

# Douglass Ranch News

## From the President

Happy Autumn Douglass Ranch! Hope everyone is enjoying the fall colors - they really are beautiful this year.

I wish to thank the volunteers and designers who worked on a new color scheme for us so that the Douglass Ranch entry signs could be repaired, painted and updated. The project should be completed within the next thirty days, and the colors will be a very nice combination of three earth tones to reflect the upscale nature of our neighborhood. The secondary signs regarding covenants and the Bed & Breakfast will also be painted with the same colors, and the B&B will pick up the expense of having their sign painted.

Our treasury is in good shape thanks to the efforts of Lore Genender - thank you, Lore.

Douglass Ranch should have its own website up and running by the upcoming DRPOA annual meeting. Again, this will allow us to post meeting minutes for members, post our association documents (CCRs) for potential homeowners and their realtors, collect dues, share ideas and information, have a community bulletin board, and will have other potential uses down the line (online voting on issues, etc.) 24/7/365. We will also have the ability to email one another through this site. Membership is strictly voluntary. More details will be forthcoming.

As you may have noticed, the private roads in our neighborhood, as well as Douglass Ranch Drive, are (and will be) having the cracks filled as it is time for that to be done. Thank you, John Alme, for arranging this service for the private roads, and for your vigilance on our road conditions.

Other projects are still in the works, and we will provide updates for those at the annual meeting which leads me to...

The annual DRPOA meeting will take place on November 10th at Elk Creek Elementary School from 7:00 pm to 9:00 pm. Please plan on attending if possible.

Best Regards,

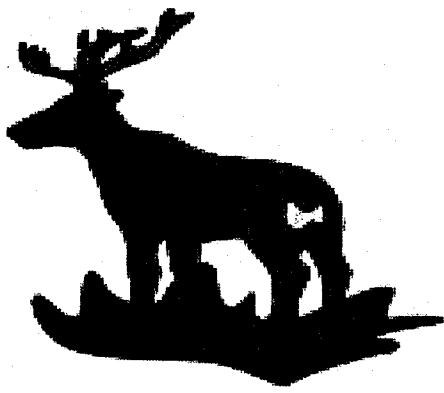
Brent Ballard

## ANNUAL MEETING NOTICE

The Annual Meeting of the Douglass Ranch Property Owners Association (DRPOA) will take place at the Elk Creek Elementary School, on Thursday, November 10, 2011 starting at **7:00 p.m.**

Board members will report on activities and conduct association business as required. Any DRPOA member wishing to be nominated for election to the board or wishing to submit items for the agenda should contact a current board member. There will be 3 vacancies on the board that need to be filled.

A proxy form is enclosed in the event that you are unable to attend the meeting. In order to have a quorum for the meeting we need to have at least 30% of the lots represented either in person or by a proxy.



## **2011 Douglass Ranch Calendar of Events**

**January – Board Meeting, Annual Dues**  
**February – Open**  
**March – Board Meeting, Newsletter**  
**April – Open**  
**May – Elk Creek Fire Department Dinner**  
**June – Board Meeting**  
**July – Newsletter**  
**August – Board Meeting**  
**September – Board Meeting**  
**October – Newsletter**  
**November – DRPOA Annual Meeting**  
**Board meeting, Installation of Officers**  
**December – Newsletter**

### **Quick Notes**

- John Alme reports that the crack filling on the private roads in Douglass Ranch was done by Love's Enterprises, LLC, a local company in Bailey. Some homeowners have contracted separately with this company to have work done on their private driveways.
- A snowplow contract for the 2011 – 2012 season has been signed.
- Annual Meeting – Thursday, November 10 at 7:00 p.m. at the Elk Creek Elementary School.

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**P.O. Box 603**  
**Pine, Colorado 80470**