



Edited by Mary Harmeyer

## ***Angler Mountain Ranch Townhome Newsletter*** ***May, 2022***

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

Summer is just a few days away and our neighborhood is getting spruced up to reflect the type of neighborhood we all want to live in and be proud of. Hopefully we will get back to afternoon monsoons that we were all accustomed to a few years ago. It is very dry in Summit County, so be extra cautious while hiking, especially on Angler Mountain trail.

Our new Community Manager has been a welcome addition to the Townhome neighborhood. Keith and Wendy have jumped right in and have taken over fixing the numerous homeowner reported requests. They are also managing our landscaping, asphalt and painting contractors this summer. All homeowner requests should be emailed to [amrthrequest@gmail.com](mailto:amrthrequest@gmail.com) so that they can be logged and tracked to completion.

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 me a bio. This 3 year term position will be elected at the Annual TH meeting on June 4th. Come join us for breakfast and socializing at 7:00 am, followed by the start of the meeting at 8:00 am sharp. If you cannot attend the meeting in person or via zoom, please complete and email in your proxy.

# **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](http://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](mailto: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 Townhomes and Silver Trouts are hosting a welcome cookout for folks that have moved into our lake area. The cookout will be Saturday May 28th at 5pm at the Yacht Club. Look for an email and rsvp coming soon. Meet new neighbors and catch up with our old friends.



## **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.



The monthly Men's cookouts return in June. Meet at the YC on the 3rd Thursday of the month, 5pm. This is a BYOB event. Contact Stephan Horlak with questions.



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

---



Looking to get involved in your community or want to know what resources are available? Join us at the Summit County Community and Senior Center on Tuesday June 14th to learn more. Opportunities to volunteer for organizations or events will be available.

***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](http://www.summit-seniors.org) website or go to the Senior Center in Frisco.***

---



**The Chokecherry From Mary Jo Brown on our LDR Committee**

**The native chokecherry is a multi-stemmed shrub or small tree growing to a mature height of 20 feet. Dense clusters of white flowers are followed by red fruit ripening to dark purple from August to September. Fall color is from deep red to dusky purple.**

**“Shubert” and “Canadian Red” are varieties of the chokeberry that are available as a single trunk tree or large shrub. These are tough, hardy, and colorful ornamental trees that are tolerant of difficult conditions.**

**This will be one option for replacing some of the cottonwoods that are being removed from the neighborhood.**





**Definition of pickleball:** an indoor or outdoor game that is played on a level court with short-handled paddles and a perforated plastic ball volleyed over a low net by two players or pairs of players. Pickleball is a paddle sport created for all ages and skill levels.

So in other words- FUN. The Summit County Pickleball Club has an amazing website with information on playing this exciting game. Everything from how to get started playing in Summit County, rules, news and more. Please go to their website for information:

<https://www.summitpickleball.org>

One highlight this summer will be 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>).





Join your neighbors on bike rides in Summit County and beyond! Monday morning social rides with [www.SummitBiking.org](http://www.SummitBiking.org) and Friday morning rides around the lake (Dillon) leaving AMR at 9:30 w/stops at Dillon Farmers Market and/or Angry James on the way home. Contact Stephan Horlak for details.

For more biking information contact <https://www.scomba.org/> Summit County Mountain Bike Alliance.

---



The Summit County North Branch Library would like to give a huge shout out of thanks to our neighbor Dottie Augustine for helping with our May theme - WILDFLOWERS. Stop by the library to see Dottie's beautiful photos, participate in our fun games for kids and adults and pick up a book about gardening, hiking and enjoying Summit County in the spring.



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

**\*\*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](https://www.amrhoa.com/files/ugd/66ba5e_75b449249dd641baa4002d424b9b72e4.pdf)



Spring is here! 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](mailto:maryharmeyer@gmail.com) to include in the newsletter. It's either your photos or pictures of Mary's dog Sasha!

\*\*\*\*\*

**Questions?** Please email [amrthrequest@gmail.com](mailto:amrthrequest@gmail.com) with questions or concerns about your townhome.



In early May, you received 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 in-person and zoom meetings are held on June 4th, at 8am and 3pm respectfully. Breakfast will be available at 7:00 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.**