



Edited by Mary Harmeyer

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

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

Thanks to all the homeowners who attended the Townhome Annual meeting, either in person or via zoom, and all those that were represented by proxy. 44% representation was pretty good, although I must say, the THNC expected greater participation from homeowners. Thanks to Stephan and the social committee for breakfast. Sandra Grogan was elected by acclamation to the THNC running unopposed. The THNC will be electing THNC officers in late June. The TH budget was ratified without objection.

The Annual Community Wide meeting on June 4th at 3PM was canceled due to the lack of a quorum and has not been rescheduled as of this date. Our AMR community has a very unique structure and requires homeowners to participate in not only their neighborhood meetings, but also in the community wide (Executive Board) meetings. The Executive Board makes many important AMR decisions that require your input and you are encouraged to attend their meetings.

A word continued.....

In the spring, the THNC volunteers and Community Manager have many balls in the air, trying not to drop them. Painting, Landscaping, Irrigation startup, Leaks, Spring Cleanup, Snow plow repair, Homeowner maintenance requests, TOS requests, Roof repairs from the winter ice and snow, Tree damage, Transition to new contractors, etc. We can all appreciate your need to know, but as a responsible homeowner, the THNC expects you to help us by keeping informed and keeping the questions to a minimum. The THNC spends valuable time communicating by sending out the monthly newsletter, having in-person/zoom THNC meetings many times a year, posting the minutes on the website, hosting social events, and sending out specific information emails. Every time our Community Manager, our contractors, or volunteers are asked for a special favor, when something is going to get done, or something unrelated to the Townhomes, it detracts from our ability to complete the many yearly tasks that are required. We appreciate your patience.

The outside of your unit is the responsibility of the TH HOA. The THNC has honored the request of a small number of homeowners that wanted to care for their landscaping bed. We certainly appreciate homeowners wanting to step up and enhance their nearby front door bed at their cost. Coordinating landscaping beds in the past has added great frustration to committee members and homeowners, and that is why the policy was changed this year to have homeowners with private beds be 100% responsible for their beds. The super majority of homeowners have decided to have the beds maintained by the HOA. The THNC set up a policy and procedures to maintain those beds that strikes a balance between high dues, time consuming volunteer activities required to operate an HOA, and our mountain environment. Our developer did not help us by installing many inappropriate trees, bushes, and plants. Many have died (even with past overwatering) due to the drought we are experiencing in the west. Many trees have caused damage to our driveways and walkways. I was on the TOS planning commission for several years and found their developer guidelines to be unrealistic and unsuited for today's situation. The THNC aim was to make our HOA beds look good, not great and be easily maintained. This is a realistic expectation. The THNC and the LDR committees are exploring how we might be able to retain an expert to help us with our landscaping.

Committee Updates

Landscape/Design Review:

Many evergreen trees in our neighborhood are experiencing stress from the drought. Many have brown tops and tips of branches, or are showing lighter green color. L&C Landscaping, our new landscape company, has fertilized all evergreens this spring.

Several neighbors have asked about watering evergreen trees next to their units. You may water with a hose once a week, or even every other week. Water out to the drip line, if possible. (The distance that the branches come out from the tree). Trees need 10 gallons of water per inch diameter of the tree trunk per month (ie, a 2" tree needs 20 gallons/month, 4" tree needs 40 gallons, etc). Or, you can purchase a tree watering bag, such as the one in this picture. These bags hold approximately 15 gallons of water and gradually release the water over time. These bags are available through many sources online, or at many garden and hardware centers, including Lowes.



Landscape/Design Review Continued....

Sod startup irrigation should be completed by June 22nd.

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!

Sue Boarman

Landscape Design Review Committee

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:



EUCHRE Monthly Euchre continues on the second Tuesday of the month. Contact Stephan Horlak to attend this fun card game event.



The monthly Men's cookouts return in June. Meet at the YC on June 23rd, 5 - 8pm. This is a BYOB event. Contact Stephan.Horlak@USA.NET if you are in town during that week and you would like to be added to the list.



Sunday July 3rd lunch time AMR TH Cookout at the YC. Stay tuned for details.



Star Gazing Driveway Happy Hour – either Friday June 27th or Saturday the 28th depending upon cloud cover. Meet at the top of Ute Pass Road (12 miles north of here) at 8pm. Bring a lawn chair, drinks, a jacket. We will have at least one star tracking telescope set up for viewing when it gets dark.... around 9pm. Contact Stephan.Horlak@USA.NET



If anyone wants to store a Kayak, Canoe or SUP underneath the YC, contact Sheila at RMC. sheilas@redmountaincm.com

The rental period is for 2 years and starts July 1st.

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.*



Summit County Pickleball is hosting their 3rd Annual “Pickle in the Peaks” tournament to be held July 14th - July 17th. This year a portion of the proceeds will be donated to Smart Bellies, a local charity who feeds children in Summit and Lake Counties (<https://www.smartbellies.org>).

<https://www.summitpickleball.org>



Now that summer is finally here for a couple of months, we have bike rides every Friday morning leaving AMR (corner of Bald Eagle & Flyline Drive) at 9:30. We ride South on the bike path and head up the serpentine (zig-zag) to the top of the dam (the benches). There we meet other riders from Summit Biking at 10am. We then head around the lake clockwise on bike path and regroup up at the top of Swan Mtn Rd. Then continue around the lake, returning to the Dillon Farmers Market. We usually stop for lunch at the market, listen to some music and then coast back to AMR before it gets too hot.

Contact Stephan.Horlak@USA.NET if you have questions.
(pictured: AMR Townhome residents Stephan Horlak, Alan Brown, Merole Concordia, Al Concordia, Peter Thompson, Polly Koch, Eric Macaluso and others from from SummitBiking.Org)



Your Summit County Libraries have begun their summer reading program. This program is for all ages and you can find out more information on the website at:

<https://summitcountylibraries.org>

2022 Concert in the Park Series

The Concert in the Park Series will once again be at the Frisco Historic Park gazebo and lawn at 120 East Main Street this summer. Concerts will take place on Thursdays from June 23 to September 8, 2022 from 5:30-7:30pm. These are pet friendly events and proceeds from beverages sold go to a different local nonprofit each week.

(editor's note: June 30th will benefit LAPS, a local nonprofit that benefits the Summit County Animal Shelter and people who live or work in Summit County!)

*Just a
friendly
reminder...*

**Our 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 following link or ask Stephan at one of our events this summer.

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

****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



Summer is here! Make the newsletter more fun! Send your photos to be published in our monthly newsletter. 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!

Photos by Jody Acres:



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



**Next Townhome Neighborhood meeting is Thursday July 7th at
5:30 pm**