



Picture by Jody Acres

Edited by Mary Harmeyer

Angler Mountain Ranch Townhome Newsletter ***August 2022***

THNC Meeting

Thursday, September 1, 2022, 5:30-7:00pm. This will be a hybrid meeting with in person attendance at the Yacht Club & online Zoom for those who cannot attend in person. There will be a Meet & Greet before the THNC meeting. We have the doors open at 4:30 for socializing & refreshments. This is a great opportunity to meet your neighbors and perhaps hash over some issues before the meeting officially starts at 5:30.

Townhome Neighborhood Committee (THNC) & Co-Chairmen Updates

Hello to all AMR townhome owners. We hope everyone is having a good summer. There have been a number of changes to the membership of the THNC for the coming year. Jeff Cooper & Brian Kuske are now Co-Chairperson(s), Sandra Grogan is the Treasurer & Al Concordia is Member At-Large. There is one remaining vacant position with the THNC which we are targeting to fill in the next 30 to 60 days.

The following are updates from the THNC.

Townhome Neighborhood Committee (THNC) & Co-Chairmen Updates **Continued**

Cottonwood Tree Removal & Asphalt Repairs – Over the past year or so we have been aggressively engaged in prioritizing the removal of cottonwood trees from our community & repairing the driveways that have been damaged by their invasive roots. Thus far, we have removed approximately 60 trees that have been causing issues. As the budget allows we will continue our efforts to remove these trees that are causing so many problems. These efforts will continue into the fall & start up again in the spring. Thanks again to our Community Manager, Keith McBreaty for spearheading these efforts & thank you all for your patience with this project!

Irrigation System Challenges – Our sprinkler system has been gradually broken & damaged over time & unfortunately was not operable at the beginning of the summer. Thanks to our new Community Manager, Keith McBreaty, he rolled his sleeves up & worked hard with our landscape contractor to fix the damaged parts in a timely manner & get the system up & running once again. More improvements to our community's irrigation system will be forthcoming in the future based on the long range landscape plan referenced below.

Community Long Range Landscape Plan – We are in the process of seeking out a resource expert (landscape architect, arborist, master gardener) who can assist us with developing a long range landscape plan for our community. If you know of such a person please let us know to help out in our search! This important project will strive to develop a more environmentally friendly, low maintenance, cost effective, wildfire mitigation plan to roll out in our community in the near future. More to come on these efforts as we get further along with them.

Misc. Community Summer Projects/Initiatives – This includes exterior painting of townhomes, asphalt sealcoating & patching, weed control, mulching, roof inspections & the timely responding to townhome owner requests for building repair & maintenance of their properties (roofing, siding, stone remortar, paver resetting, etc.). Busy tackling all of this before the snow flies in the next several months! Reminder – if you do have a building property or landscape request you would like to have addressed please use the following email address to notify the appropriate party - amrthrequest@gmail.com.

Townhome Neighborhood Committee (THNC) & Co-Chairmen Updates
Continued

AMR Executive Board (EB) Initiatives/Projects Important to Townhome Owners – Below are listed several EB initiatives/projects being worked on:

- Property Insurance Policy Renewal
- Lake Erosion Mitigation Project
- Yacht Club Walkway to Dock Project
- Yacht Club Policies/Procedures Revised
- Insurance Responsibilities Guidelines for Homeowners Document



Keith McBreaty

*Thank you homeowners for your emails to the amrthrequest gmail address. The information you provided was especially helpful when trying to solve the irrigation issues.

*Cottonwood Tree shoots are a menace! However, pulling them only causes more to grow. Potentially 10 per shoot. That is why we remove the source, the main Cottonwood tree itself, grind down the stump and poison the roots. We hope to have this process completed on the trees that have been removed by the end of August.

*Please look for an email providing information on weed spraying. It will be completed on rocks and patios as well.



New Silverthorne Trash Ordinance

Colorado Parks and Wildlife released its 2021 bear report. Summit County tallied over half of all human-bear interactions in its respective region last year. Silverthorne Town Council recently passed a new ordinance that will define when residents can leave their trash cans out for pick-up. Ordinance 2022-17 aims to minimize opportunities for wildlife such as bears or raccoons to access garbage in town. Most animal interference happens at night, which is why the council approved the new rule. Council members acknowledged that this would be a much more viable first step to curb wildlife encounters rather than require households to purchase animal-proof trash cans, which can cost hundreds of dollars. According to the ordinance, containers can not be on the curb between 10 p.m. and 5 a.m. Households that decide to keep their containers out overnight will first receive a written warning, then a \$100 fine and upon the third violation, the resident is required to purchase a wildlife resistant container.



Wildfire Mitigation & Preparation Efforts

As we all sat on our decks last September, 2021 watching the wildfire burn away up on the mountain next to us we wondered how prepared we were to evacuate our townhomes & what could we do to help prevent the fire from burning down onto our homes. We were fortunate to have Jody Acres, AMR townhome resident & American Red Cross volunteer, present to us a couple of weeks ago on home evacuation preparedness. Lots of interest was expressed by those who could not attend this session so we are contemplating having another session. Maybe inviting the Summit County EMS & FD folks as well as Silverthorne PD who can help us better understand how to manage under these disaster circumstances.

Wildfire Mitigation & Preparation Efforts Continued

We also had the Summit County FD do a walk around with several of us to assess the fire mitigation of the AMR Townhome community. Overall, they were quite impressed with our situation & had only a few fire mitigation suggestions for us to pursue in managing our landscape trees & grasses.

\$\$ Finance \$\$

New monthly dues are \$527.00 per month. \$339.00 goes toward Operating expenses. \$164.00 goes toward Reserves. \$24 goes towards Commons operating and reserves. If you or your bank sends in a check, please change your amount to the new fee. If you use an ACH automatic withdrawal, our accounting firm MSI will automatically withdraw the correct amount. New monthly fees are due on the first of the month, starting July 1st.

Monthly Townhome Neighborhood financial statements are posted online via the MSI portal under the Townhomes section of AMR's website. Members are encouraged to review monthly financials and discuss questions either at regular THNC meetings.

Social Committee

Updated by Chief Social Coordinator

Stephan Horlak



EUCHRE

Tuesday August 30th is the next neighborhood Euchre night. The doors open at the YC at 6:30 for socializing and the games typically get started around 7:15. We typically reserve one table for rookies. If you are interested in learning how to play see - <https://bicyclecards.com/how-to-play/euchre/> Contact me at Stephan.Horlak@USA.NET if you are interested

Social Committee Continued



Saturday August 27th (5:30pm) the Concerts In The Cul-De-Sac™ return to the North end of Fly Line Drive. We welcome back the Old Fashioned String Band (not pictured). We have the Yacht Club reserved that evening in case the weather looks bad. Bring your sun hat, lawn chair, cooler, adult beverages and enjoy some music on one of the few remaining summer evenings. We would like to thank Jody & Mike Acres for sponsoring this group once again. The costs have gone up since the summers of 2020 & 2021 so if you would like to contribute to the cost of the musicians contact Jody, Mike or me. And don't forget to bring some spendolas (\$\$) to tip the band.



New Fly Line neighbors Michael & Debbie and Bella (in basket)

Bike rides around the lake (Dillon) every Friday morning.

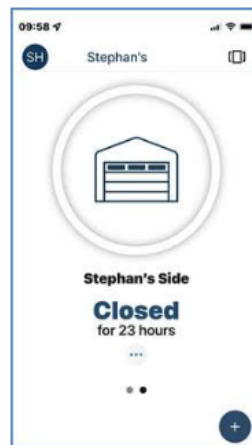
A group of us usually leave AMR at 9:30, ride up the rec path and meet other cyclists up on the dam at 10am. We then ride clockwise around the lake and stop back at the Dillon Farmers Market for lunch. From there it is an easy downhill back home. Pictured below are . These rides will continue into late September until the Dillon Market closes.



Let's close out summer with a neighborhood BBQ! Saturday September 3rd the Townhomes and Waters at Silvertrouts will be gathering for a BBQ at the clubhouse from 5pm to 7pm. More information to come, but write it in on your calendar!

Home Automation Tip

Did you know that your garage door opener is smarter than some 5th graders ? Most of the newer duplexes in the townhomes have garage door openers that are Wifi enabled. This means you can use the Chamberlain myQ app on your smartphone to remotely open & close your garage door. To find out if your garage door is compatible look for the WiFi logo on your opener(s). This is an extremely useful tool to receive deliveries and not worry if you left your garage door open after your long drive back down to the front range. Contact Stephan.Horlak@USA.NET if you have questions or would like to suggest other home automation or home repair topics.



AMR Townhomes Neighborhood Directory

Our TH Directory is one of the best ways to find helpful neighbors. This is very important now that Silverthorne has imposed tighter restrictions on when trash & recycling bins can be placed outside (see other article in newsletter). One of the first questions in the questionnaire is “Do You Need Help With Trash & Recycling” Most of the part-timers have answered YES. The only solution I have for you is to contact one of your neighbors and ask them for help with your bins. Trust me it is easier than you think. Here on Bald Eagle Rd many residents are taking bins in & out for neighbors. Personally I charge a plate of homemade oatmeal raisin cookies once a year for said service. If you would like to be included in the Opt-In TH Neighborhood Directory simple follow this link and answer the questions - <https://tinyurl.com/3sv7jpce>

 **DOG News** 



Attention - Teton, Lily, Skyler, Sonic & Waffles, Coco, Piper, Sasha, Kody & Finn, Charley Brown, Ranger, Bailey and other neighboring canines. There is a new Mutt-Mitt dispenser at the corner of Fly Line Dr and DragonFly Ln. We will no longer be filling the dispenser at the intersection of Bald Eagle & Fly Line.



For the owners of our neighborhood dogs, there is a CSW (Canine Solid Waste) receptacle conveniently located at the Angler Mtn Trailhead. The next closest one is a nice walk down to the recreation path on the Blue River. You'll find that CSW trash bin just below the North side of the Bald Eagle Rd bridge.

Two dog friendly events are coming up soon!

BARKS & BREWS
SAVE THE DATE
SATURDAY
AUGUST 27 | 2PM-5PM

BENEFITING: SUMMIT LOST PET RESCUE, LEAGUE FOR ANIMALS & PEOPLE (L.A.P.S.), and OUTLETS at SILVERTHORNE

OUTLETSATSILVERTHORNE.COM

A great way to spend some time with your best friend. Enter to win the Best Costume or Best Trick Contest. Listen to live music and enjoy some good brews. More information at: [Barks and Brews](#)



Labor Day at the Dillon MarinaThe annual Dillon Marina Mutt Show focuses on fun with your best buddy. Contests, silent auction information on pet welfare in Summit County will be part of the day. For more information please go to:

[Marina Mutt Show](#)

Angler Mountain Beauty by Dottie Augistine





The North Branch Library here in Silverthorne is closed at the Rainbow Drive location. You can visit them at their temporary location at BlueBird Market Place Services provided:

***hold pickups / new book and magazine checkout / Friends of the Library Book Sale**

***book drop off inside and outside on 3rd street / short term computer use and printing.**

Programs will return in September. Trivia night at the Mighty Bar is going on now! Every Tuesday night at 6pm hosted by the North Branch staff.

Bluebird Market
325 Blue River Pkwy, Silverthorne, CO
New Hours:
Tuesday - Thursday 10am-6pm
Friday - Saturday 10am-5pm

Just a friendly reminder...

****For all our Angler Mountain Ranch neighbors, please be aware there is NO dumping allowed in Angler Mountain Ranch of ashes, spent charcoal or any other materials from fire pits or charcoal grills.
Thank you for helping to keep our water clean and our area free from wildfires.**

****Homeowners that rent their homes are reminded that they can rent no more than 4 times per year. Please review the rental documents on the AMR TH website for compliance.**

Just a friendly reminder...

****Part Time - If you are here part time, the THNC advises you turn the water off in your unit when gone and install a low temperature sensor that will alert you via text if the temperature in your townhome drops below a certain temperature. Make sure you get your boiler inspected once per year.**

****Our trash pick up schedule can be found on the HOA website on the main page: https://www.amrhoa.com/_files/ugd/66ba5e_75b449249dd641baa4002d424b9b72e4.pdf**

****Please send pictures and announcements for community events for the newsletter to maryharmeyer@gmail.com**

Questions?

Please email amrthrequest@gmail.com with questions or concerns about your townhome.