Independence Ranch
Homeowners Association
P. O. Box 3206
Grand Junction, CO 81502

Volume 3, Issue 1
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Ranch Talk

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Independence Ranch HOA Website

www.independenceranch.net

Within the next few months, our community will have its own website as a resource for current and perspective homeowners. Currently under construction, the website will have a homepage with a Google search engine, local weather and links to local area websites. Other pages within the site will include information on the Architectural Control Committee (ACC), irrigation and information for new and prospective homeowners including a full copy of the Covenants, Conditions and Restrictions (CC&Rs). The irrigation page will have useful tips and recommendations concerning both the local water supply system as well as specific concerns and conditions related to our subdivision's sprinkler system. A ticker incorporated into the home page will tell homeowners at a glance whether the irrigation system is operational or down for maintenance and any additional information that is necessary. The website will also have a correspondence page for homeowners to the HOA and any suggestions concerning ways to improve the site or our community are welcome. We hope to have the website completed by mid-summer.

Irrigation Water

The irrigation water was turned into the Independence Ranch Subdivision on April 15th. As in the past, the early part of the season involved breaks in the system lines requiring system shutdowns for a day or two for repairs.

WD Yards will be responsible for maintaining the irrigation system this season. WD Yards gained significant experience last season in the design of the system. We now have an accurate as-built schematic of the system, which should simplify maintenance this season.

The irrigation supply to the subdivision is dependent on keeping a clean filter grate at the canal head gate. The head gate filter system, consisting of several metal grates, tends to clog overnight causing loss of water supply in the early morning. The filter also becomes clogged due to upstream users' mowing and weeding activities. WD Yards and the Board members clean the filter several times a day however homeowners are also encouraged to help. The more people we have keeping the head gate filter clean, the better chance we have of reducing supply problems. Please contact David Thorne (243-5401) if you bike, walk, or go to and from work early in the morning or late in the evenings and would like to volunteer to help keep the head gate filter clean.

The system continues to need upgrades and repairs. The pond liner degrades and

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Covenant & City Ordinance Reminders

The HOA/ACC has been working very hard to start a regular inspection process to insure that all homeowners are complying with the stated CC&R's. We realize that this is a new process and our number one goal is to enact a process where homeowners are given due notice and opportunity to respond to and/or correct any violations. Adherence by everyone serves to maintain the beauty of our community and protects personal property values. We are including a brief explanation of two violations that were frequently seen during several walkthroughs of our community. Hopefully this will help homeowners avoid future violations.

Boats/RV's/Campers - *CC&R Article 9, Section 10 (a, b, c)*

All boats and campers stored on a property must not be viewable from the street. The fence must fully screen the vehicle so it is not viewable from the street or adjoining. Additionally, any vehicle that is not used in daily activity (or at least several times a week) must be stored either in an enclosed garage, behind a fence (see above) or off-site. The spirit of this regulation is to prohibit vehicles such as "junk or inoperable" vehicles, rebuilding project vehicles, vehicles used only sparingly (such as a off-road 4x4's), and so forth from detracting from the appeal of the neighborhood as well as the reasonable expectation of a well-maintained community by all homeowners. If a vehicle is used several times per week for daily activities and is licensed and street legal then there is no violation. Please contact the ACC with any questions regarding this matter.

Trash Cans and Lawn Maintenance Items – *CC&R Article 9, Section 16*

As written, "No garbage, refuse, rubbish or cuttings shall be deposited on any street, the common area, or any lot unless placed in a suitable container suitably located, solely for the purpose of garbage pickup. All containers shall be removed from the street the same day and returned to its screened area. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. All trash receptacles shall be screened as provided in the Architectural Control Committee guidelines."

Please remember: All construction, patio screening, landscape, fencing, irrigation, and shed plans etc., must be submitted to the HOA (P.O. Box 3206, Grand Junction, CO 81502) and approved by the ACC prior to commencing work.

The Board of Directors meets regularly on the first Tuesday of each month. Any homeowner is free to attend. Contact a board member for further information.

Please contact any board member regarding any Association issue you think needs attention.

Board and ACC Contact Information

Board of Directors and Architectural Control Committee		
Name	**Position**	**Telephone**
Dave Thorne	President	243-5401
Reggie Wall	Vice-President	256-9674
Matt Collins	Treasurer	243-5991
Brad Feldhaus	Secretary	250-0622
Steve Kurtenbach	Board and ACC Member	261-2408
Ed Cherry	ACC Member	245-7169
Brad Wright	ACC Member	242-8470
Hans Brutsche	Developer/ACC Member	241-2480

Irrigation Water *(Continued from page 1)*

cracks during the winter and requires patching each spring. Another area of concern regarding the system involves the F 3/4 line and inadequate water supply to the homeowners on the main inlet line. Over the winter, WD Yards and the Board looked at several options to remedy this system. The Board will keep the homeowners along this portion of the system informed of any decisions. The final area of concern is the air entrapment problem in portions of the irrigation lines throughout the subdivision. Air relief valves are being installed in problem areas this season.

Due to the number of complaints received each season regarding the supply of irrigation water, the Board is providing a tracking sheet for homeowners to fill out. This will allow WD Yards to isolate problems and determine the solution. Please use the inserted form to track irrigation supply problems at your residence.

Reminder: If you are experiencing problems with your irrigation water, please contact a Board member first. Please do not call WD Yards directly. This will ensure that the Board is aware of the irrigation problems and can track their resolution.

Can I Water Every Day?

Curtis E. Swift, Ph.D. at the Colorado State University Cooperative Extension Tri River Area provides this information at the following web site: http://www.coopext.colostate.edu

Individuals who water turf too frequently in the spring promote shallow roots. When hot weather arrives, the lack of deep roots increases the need for more frequent irrigations. The need to water turfgrass should be determined by the drought response (color change and foot printing). This need will change throughout the season. Setting an automatic sprinkler clock in the spring expecting your job is done for the year, is not the best way to go. Watering deep and infrequently based on the needs of the turfgrass is the recommendation of most researchers and turf professionals.

The Independence Ranch irrigation system was designed to supply water to homeowners based on a specific watering schedule. The Board has been reluctant to implement the watering schedule, therefore homeowners are encouraged not to water everyday. A watering schedule may be necessary in the future due to the number of new homes that are being added to the system.

The Board realizes that homes with new landscaping may require more frequent watering to establish the turfgrass. However, once the turfgrass and plants are established the watering schedule should be reduced.

Landscaping Projects

The Board is planning the completion of several open space landscaping projects this season. These projects include landscaping the open space from Tranquil Trail to the basketball court area and providing a connecting sidewalk all the way to F 3/4 Road. Another project involves the installation of a 3 foot v-shaped concrete drainage system in the storm pond located in the open space park on 20 1/2 Road. The project will also involve planting this area with grass seed. The unsightly dirt area in the 20 1/2 Road park, created by the installation of a drainage pipe at the end of Wrangler Way will also be finished with sod grass. The Board also plans to enhance the entrance areas of the subdivision with new plants and materials.

The Board is also discussing new landscaping for the pond area. We will keep you posted on these projects.

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New Toys Create New Problems

We have all seen the new pocket motorcycles zipping around the neighborhood. There are specific rules for these "toys." Information can be obtained from the City of Grand Junction's City Dial. Call 244-1500 and input the code 578 for information on bicycle, moped, and go-cart regulations. The Board has received several complaints from homeowners regarding these pocket motorcycles, especially on sidewalks and in the park areas. Please be aware of the laws concerning motorized "toys."

The board does not control traffic issues in the subdivision. If you have a complaint, please contact the Grand Junction Police Department.

Comparison of Homeowners Dues

How do your homeowners dues of $255 for Independence Ranch compare with other subdivisions in the Redland area. Here is a quick comparison:

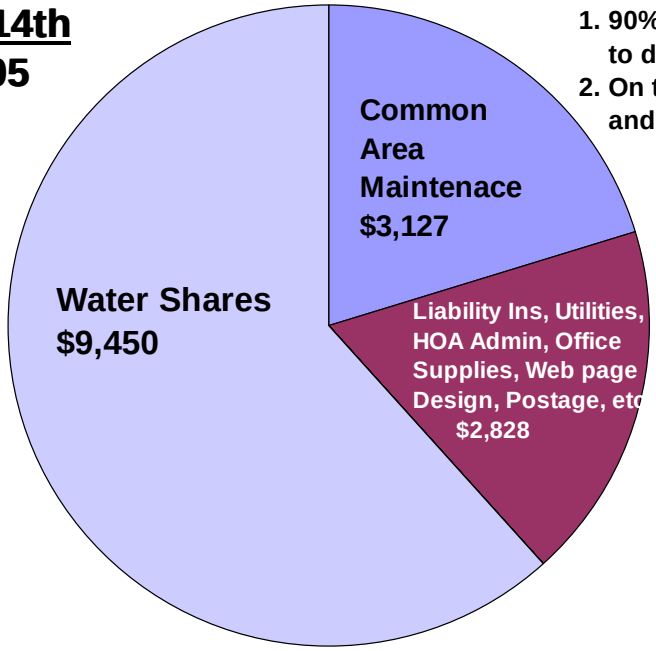
Canyon View:	$250
Canyon Rim:	$200
Canyon Vista:	$325

All of these subdivisions include irrigation water. However, Canyon Vista is most comparable to Independence Ranch since it includes large open space areas requiring maintenance, which the other two subdivisions do not have.

Homeowners are reminded that the open space we enjoy requires the majority of the HOA budget to maintain. The cost of irrigation water in the HOA dues is very minimal on a single home basis.

Financial Update

YTD Expenses thru April 14th
$15,405



Comments:
1. **90% of HOA dues collected to date**
2. **On target with 2005 budget and planned projects**