

Pelican Lake Ranch

aka Beebe Draw Farms Property Owners Association



September 2018

Hello

from the Property Owners Association at Pelican Lake Ranch!

by Bill Caldwell - POA President

We have made it through summer and are fast moving into fall. The pool season is now over and we had a busy year! The POA held our Fishing Derby this summer at our Lake Christina and an 18 ½" Rainbow Trout and a 22" Carp were caught and measured as our biggest yet! It was great fun and I hope that this will be an ongoing event for years to come!

Some of our residents have been riding and enjoying the horse trails. Not having a horse, I walk the trails and look for Box Turtles, Jack Rabbits and of course the unlimited Cottontails. For our bird/owl fans, we have Great Horned Owls at Lake Christina and we occasionally find Long Eared Owls hiding in the neighborhood. Some residents have reported seeing Barn Owls. The Harrier Hawks are extremely fond of the pastures north of Beebe Draw and the Red Tail Hawks are common around Lake Christina. Most residents are familiar with our White Pelicans at Milton Reservoir, and the Blue and White Herons can be seen endlessly flying west of the South Platte River and returning each evening. A population of White Tail and Mule Deer reside in the area as well. When driving the Beebe Draw Roadway from the Maintenance Facility to Lake Christina, please drive slowly and be on the lookout for them. As always, when entering the Lake Christina area please be sure to close the gate behind you. Pelican Lake Ranch has a wealth of amazing wildlife! Eagles on the shoreline of Milton Reservoir, large Snapping Turtles at the pond just south of Lake Christina, ducks

and herons, toads and turtles! Please watch over these guys! They love to walk in and along the road! I find them visiting my irrigation drips quite often and I think they like to eat grasshoppers, which we have an abundance of this year.

Our community has been growing and will continue to grow. We have lots of new neighbors, and new homes are being started on several lots with others nearing completion. All residents, new and established, are reminded that the Covenants contain landscape requirements, limitations on outbuildings, and prohibit the use of four wheelers except when being used for landscaping and mowing work around the property. All landscaping, fencing, building construction and painting changes require a design review request and pre-approval from our Design Review Committee. Please read and follow the details of the Covenants and Design Guidelines. Timely installation of approved requests is also required.

Many residences find our landscape, dry in its natural state, a little difficult to work with. We have several residents within the community that are very familiar with land use for this area. **Gary Moore, Linda Cox, Steve Cooper, and Roy Wardell** (a lifelong member of the local ranch and community) all have good advice that they can share with you! Of course each has their own opinion. In my time in the community I have learned not to mow the natural landscape too much or too short, as only weeds return in their place. We will have several upcoming community events for the second half of 2018. These events are for all residents to enjoy and attendance is requested! Be on the lookout for more information on these events. We are glad that you are our neighbors! We hope that you enjoy and will help us to take care of our beautiful Pelican Lake Ranch!

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(720) 494-8093

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(970) 539-2656

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Access to all required documents and HOA-related policies can be found on your community's website: <https://bdf.msihoa.co>

Yearly Meeting Reminder

Although it may be early yet to be thinking about it, remember to mark your calendars for our Annual POA Meeting. The meeting is set for **Saturday, December 8, 2018 and doors will open at 5:00 p.m.** at the PLR Maintenance Shop. As is tradition at Beebe Draw Farms and Pelican Lake Ranch, we will be holding our annual Christmas dinner first, followed by our Annual Meeting for the POA. We will have food and drinks provided so we invite all of you to attend and look forward to seeing you there!

At the POA Meeting itself we will be electing three members to the POA Board this year. As always, nominations for Board seats are encouraged to be made prior to the meeting but we will take nominations from the floor if needed.

Contacting MSI

Our POA Management Company is MSI, LLC. Our Community Manager is Allen Bartz, who works very hard to help us take care of our community. If you have questions for Allen, the Board of Directors, or about our Covenants please visit our webpage at www.bdf.msihoa.co. On the website you can register or login to review the Association's documents such as;

- Your HOA Account info and status
- Covenants
- Design Guidelines
- Design Review Request Forms

And much MORE!

To contact Allen directly you may either email him at abartz@msihoa.com or call him at (970) 663-9681.

Did You Know?

This edition of "Did You Know?" features a section with regard to advertising. Where can you advertise your business to the community? There are a few good options. The mail room has a bulletin board in which you can put flyers or business cards. You can advertise on our neighborhood NextDoor app and you can have your business added to our neighborhood directory.

As a reminder; household pets may not be kept for any commercial purpose and no wildlife species, especially young or injured animals, may be kept as pets. Dogs, cats and other household pets shall be controlled by their owner at all times and shall not be allowed off their lot except when properly leashed, controlled and accompanied by the animal's owner or their representative.

We ask that you please continue to follow this Covenant, along with the others in place so that our community can be enjoyed by all!

Design Review Request for all Home Improvements, Changes, Additions or Landscaping

By purchasing a home in this community, you signed an agreement to abide by the Design Guidelines laid out by the legal documents. Why do we have these Guidelines? These guidelines are necessary to contribute to the aesthetic appeal of our community and most importantly keep up property values for the homeowners. These design guidelines can be accessed by logging into www.bdf.msihoa.co and looking under the heading of Documents and Architectural Control. There you can also access a Design Review Request Form or "DRR" which is what you need to submit prior to making any changes to your property.

What constitutes a need for a DRR? Any sort of improvements, changes, upgrades or more will require a form known as the DRR, Design Review Request. It is extremely important that **ALL EXTERIOR IMPROVEMENTS OR CHANGES** be pre-approved by the Association.

To make a request, complete a Design Review Request Form (attached) and submit it, with all backup documents to one of the following:

Email: abartz@msihoa.com

Mail: Beebe Draw Farms
c/o MSI, LLC
8201 Spinnaker Bay Dr., Suite D
Windsor, CO 80528

Fax: (970) 635-0517

When filling out the form, include as much specific information as possible. **Please complete a separate form for EACH request as well as the applicable required checklist(s). Your request must include size, location, description, materials to be used and color. Visual examples such as photos and drawings will help to allow the Committee to make a decision quickly. Please note the Committee has 30 days to review all submissions so please plan accordingly!**

A general rule of thumb, imagine you are on the Committee and you are reviewing the submission. Do you have everything necessary in order to visualize the completed project so you can make a judgment? If there are no unanswered questions in your mind based on the submission, then it is likely your submission will be acceptable. It is each homeowner's responsibility to obtain construction permits as required by the City prior to beginning work.

If you have any questions about the form or about the review process, please feel free to contact our MSI Community Manager, Allen Bartz, at abartz@msihoa.com or call (970) 663-9681. Thank you!

Upcoming Community Events



POA Meeting- Oct 3rd
at 7:00 pm



Halloween Party-
Oct 27th - TBA



**2018 Annual Meeting/
Election/Christmas
Dinner – December 8th**
5:00 pm-9:00 pm- Let the
Board Members know if
you are interested in
another ugly sweater
contest this year!

Licensed Community Manager

Allen Bartz, CAM,
CMCA®

(970) 663-9681 direct
ABartz@msihoa.com

Mailing Address

MSI, LLC.
8201 Spinnaker Bay Dr.,
Suite D
Windsor, CO 80528
(970) 635-0498 main
(970) 635-0517 fax
www.msihoa.com

**Please mail your
payments to:**
Beebe Draw Farms
Property Owners
Association
PO Box 173307
Denver, CO 80217-3307
**Please include your 10
digit account number
on your check.**

Beebe Draw Farms Property Owners Association

c/o MSI, LLC
11002 Benton St.
Westminster, CO 80020-3200
(303) 420-4433 Fax: (303) 420-6611

I hereby authorize a representative from MSI to initiate a direct withdrawal from my checking account to pay homeowner assessments (and utility/cable/tv/internet charges where applicable). The withdrawal will become effective on the 5th day of each month (unless assessments are paid quarterly, semi-annually or annually - then it will be the 5th day of the first month of the current billing period) or the next business day if the 5th is a week-end or holiday.

The amount of withdrawal will be the balance owing on the account.

You will receive written notification of the initial start of the direct withdrawal once the program has been set up. The direct withdrawal will continue on a monthly basis until MSI receives written notice of cancellation.

Name

Email Address: **Confirmation about ACH set up will be sent via email!**

Authorized Signature

Property Address

Beebe Draw Farms Property Owners Association
Association

Date

**Please attach a VOIDED CHECK to this form.
A deposit slip CANNOT be accepted.**

Automatic Assessment Withdrawal

MSI is pleased to offer an alternative method of payment to all homeowners. We offer electronic payments where your assessments are automatically deducted from your checking account and transferred electronically to the Association.

Attached is the ACH form needed to take advantage of this great payment option. "ACH" stands for "Automatic Clearing House". It's an automatic withdrawal of your assessments from your checking account each month with your prior authorization.

If you would like to use this service, please complete the attached form and mail it, along with a voided check, to our offices. If you have any questions, please feel free to call your A/R technician at MSI, (303) 420-4433.

THIS IS AN OPTIONAL PROGRAM