

S P R I N G 2 0 1 4

the Ranch

Homeowners Association Filing #3

P.O. Box 351294 Westminster, Colorado 80035-1294
<http://gator435-rf3hoa-primary.hgsitebuilder.com>



Swale Planting Begins

Site preparation and planting begin! Two dead cottonwood trees and an invasive Russian Olive tree were removed last year. Weed invasions were reduced by leaving the dead turf on the ground as cover. It was unattractive, but useful. The Canada Thistle (which spreads by roots and shoots) and Blue Mustard weeds were treated with an effective herbicide. Soil mounds from tree removal will be smoothed, the irrigation system turned on and the area will be double-aerated. We are coordinating the arborist who will plant the trees, an irrigation specialist who will reconfigure the irrigation system most efficiently to provide water to the new trees, and the landscape company who will maintain the irrigation system, so that everyone is on the same team.

Two trees will be planted – a native Bigtooth Maple and (*Acer Grand-*



identatum) and Kentucky Coffeetree (*Gymnocladus dioicus*).

They are 2-inch caliper trees, and will take time to reach their mature, robust color and profile. More than a dozen native grasses and 8 native wildflowers will be planted by a broadcast seed method after aeration, and soil cover will be lightly raked over the area. (over)

Photos of Lilac, top, and Child Chalk Drawing, right, are © Vince Hovely. All rights reserved.

Save the Date! June 20 – 21, 8-2 pm Garage Sale

The Annual Neighborhood Garage Sale will be held Friday, June 20 through Saturday, June 21. Colorado Direct Realtor Janice Straub is generously hosting the event *again* this year. She will distribute flyers and post entrance signs. She also arranged for The Epilepsy Foundation to pick up left over items on Saturday after the sale.

For garage sale tips, visit her website [www.ColoradoDirect Realty.com/neighborhoods](http://www.ColoradoDirectRealty.com/neighborhoods). Your HOA will provide a dumpster on Quivas Way on June 20 and 21, and perhaps longer.

So join your neighbors, gather your unwanted stuff, make some \$\$ and have some fun!!



Do you support our Troops? How about their families?

Please consider donating a portion of your cash proceeds from the Neighborhood Garage Sale to the Family Readiness Group, (FRG) which supports the families that troops leave behind.

Donations pay for child care and support group functions. FRG is not a 501(3)(c) and is NOT tax deductible. Please make checks payable to the SOD-K FRG Fund, c/o Amy Chavez, 11245 Raritan St., Westminster, CO 80234-2626. For more information, contact Amy Chavez.

Please RSVP
Janice@coloradodirectrealty.com
303-590-8170

Calling All Veterans

Please help us thank you in a small way for your courageous duty, and the daunting sacrifice of your families and loved ones while you did so. If you are a veteran, please tell us your name, your branch of service and war duty, if any. You folks are a quiet, private, humble crowd, but we'd like to list this information in the newsletter. Perhaps you'll connect with other veterans and make a new friend, and your neighbors can say "Thank you!"

Neighborhood Watch Alerts

Neighbor Tracy wrote on NextDoor The Ranch: “Serious strangeness here: a white man in his 30s knocked on the door of my elderly neighbor Wed, April 2, at 5pm, with a sales type of vest on. He said he ran a salad-making business and wanted to come in to demonstrate so she would patronize his business. She of course said 'no', and he left”.

Neighbor Linda responded: “I wonder if it's the same guy who tried to break into our home a year ago. We live across the street from you, Tracy. He was also a white male who looked like a salesman. We now have outside cameras. I can have my husband check the tapes around that time and see what we can find.”

NOTE: *The Ranch is a “NO SOLICITING” neighborhood. So homeowners can call the police non-emergency line to report a solicitor. It is a non-priority item for police, but an odd event like this one may elicit a faster response. {Thanks for this information, Dave!}*

Westminster Police Non-Emergency

303-658-4360



Swale planting

We will publish a list of species later, since we are still tweaking a few. We had

hoped to drill seed the area, but found that it is too uneven and sloped, and would lift the drill seeder from the ground. So effective broadcast seeding is our option.

On the south side of the drainage area, we will significantly reduce the irrigation and train the existing turf to do with less water. It is so close to the water table, that it should require very little. Higher ground areas will be planted with a drought-tolerant turf on a test basis to be sure it doesn't become invasive and out-compete the native grasses. If it becomes invasive, we will kill only the drought-tolerant turf and select another species.

A temporary landscape fence may be erected to prevent traffic, dogs, etc. and allow the species to establish. Please do not walk on the revegetation area. We hope to also erect a box to contain flyers with the latest swale updates for any interested pedestrian.

Monthly Board Meetings May Change

Watch for updates on the website! The day of the week or location of monthly Board meetings may change. Be sure to check the website or contact a Board member for the date, time and location if you wish to attend.



Spring will be here soon, and so will ACC violation

letters for homes that need TLC. Please save yourself a letter or fine (honestly, the least nice part of an HOA's duty) by tidying up your landscape, raking pine needles, trimming shrubs and trees, especially if encroaching on sidewalks or street signs. A fresh coat of paint on the front door can work wonders, as can a new mailbox – even the HOA president will get a letter soon if she doesn't replace hers soon! Take care of those rusted lamp posts, cobwebs in windows, and please, put the Christmas lights and reindeer back in the stable. Most importantly, make sure your house numbers are prominently displayed for your own



safety! Happy Spring everyone! I love our neighborhood. I look forward to meeting more of you



on my walks.

Tracy Dachenhausen, ACC Volunteer

The Ranch Filing #3 Website:

<http://gator435-rf3hoa-primary.hgsitebuilder.com>

HOA Board: Boardrf3hoa@gmail.com

Architectural Control Committee:

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Newsletter:

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Board Officers

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