

Summer Edition, July 2023

The Ranch Filing 3

www.theranchfiling3.com

Roll out those lazy, hazy, crazy days of summer!



Summer is here! Flowers are blooming, and fruits and vegetables are ripe for the harvest.* There's an abundance of food, energy, and light—so much so that some of us have a harder time sleeping around this time of year. It's only natural, then, that we spend more time outdoors, taking advantage of the prolonged sunlight and banking some good 'ol vitamin D to see us through the advancing autumn and winter months.

Sending out a **BIG THANK YOU** to Danielle Witte for organizing yet another Fun and memorable July 4th Parade, along with a **SPECIAL KUDOS** to the Westminster Fire Department, who made it a special day for all the (big and little) kiddos.

Q: Who doesn't love a fire truck?

A: Nobody!



If you're looking for something FUN to do, beyond the neighborhood,
Check out these FREE Summer Concerts!

"One good thing about music, when it hits you, you feel no pain" ~Bob Marley

*Farmers markets are in full swing! Be sure to check out the local offerings!

Still Talkin' Trash . . . In a Good Way

Be sure to visit the Ranch Filing 3 website's "[Trash Collection](#)" page so that you may **compare the bids we've received** from the three main trash service providers here at The Ranch. Yes, we've talked about this ad nauseam in the past, yet it continues to be a hot topic at *all HOA meetings!*

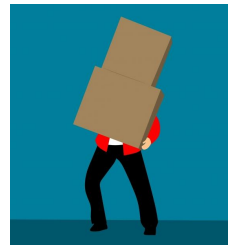
Please read through the bids so that you're prepared to VOTE for a single trash service provider.

E-ballots will go out in August!

Community Corner

"Welcome-to-the-Neighborhood Volunteers" are wanted!

Would you like to support the neighborhood without serving on the Board or ACC? Consider signing up to be on the **RF3 Welcome Team**. What better way to feel at home, after moving into a new community, than to have friendly neighbors stop by for a personal Welcome? Email: Communications.RF3@gmail.com to express your interest.



HOA Board Meeting Dates Through the Remainder of 2023:

July 20, 2023 at 7:00PM via Zoom

September 21, 2023 at 7:00PM via Zoom

November 16, 2023 at 7:00PM via Zoom (**Annual meeting**)

Two HOA Board Seats Opening in January 2024!

Please submit your name to be sure you're on the ballot. We'll vote for in-coming Board members at the Annual Meeting in November!

ACC Volunteers are Needed!

The ACC is looking for new members to help keep our neighborhood a great place to live. Contact us at accrf3hoa@gmail.com for more information and any questions. Thank you!

An Important Note About Volunteerism!

In order to remain a self-managed community, volunteers aren't just needed, they're crucial. We're required to have **5 volunteers for the Board and 5 volunteers for the ACC** and, without them, **we will be forced to hand over this responsibility to an HOA management company**. We know, from past experience with such a service, that hiring an outside company to provide even the minimum amount of services is very costly.

Not yet served on the Board or the ACC? Please step up! This is YOUR NEIGHBORHOOD!

A Friendly Reminder From the RF3 ACC . . .

The additional rain we've been getting has been helpful with keeping our lawns green and conserving water this summer. The extra rain is also helping weeds to grow at faster rates. Continue to keep a watchful eye on your gardens and remove those unwanted plants.

Are you unsure if a plant is a weed? The ACC refers to the CSU Extension Noxious Weed list, if we are unsure.

<https://ag.colorado.gov/conservation/noxious-weeds/species-id#a>

The ACC is happy to review any plans you have for water wise gardens, adding solar panels to your home or other improvement projects you have. Use ACC Improvement Request form found on the HOA website.

https://www.theranchfiling3.com/files/ugd/25991f_ffoad8023093408e8323a78eec6a468d.docx?dn=ACC%20Improvement%20Request.docx

. . . A Note About Dead & Dying Trees

It's a sad day when we have to say goodbye to a beloved tree. However, keeping a dead tree is dangerous for us, our neighbors, and our homes. Dead trees can drop branches or simply topple over unexpectedly and cause injury or expensive property damage. Often, your homeowners' insurance will require that you remove a tree nearing the end of its life to continue coverage from the peril. **There are a few dead/dying trees in the neighborhood. Please check your property and make a plan to have any affected trees removed. Don't wait for a notice from the ACC.**

Let's keep our neighborhood beautiful!



Your eyes *DO NOT* deceive you!

If you've sensed *something different* when driving in and out of the neighborhood, you're right!

All three of our signs have received a fresh coat of paint!



Meet The Board

Helen Kamin, President President.RF3@gmail.com, term through 2024.

Karen Davis, VP of Grounds VicePresident.RF3@gmail.com, term through 2023

Tim Koehler, Treasurer Treasurer.RF3@gmail.com, term through 2024

Michelle Werkmeister, Secretary Secretary.RF3@gmail.com, term through 2025

Robin Jamison, Communications Chair Communications.RF3@gmail.com, term through 2023

Is there something you'd like to see in upcoming quarterly newsletters? If so, please reach out to: Communications.RF3@gmail.com

And . . .

Remember to throw your hat into the ring for the
2024 HOA Board and the ACC!

<https://www.theranchfiling3.com/>

