are all important amenities to our HOA. We should be proud that we offer them at well below costs of other HOA's or what individual owners could negotiate!

We've heard lots of comments lately! I will say they have all been supportive of maintaining the SSR community. We all have our own thoughts about how we can improve. Sometimes the best ideas are presented in ways that challenge all of us to see the forest through the trees. I had a recent experience with one of our owners bringing a maintenance need to my attention via email. There was a follow-up discussion face to face with a cordial conversation. Through the owners observation, we determined a need for repair that would not have been discovered by casual walk-through on the tract.

(con't on pg. 2)

THE RANCHER

Publication 86
July/Aug. 2010
Page 2-

PRESS FROM THE PREZ (con't from pg. 1)

Gary Windsor and Rich Olivo who have been serving on your board as well as on the Master Water Association were able to change our insurance rating that reduced our bill by over \$100-K at the same time they had back-up generators and booster stations installed that resulted in improving the water system on the Ranch. The painting contract for the SSR was reduced via the efforts of Mark Lewis' keen negotiation skills by over \$100K. We have 120 units, so the individual efforts of those on your board have saved \$1,667. per year/per condo! Each tract representative continues to support similar efforts to control costs. I know at times we grow to expect service, but I might suggest our owners pass on a thanks or kind word to their Rep who serves without compensation.

Lastly, we have had two long term board members retire from our board. RICH OLIVO has decided to focus on our water and keeping the SSR from falling apart. He will continue to be available for individuals looking for repairs in and around their units. We will continue to see him around taking care of repairs, mowing and bidding as a contractor working on the Ranch. Our long term historian, financial wizard; person dealing with ceaseless budgeting proposals, paying our bills, providing the backbone to the Soda Springs Ranch Condo Association, and most importantly my friend and mentor BOB COSTELLO has chosen to retire August 31st. Bob's contributions to our HOA are beyond simple thanks. He may think of his next phase as retirement from SSR. I look at it as moving to a different "day to day" involvement at SSR as I'm

sure he will continue to provide support on various aspects of keeping this HOA on track!

Sincerely,
Jim Blakley, President

ALL ATHLETIC CLUB FACILITIES

WILL NOW BE CLOSED AT 10:00 p.m. It has become a problem to over-see the facilities when gatherings run into late night. It also involves safety and insurance risks.

PLEASE do not use objects to prop open the door to the pool area. If it's a matter of having to temporarily leave the area **HAVE YOUR KEY with you!**

CALENDAR MARKERS

Sept. 6 - Labor Day
8 - Rosh Hashanah
17 - Yom Kippur
18 - Annual Meeting

REMINDERS

PAINTING of the units is on-going. It is important that all patio furniture and BBQ grills be removed from patios and decks, when you are notified that your building is scheduled to be covered and sprayed. The management office will notify owners that staining is taking place, to insure area is clear of any vehicles or other property which could be affected by overspray.

NOTICE

due to the important information on the **ANNUAL MEETING**, "CRAZY CORNER" will be postponed until the next issue of the RANCHER!
Keep smiling!

JULY -Stone = Ruby
Flower= Larkspur

AUG. -Stone = Peridot
Flower= Poppy

DID YOU KNOW THERE ARE NO HOLIDAYS IN AUGUST?

REPRESENTATIVES:

Tract A - Court Club = Mark Baxley (303) 638-5052
Tract B - Fishing Springs = Bob Costello (970) 627-3355
Tract C&D -Meadowbrook = Jim Blakley (720) 203-5204
Tract E - Meadows = Rich Olivo (970) 627-0589
Tract F - Pine Ridge = Bob Lang = (302) 598-7919
Tract G - Meadowview = Gary Windsor (970) 627-9477
Tract H - Ranch Club = Gary Trujillo (303) 778-2320
Tract SC- Soda Creek = Mark Lewis (303) 887-0070
Tract TC- Tennis Cottages = Bob Smith (303) 791-6841
At Large - Denney Dressman

EDITOR:

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