



Douglass Ranch News

July 2005
Vol. 17

From the President

By Dan Volini

Hello everyone! Summer is here. Yippee!! Hope everyone had a happy and safe 4th of July. So far everything is moving along as I anticipated when the board met for the first time. We are spending money at a record pace. *Just kidding!!* We have finished off a few projects such as the repair of the stand pipe in the pond and installation of stairs for providing access to the Open Space. Since these projects are completed, the only major issue left at this time is amending our covenants to the 21st century.

To that subject I would like to take this time to remind everyone of the most pressing issues the board has to date and they are enforcing the covenant violations. At this time I have received several complaints for some violations. Since the complaints address violations that are not limited to a single home I feel if we take the time to reprint some of the most misconstrued covenants in this newsletter, we can avoid any confusion. Here is a brief synopsis of these selected Covenants:

C. C. & R. 8.4 ANIMALS. Declarant and the Association are committed to the preservation and protection of native animal wildlife which may from time to time wander onto and through the property.

All owners hereby covenant and agree that any dog either owned by said owner or in said owner's control or custody, shall not be allowed to roam unattended in Douglass Ranch. All owners who intend to keep a dog

on their Lot must construct a dog run or kennel for the purpose of confinement and in a manner and location approved by the Design Review Board. At all other times, dogs shall be on a leash and under the direct control and supervision of said owner.

This section clearly does not include the use of an invisible fence, thusly allowing dogs to roam free and unattended on any lot.

C. C. & R. 8.7 RESTRICTED USE OF PRIVATE ACCESS DRIVES AND EASEMENTS. (a) No motorcycle, truck, mobile home, trailer, camper shell, boat, boat trailer, horse trailer, or other similar equipment or vehicle may be parked, maintained, constructed or repaired, and no inoperable vehicle may be stored or parked on any private access drive or easement within Douglass Ranch.

One additional matter that needs to be addressed is barking dogs. We understand it is nearly impossible to keep dogs totally quiet in as much as it's in their nature to bark at anything that moves, however, it has been reported that dogs are being left out all night and their barking is disturbing to everyone trying to sleep. Remember, the peace and quiet we all so much enjoy is very fragile and dog(s) barking in the middle of the night can be quite disruptive. It would be appropriate for everyone to keep their pets indoors from 10pm until 7am. We should embrace our solitude and be considerate of our neighbors.

I would like to thank everyone in advance for your cooperation in preserving our community as a wonderful place to live.

Minutes by email

If you would like the approved board meeting minutes sent to you by email after each meeting please send your request by email to Tom Sosnowski at tomsosnowski@ieee.org.

Next Board Meeting

The next Douglass Ranch Board Meeting is scheduled for August 8th at the Sosnowski's residence.

Beetle Battle Not Over

Several of the properties in Douglass Ranch have trees that have been infested with Pine Beetles. There is still time to have your trees serviced to prevent the spreading on your or your neighbor's trees. The board has notified several owners about trees we have seen infested. We encourage everyone to take some time and investigate the health of the trees on your property before the beetles start flying soon. If there is the need to call a tree service there are several available. Davey Tree is one that has been used before in Douglass Ranch. They can be contacted at 303-421-3771



Welcome New Neighbors

We would like to welcome William and Terry Harnisch in Lot 1 and Gino and Shelly Ferraro in lot 35. Welcome to Douglass Ranch.

Fire Fighter Dinner

Thank you to everyone who helped create the awesome food for this years Firefighter's Dinner. We had an 85% participation rate. That is probably an Association record in Colorado and a tribute to the organizers the Koth's and Volini's, and to everyone who contributed.

Elk Creek Sand and Gravel Seeking to Build Concrete Plant

The rock and gravel quarry located at the corner of 285 and Elk Creek is proposing to rezone to build a cement material batching facility which could include crushers up to 60 feet high. The Glen Acers neighborhood is opposed to rezoning with fear that an ugly manufacturing facility will lower property values in the area. If you would like more information please contact the case Manager, John Wolforth at 303-271-8713 or send a letter to the Jefferson County Planning and Zoning staff that will be included in the case file. Their address is: Planning and Zoning Division, 100 Jefferson County Parkway, Suite 3550, Golden, CO, 80419-3550. We will discuss this issue at the next board meeting.

New Sponsor for our Newsletter:

Larry lives very near Douglass Ranch and would love to help with any real estate needs:

Larry Muetz
Real Estate Broker
ReMax Professionals, Inc
7125 W. Jefferson Ave #100
Lakewood, Co 80235

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