



Welcome Packet

On behalf of the Executive Board of Directors and the Silver Mountain Property Management Team, we welcome you to our community! Over the coming months, we look forward to meeting you. This welcome packet provides essential information about The Boundary as well as the River Valley Ranch Master Association.

In 1879, Myron Thompson and his son Alex were among the first settlers in the Crystal River Valley, establishing the Thompson Ranch at the junction of the Crystal River and Thompson Creek. Today, we know it as River Valley Ranch ("RVR"), retaining a distinctive character that combines ranch charm with mountain town living. RVR is a 520-acre community built around an 18-hole championship golf course designed by Jay Morrish.

The Boundary is a neighborhood of thirty-three townhomes and condominiums within River Valley Ranch. Our community is governed by two HOAs: the Boundary Association and the River Valley Ranch Master Association (RVRMA).

RVRMA offers exceptional amenities. The Ranch House is our centrally located clubhouse serving as the community hub, and as a Boundary homeowner you are eligible for Ranch House membership. This packet covers what you need as a Boundary owner; RVRMA publishes its own welcome packet and website with full detail on amenities, programming, and community operations.

Welcome to the community! We know you will find this neighborhood a beautiful place to live and connect. We encourage your participation in our activities and functions. To stay informed about community news and events, The Boundary publishes a monthly bulletin on the first of each month, and RVRMA publishes a weekly newsletter every Friday morning.

Your First Steps

1. Ranch House Membership Form

Complete and submit to jessica.hennessy@rvrma.org or bring to the Front Desk

2. Liability Waiver

Required for all household members

3. Create Online Account

Visit our booking site to make reservations for Ranch House activities.

4. Receive Your Member Number

You will receive a four-digit number and have your photo taken on your first visit.

5. Mailbox Setup: Carbondale Post Office

The United States Postal Service (USPS) delivers mail, and the Ranch House mailroom is a US Postal facility, open 24/7. Your street address is your mailing address, but USPS delivers mail to your assigned RVR mailbox. You must arrange this in person at the Carbondale Post Office. It may take weeks to get your mailbox key. Until then, collect mail at the Carbondale Post Office.

The Boundary Governance

Executive Board of Directors: board@theboundary.org

Five elected volunteers oversee The Boundary, generously giving their time to support our community. Board members are elected every June and hold their positions for three years.

Silver Mountain Properties: admin@smprop.com

Contact Silver Mountain property management if you have concerns about community property or wish to report rule breaches.

Board Meetings

Third Thursday of each quarter (generally). Everyone who owns a home is welcome to attend. Agendas and materials sent the week of the meeting. The annual homeowners meeting is combined with the July quarterly Board meeting.

Governing Documents

Available at theboundary.org/governance. Please review to understand community guidelines and policies.

Boundary Dues & Payment Information

Below is a list of amenities included in our quarterly dues:

- Exterior maintenance
- Landscape maintenance
- Building insurance
- Snow removal
- Capital Reserves

For current assessment amounts, visit www.theboundary.org/financial. Payments are due by the 1st of each quarter and considered late after the 15th. You will receive quarterly invoices from our property manager, Silver Mountain Properties. Automatic payment is recommended.

Pay Online and Auto Pay Enrollment under the "Pay Dues" tab on our website [The Boundary Auto Pay](#).

Check Payment Mail or Drop Off:

Silver Mountain Properties
0326 Highway 133, Suite 290
Carbondale, CO 81623

Include address in the memo.

If you have any questions, please reach our accounting office william@smprop.com or call 970-963-4900.

Essential Resources

- [The Boundary Website](#)
- [The RVRMA Website](#)
- [Silver Mountain Properties](#)
- [RVRMA Design Review Committee](#)

Ranch House Facilities

- Tennis: five Har-Tru clay courts
- Aquatics: recreational pool with water slide, wading pool, year-round 25-meter heated lap pool, two hot tubs
- Fitness: full-service fitness center, group fitness room, locker rooms with steam rooms
- Social: Great Room with bar, conference room

Hours of Operation

Ranch House (Summer): Mon–Fri 6:00 AM – 9:00 PM | Sat & Sun 8:00 AM – 9:00 PM

Ranch House (Winter & Spring): Mon–Fri 6:00 AM – 8:00 PM | Sat & Sun 8:00 AM – 8:00 PM

Hot Tubs, Lap Pool & Fitness Center: Open year-round

Recreational Pool: Late May through Labor Day (generally)

Tennis Courts: Mid-April through mid-October (weather permitting)

Membership Types & Check-in Process

RVRMA provides multiple types of memberships, including Resident Memberships, Transferred Memberships, Accessory Dwelling Unit Memberships, and Thompson Corner Memberships. Each Ranch House member receives a four-digit membership number. Enter your number upon arrival, including children. If attending a scheduled fitness class or using lap lanes, check in at the Front Desk and notify staff of your activity. Reach out to [Jessica Hennessy](#) for additional information.

Guest Policy

1. Stop at the Front Desk to check in guests with names and age groups.
2. Ranch House members must accompany guests or call front desk daily.
3. Guest fees: Adults \$9 (ages 13+), Children \$7 (ages 3-12).
4. Guests may attend fitness classes or use lap lanes (call 48 hours ahead for availability).
5. Member accounts will be charged for all guest expenses, such as food, beverages, and classes.
6. Guest waivers are required with minor children listed.
7. Members are responsible for their guests at all times.

Tennis, Fitness & Aquatics

Contact: Cristina Sirianni, Tennis Director, during the season | tennis@rvrma.org | 970-963-6300 ext. 108

Fitness Link: [RVRMA Recreation, Events, Health & Fitness](#)

RVRMA Dues & Payment Information

All River Valley Ranch owners pay a monthly assessment to RVRMA, separate from and in addition to quarterly Boundary dues. It funds Ranch House operations and covenants enforcement, common-area irrigation and landscaping, park maintenance, snow removal, and capital reserves.

For current assessment amounts, visit www.rvrma.org/finance. Payments are due by the 1st of each month and considered late after the 15th. You will receive monthly invoices from RVRMA.

Design Review Committee (DRC)

The DRC helps preserve the natural beauty and architectural harmony of our community, protecting and enhancing property values. This standing committee appointed by the RVRMA Executive Board includes two licensed Professional Architects and a licensed Professional Landscape Architect.

IMPORTANT: All exterior changes to your home or property require DRC approval before work begins. Boundary homeowners also need additional approval from The Boundary Board of Directors.

"Improvements" include any exterior alteration, addition, or site work, such as:

- Structures: additions, outbuildings, garages, carports, decks, stairs, patio covers, awnings, fences, screening and retaining walls
- Grounds: landscaping (adding, altering, or removing trees, shrubs, or vegetation), sprinkler or irrigation systems, driveways, parking areas, walkways, swimming pools, outdoor sculptures or artwork, flagpoles, signs, tanks
- Surfaces & equipment: exterior painting or surface changes; solar, wind, or other energy-generating equipment; exterior air conditioning or water softener fixtures; antennas, satellite dishes, receivers

Contact: Jessica Hennessy, Director of Design Review & Admin Services | jessica.hennessy@rvrma.org

Guidelines and the Home Improvement Application are available at www.rvrma.org/design-review.

General Information

RVRMA maintains Orchard, Triangle, and Nuche Parks on the Town of Carbondale's behalf, and the Town maintains the multi-use paths connecting them. All park and path amenities appear on the community map attached to this packet.

Irrigation

RVRMA irrigates the community from the Crystal River, typically mid-April through mid-October, with service to homes from 7:00 AM to 7:00 PM. RVRMA blows out the lines each fall — homeowners do not need to winterize their irrigation systems.

Questions: Travis Green, Facilities & Grounds Superintendent | travis.green@rvrma.org

Trash & Recycling

Through a contract with Mountain Waste and Recycling, the Town of Carbondale picks up trash (weekly) and recycling (every other week) every Tuesday. You can place containers outside starting at 6 a.m. but make sure to bring them back in by 8 p.m. every Tuesday. Your monthly utility bill from the Town already covers collection and recycling fees. Composting is available through [Evergreen Zero Waste](#) and [Mountain Waste and Recycling](#).

To arrange service and select container sizes, contact the Town: 970-963-2733. For complete trash and recycling information, visit www.rvrma.org/trash-and-recycling.

Speed Limit: 20 MPH

Please be considerate of bikers, joggers, children, and pets. This speed limit supports our active community and encourages you to slow down safely when encountering people, pets, or maintenance activities.

RVRMA Community Events

RVRMA hosts events year-round — holiday celebrations, craft fairs, the garage sale, wine tastings, movie nights, and seminars.

For the event calendar, visit [RVRMA Functions & Events](#) or check the weekly newsletter and bulletin board.

Contact: Casey Miller, Director of Programming & Community Engagement | casey.miller@rvrma.org

Golf Course

The RVR homeowner association does not own or manage the golf course, driving range, or restaurant. Per PUD requirements, no exclusive access is granted to RVR homeowners.

Golf course property — including cart paths, bridges, driving range, fairways, and riverbanks — is private property accessible to paying golfers only. Homeowners and pets have no access day or night; shortcuts, walk-throughs, and renter access are prohibited. Golf operations may permit winter access, but only with prior approval. You may enter the river at public access points, but exiting through golf course property is not allowed except in a life-threatening emergency.

Do not modify natural elements on golf course property (trees, shrubs, riparian habitat); direct questions to the golf course Superintendent. Report inappropriate behavior during play to the pro shop at 970-963-3625. Maintenance occurs in early morning hours to prepare for play.

Living alongside the course adds to the beauty and open feel of our community. An errant golf ball may occasionally land on your property, and golfers may ask permission to retrieve it — thank you for your understanding. By owning property near the course, residents acknowledge and accept this occasional risk.

→ **Need to reach someone? A full directory of Boundary Board, Silver Mountain Properties, and RVRMA contacts is on the next page.**

Contacts

The Boundary Executive Board of Directors

Carl Hostetter — President

Cathy Cooney — Vice President / Secretary

Jay Cofield — Treasurer

Elaine Grossman — Director

Jim McAtavey — Director

board@theboundary.org

Silver Mountain Property Management Team

Main line: 970-963-4900

Bill Crowley

Kari Crowley

Nick Cova

admin@smprop.com

RVRMA Management Team

Main line: 970-963-6300

Ashley Lynch — General Manager | ashley.lynch@rvrma.org

Jessica Hennessy — Director of Community Services | jessica.hennessy@rvrma.org

Casey Miller — Director of Programming & Community Engagement | casey.miller@rvrma.org

James Maguire — Controller | james.maguire@rvrma.org

Travis Green — Facilities & Grounds Superintendent | travis.green@rvrma.org

Cristina Sirianni — Tennis Director | tennis@rvrma.org

Sarah Gager — Member Services Supervisor | sarah.gager@rvrma.org

Front Desk — General Inquiries | frontdesk@rvrma.org

We look forward to seeing you around the community!