

Spring Edition, April 2023

The

Ranch Filing 3

www.theranchfiling3.com

Spring Has Sprung!

Ah, Spring . . . a time of growth and renewal. Along with the emergence of buds on our trees, flowering of perennial bulbs and bushes, and early-morning bird songs, we humans are also preparing for another season of growth and change! Your HOA Board is no exception . . .

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

🌸 Filing 3 homeowners and Board extend a BIG shout out to **Michelle Werkmeister**, who's served on *both the Board and the ACC* in years past. Thank you, Michelle, for your continued support of our little community! We sincerely appreciate you! 🌸

Next Board Meeting is May 18th! Topics for the May, 2023 meeting will include:

- Discussion of contracting with a **single trash service provider** for all homes RF3
- Discussion of contracting with an HOA management company
- Swale update
- Community Yard Sale
- Reimbursement from City of Westminster for fence damage repair (snow plow)

Now, Let's Talk Trash . . .

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.



Attention: Pet Owners! 🐱



A bobcat has been spotted in and around The Ranch numerous times over the past month or more. Please keep your pets inside or plan to accompany them when they're outside.

Let's keep our fur babies safe!

Speaking of fur babies . . .

When walking your dog, please remember to **obey the leash law** and keep your pooch on leash at all times when outdoors. Also, please clean up after your pets. Let's all be good, respectful neighbors!

Did You Know >>> Animal feces attracts rats? Just another reason to scoop the poop!

Swale Update



The City Forester and Stormwater Coordinator recently inspected the swale. They will contact the City contractor to add our swale to the yearly rotation for cleaning up dead cattails, which will provide a more pleasing look to the area.

Additionally, they approved the posting of "No Trespassing" signs, which we've already purchased and are ready for installation. Additional information will be provided at the upcoming meeting in May.

City of Westminster Watering Guidelines

Water during cooler times of the day – lawn watering is **NOT allowed between 10 a.m. and 6 p.m.** Water your lawn **no more than three days per week**. Do not allow water to pool in gutters and streets. Do not waste water by letting it spray on concrete and asphalt. Repair leaking sprinkler systems within 10 days. Do not water while it is raining or during high winds. Use a hose nozzle with a shut-off valve when washing your car.

"You never know the worth of water until the well runs dry"

Sprucing Up for Spring!

- As already mentioned, **The Swale** has received some much-needed TLC. Sending a big shout out to all the homeowners who've provided input, and to the City of Westminster who turned our swale into something swoon-worthy!
- Our **entry signs** will be getting a facelift, as well, as soon as we have some consistently warm days.
- Are you doing some spring cleaning or down-sizing possessions? Why not participate in the **Community Yard Sale, June 2nd and 3rd**? It's a great way to interact with neighbors, make a little pocket money, and enjoy time outside!
- Now is a great time to **walk around the perimeter of your property** and take a look at it with a discerning eye. Does mulch need refreshing? Are tree limbs, shrubs, and other plants encroaching on the sidewalk? Do you have dead shrubs or trees that need to be removed?
 - Pretend you're on the ACC committee: Would your home and property pass the "discerning eye" test?
 - Sidewalks should be clear and easily accessible by all who use them. Remember that some neighbors use strollers, walkers, or wheelchairs.
 - Please don't block the sidewalks with trash containers.
 - Please don't block the sidewalks with shrubs and or/low-lying tree limbs
 - Clear sidewalks of snow and ice: We're still occasionally getting snow!

\$\$\$ - Annual HOA fees were due in March - \$\$\$

If you've not yet paid your annual dues, please contact: Treasurer.RF3@gmail.com

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.

The **Community Yard Sale** is scheduled for Friday & Saturday, June 2nd & 3rd.

HOA Board Meeting Dates Through the Remainder of 2023:

May 18, 2023 at 7:00PM via Zoom

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!

What's Happening Beyond The Neighborhood?

You recently received a Public Hearing Notice, for April 10th, from John McConnell, Interim Planning Manager with the City of Westminster, about **Acadia Health Care's** plans for the property at 11455 Huron Street.

Per the notice, "The City values public input on development applications." Those interested in attending the event are encouraged to visit www.CityofWestminster.us/agendas for information. The hearing will be streamed live via the City's traditional webcast at www.youtube.com/user/WestminsterCO/live

Also, "Acadia's proposed uses are offices, behavioral health hospital, and medical clinic uses. The behavioral health hospital would serve patients with general mood disorders, thought disorders, geriatric psychiatry, dual diagnosis/SUD, child and adolescent psychiatry, and outpatient services. Based on medical need, the average length of stay is 7-10 days with a maximum of 21 days."

Learn more about Acadia Health Care here: www.acadiahealthcare.com

Learn more about behavioral health care in the community:

The Brookings Institute:

<https://www.brookings.edu/blog/up-front/2018/01/03/new-evidence-that-access-to-health-care-reduces-crime/>

Stanford University:

<https://siepr.stanford.edu/publications/policy-brief/how-better-access-mental-health-care-can-reduce-crime>

The NIH: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7756892/>

The World Health Organization (WHO):

<https://www.who.int/news-room/feature-stories/detail/the-impact-of-covid-19-on-mental-health-cannot-be-made-light-of>

American Hospital Association:

<https://www.aha.org/guidesreports/2007-02-20-community-hospitals-addressing-behavioral-health-care-needs>

Kaiser Family Foundation: <https://www.kff.org/statedata/mental-health-and-substance-use-state-fact-sheets/colorado/>

The Centers for Disease Control and Prevention (CDC):

<https://www.cdc.gov/childrensmentalhealth/documents/access-infographic.html>

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!