



Edited by Mary Harmeyer

Angler Mountain Ranch Townhome Newsletter ***April, 2022***

A word from our THNC Chairman ***Bob Cardwell***

The THNC is proud to announce that we have retained a new Community Manager (Summit Property Management and Maintenance) and a new Landscaper (L & C Landscape). The transition from self management to professional management is underway. Our Landscaper will be starting in May, as well as our painter, Peak Paint.

L & C Landscape, a Silverthorne firm, is owned by Jose Lopez and his team has been contracted to perform all the spring cleanup, broadleaf weed spraying, mowing and irrigation this summer. The sod will be mowed weekly on Tuesday, the native grass that butts up to the sod mowed every two weeks on Wednesday, and the native grass in between and behind the units, out 15 feet, mowed every month. Sod and Homeowner maintained landscaping bed irrigation will be turned ON once the backflow preventers are assembled and tested. Irrigation timers will be tested and will be set for an appropriate cycle time. Spray patterns will be adjusted to keep the water on the sod and in the Homeowner beds.. Target date is mid-June. Noxious weeds will be sprayed at appropriate times of the year.

As soon as the snow melts, Jose and his team will be cleaning up the HOA maintained landscaping beds (100), spraying pet friendly weed control, shutting off/capping the HOA bed irrigation system, and adding new brown hardwood mulch to an appropriate level. They will start this activity at the north end of the neighborhood and work south. Adding mulch to the Bald Eagle Island will be done last.

Some of the landscaping cost is contracted at a fixed price and some is done on a labor rate basis, with material at cost. The THNC asks that you don't add to our neighborhood costs by detaining Jose and his team during the spring cleanup and startup.

The THNC would ask that when you see something not right about our landscaping or irrigation, you report it via email at amrthrequest@gmail.com. If it's an emergency, like a large amount of water spraying in the air, please call the PM answering service number 970-373-0812.

The AMR TH landscaping has been a frustration for many homeowners and committee members over the past years. Given the short growing season and the western drought, the THNC has put in place a policy that hopefully will make our neighborhood look better than in the past and align with current reality and budget considerations.

Our THNC has one position open for a 3 year term starting July 1st. If you are interested in serving as a committee member, please send a bio to amrthrequest@gmail.com This position will be elected at the Annual TH meeting in June.

Committee Updates

Landscape/Design Review:

As you plan your summer changes / additions, please remember to fill out the Landscape Design Review form found on the townhome website (www.amrhoa.com) prior to scheduling / making changes. Most changes to the outside of your home need to be approved, so please check first!

Finance: The budgeting process is complete for next fiscal year (beginning July, 2022). It involved gathering cost projections for maintenance and upkeep plus reserve funding and common dues. Various factors and preliminary estimates suggest a dues increase should be expected. For example, higher costs for materials, labor, and fuel are driving higher estimated maintenance costs. Plus, a sizable jump in insurance premiums due to another year of record Colorado wildfires is expected. In addition, following a two year suspension, reserve funding for Common will be reinstated. Rest assured, all cost categories are receiving diligent review and analysis in an effort to produce a well-reasoned budget. The budget will be part of the Annual Meeting Agenda. If you have any questions or would like to discuss or participate, please contact Alan Hale, Townhomes Treasurer (thnc.treasurer@gmail.com).

Monthly Townhomes 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 or with Alan.

Social:



The monthly Men's cookouts will continue in mid-May. Watch your inbox for more information on a date and time.

We hope to have another Welcome New AMR TH Neighbor Cookout over Memorial Day. Get to know your new neighbors! More information to come.



EUCHRE

Monthly Euchre continues on the second Tuesday of the month. Contact Stephan Horlak to attend this fun card game event. Social hour starts at 6:30pm with the cards dealt shortly after 7:00pm. We always have one table reserved for rookies & beginners.

Summit County Senior Center: This valuable resource located in Frisco offers a large variety of both indoor and outdoor social activities for 50+ seniors. A \$20 membership fee is the best bargain in Summit County. The \$5 golf discount card is a great bargain. Take a look at their www.summit-seniors.org website or go to the Senior Center in Frisco.



Are You Listed In The Townhomes Neighborhood Directory? Read On...

This opt-in directory provides contact information for our AMR TH neighbors and helps us find common interests. Each adult member of your household can fill out their own questionnaire. It will be updated and distributed periodically. Click on the link on the next page if you want to be added to the directory.

Next updated directory will be in May!

https://docs.google.com/forms/d/e/1FAIpQLSf0wbWMu4tUvv5lvwrVd24GF9nbcT2KFLLouguyUCScLFhz5A/viewform?vc=0&c=0&w=1&usp=mail_for_m_link



If anyone wants to store a Kayak, Canoe or SUP underneath the YC, contact Sheila at RCM. The rental period starts July 1st.

S.P.O.R.T

The Silverthorne Parks, Open Space Recreation and Trails advisory committee has exciting news for our community. With newly acquired funds, we will be getting a mural painted underneath the Bald Eagle bridge along the recreation path.

The Trent Park expansion is moving forward. After holding open houses for input on what the community would like to see in the overflow parking lot across from the current park, plans are being made this summer for building to start in 2023.



Make the newsletter more fun! Send your photos to be used as our banner for the newsletter or catch your neighbor doing something fun. Pets are neighbors too. Send to maryharmeyer@gmail.com to include in the newsletter. It's either your photos or pictures of Mary's dog Sasha!



So....No one sent any pictures, so here is Sasha from last spring providing hope that warmer weather is ahead.



Our neighbors Al and Merole Concordia graciously presented to our community at the North Branch Library in Silverthorne in March. Their presentation was part of the library's Travel Series and they shared their experiences abroad in Europe.



These avid bird watchers were spotted taking pictures of our Lake this month. They are an international group that has traveled over 3000 miles observing and photographing ducks.

*Just a
friendly
reminder...*

****Holiday Lights - Lights should not be on past March 1st and removed as soon as possible, at least by May 1st.**

****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.**

****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

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



In early May, you will be receiving a package via email and by snail mail with the agenda/notice/proxy/budget/dues for the Townhome annual meeting and the Community Wide annual meeting. The meetings are held on June 4th, at 8am and 3pm respectfully. Breakfast will be available at 7:15 am. If you don't

come for breakfast, check in at 7:50 am Please save these dates and times so that you can attend.