



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. As a Boundary homeowner, you are eligible for Ranch House membership and can take advantage of all the facility has to offer.

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 ali.anderson@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.

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.

Annual Meeting

Held each summer. Open to all homeowners.

Governing Documents

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

RVRMA Management Team 📞 970-963-6300

Ashley Lynch

General Manager

ashley.lynch@rvrma.org

Ali Anderson

Director of Ranch House Operations

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Jessica Hennessy

Director of Design Review & Admin Services

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James Maguire

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Cristina Sirianni

Tennis Director

tennis@rvrma.org

Sarah Gager

Member Services Supervisor

sarah.gager@rvrma.org

Front Desk

General Inquiries

frontdesk@rvrma.org

Essential Resources

[The Boundary Website](#)

[The RVRMA Website](#)

[Silver Mountain Properties](#)

[RVRMA Design Review Committee](#)

Ranch House Facilities

- Five Har-Tru clay tennis courts
- Recreational pool with water slide
- Wading pool
- Year-round 25-meter heated lap pool
- Two hot tubs
- Full-service fitness center
- Group fitness room
- Locker Rooms with steam rooms
- Great Room with bar
- Conference room

Hours of Operation

Ranch House (Summer)

Monday - Friday: 6:00 AM - 9:00 PM

Saturday & Sunday: 8:00 AM - 9:00 PM

Ranch House (Winter, Spring)

Monday - Friday: 6:00 AM - 8:00 PM

Saturday & Sunday: 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 [Ali Anderson](#) 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 Program

The Ranch House boasts one of the finest clay tennis facilities in the Roaring Fork Valley. We take great care of our five Har-Tru courts, and welcome tennis players of every skill level into our friendly community. Our experienced teaching staff offers programming for all ages, skill levels, and playing styles.

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

Fitness & Aquatics

The Ranch House hosts an excellent active workout facility and well-attended fitness programs. Our team consists of certified instructors from a wide range of disciplines, and we are proud to partner with TAC Fitness and Performance Center in Basalt. We offer water aerobics and swimming instruction as well.

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

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 at 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

RVRMA Dues & Payment Information

All River Valley Ranch property owners pay a monthly assessment to RVRMA. These dues fund:

- All Ranch House administration operations and covenants enforcement
- Common area irrigation and landscaped rights-of-way maintenance
- Maintenance of Triangle, Orchard, and River Front parks
- Snow removal in common areas (*The Town of Carbondale maintains streets and multi-use Paths*)
- Capital Reserve

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.

Automatic Payments (Recommended)

Enroll at www.rvrma.org/autopay. Your bank account will be charged on the 10th of every month, with automatic adjustments for any dues changes.

Check Payment Mail or Drop Off:

River Valley Ranch Master Association
444 River Valley Ranch Dr.
Carbondale, CO 81623

Include your address in the memo.

If you have any questions, please contact our accounting office.

james.maguire@rvrma.org or call 970-963-6300

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:

- Structural changes, additions, or outbuildings
- Landscaping (including adding, altering, or removing trees, shrubs, or vegetation)
- Swimming pools, patio covers, and awnings
- Painting or changing exterior surfaces
- Walkways, outdoor sculptures, or artwork
- Sprinkler or irrigation systems
- Garages, carports, driveways, parking areas
- Fences, screening walls, retaining walls, stairs, decks
- Flagpoles, signs, tanks
- Solar equipment, wind, or energy-generating equipment
- Exterior air conditioning or water softener fixtures
- Antennas, satellite dishes, or 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

Community Parks & Amenities

The River Valley Ranch Community is fortunate to be adjacent to several Town of Carbondale public parks, which provide additional recreational opportunities for residents and the broader community. While the Town of Carbondale owns the parks, the River Valley Ranch Master Association is responsible for maintaining Orchard, Triangle, and Nuche Parks.

- **Triangle Park:** Located near the entrance to River Valley Ranch along State Highway 133, this park features soccer and baseball fields. There are also two public tennis courts located next to the park.
- **Orchard Park:** Located at the intersection of Crystal Bridge and Crystal Canyon Drives, this park provides passive recreation and gathering spaces with playground equipment
- **Nuche Park:** Positioned along the Crystal River on the northern edge of the community near State Highway 133, this park offers access to the river and natural areas.
- **Riverfront Parks:** These are two natural areas that provide Crystal River access within our community. Both parks offer scenic river access.

The parks and common areas are all connected with multi-use paths that are maintained by the Town. The path distances are as follows:

- Lower Loop & RVR History Trail (2.7 Miles)
- Upper Loop (2 Miles)
- Outer Loop (3.7 Miles)
- Riverfront Scenic Path (1 Mile - Out & Back)
- Loop Connector (.4 Miles)

To experience the RVR History Trail, it's best to ride your bicycle or walk the path going clockwise, and learn from the ten descriptive panels.

All the park and path amenities can be viewed on the community map attached to this packet.

Irrigation

The Crystal River provides irrigation water, which is sourced about one mile upstream from RVRMA. The Town of Carbondale owns the water rights to serve our community. Three different ditches supply pumps on both sides of the river, irrigating approximately 520 acres. Bowles and Lowline Ditches supply water to lands West of the Crystal River including our HOA and RVR Golf. The Town Ditch supplies water to the ponds behind the Ranch House which supplies all water East of the Crystal River including our HOA and RVR Golf.

Residents in the housing community receive services from 7:00 AM to 7:00 PM, while the golf course irrigation takes place during nighttime hours. RVR Golf is responsible for maintaining both the pumps and the ditches. We co-own the infrastructure and pay a proportional share for all maintenance of the system.

Water service typically begins in mid-April and ends in mid-October. Our crew blows water out of all central, lateral, and home lines each fall to preserve infrastructure integrity. Homeowners do not have to have their irrigation systems winterized.

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

RVRMA Common Area Lawn Care

RVRMA contracts for maintenance of the streetscape—the area between the street curb and your property boundary. This space varies from 2 to 20 feet around the ranch. Traffic island centers are frequently landscaped with native grasses, which helps conserve water and create a mountain meadow appearance.

Trees

RVR is home to about 3,200 trees from a wide variety of species. Even though the Town of Carbondale manages trees in the right-of-way, the RVRMA is responsible for all upkeep and related expenses, as outlined in the PUD.

Trees are inspected regularly in coordination with the Town's Arborist. Treatment programs are enacted, and trees identified as dying are marked to be removed and replaced the next year. New trees may be different species and in various locations as needed. Leaves that fall from community trees are picked up three times during autumn, beginning in October.

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

The Ranch House is activity central for RVR! We host numerous events throughout the year, including:

- Seasonal Holiday Celebrations
- Fall Craft Fair
- Annual Garage Sale
- Wine Tastings
- Family Movie Nights
- Expertise Seminars

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

Contact: Ali Anderson, Director of Programming & Community Engagement | ali.anderson@rvrma.org

Golf Course

The Golf Course at River Valley Ranch is a privately owned, pay-to-play, public golf course currently operated by VanDyke Golf Management, which also operates the Homestead Bar and Grill.

IMPORTANT: The 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 do not have access to golf course property day or night. Shortcuts, walk-throughs for viewing, and renter access are prohibited.


Golf operations may allow winter access, but entry is not permitted until you receive approval. You may enter the river through public access points, but leaving via the golf course property is not allowed unless there is a life-threatening emergency.

Do not modify natural elements on golf course property (trees, shrubs, riparian habitat). Report inappropriate behavior during golf play to the pro shop: 970-963-3625. Golf course maintenance occurs in early morning hours to prepare for play. Contact the golf course Superintendent with questions about natural elements on golf course property.

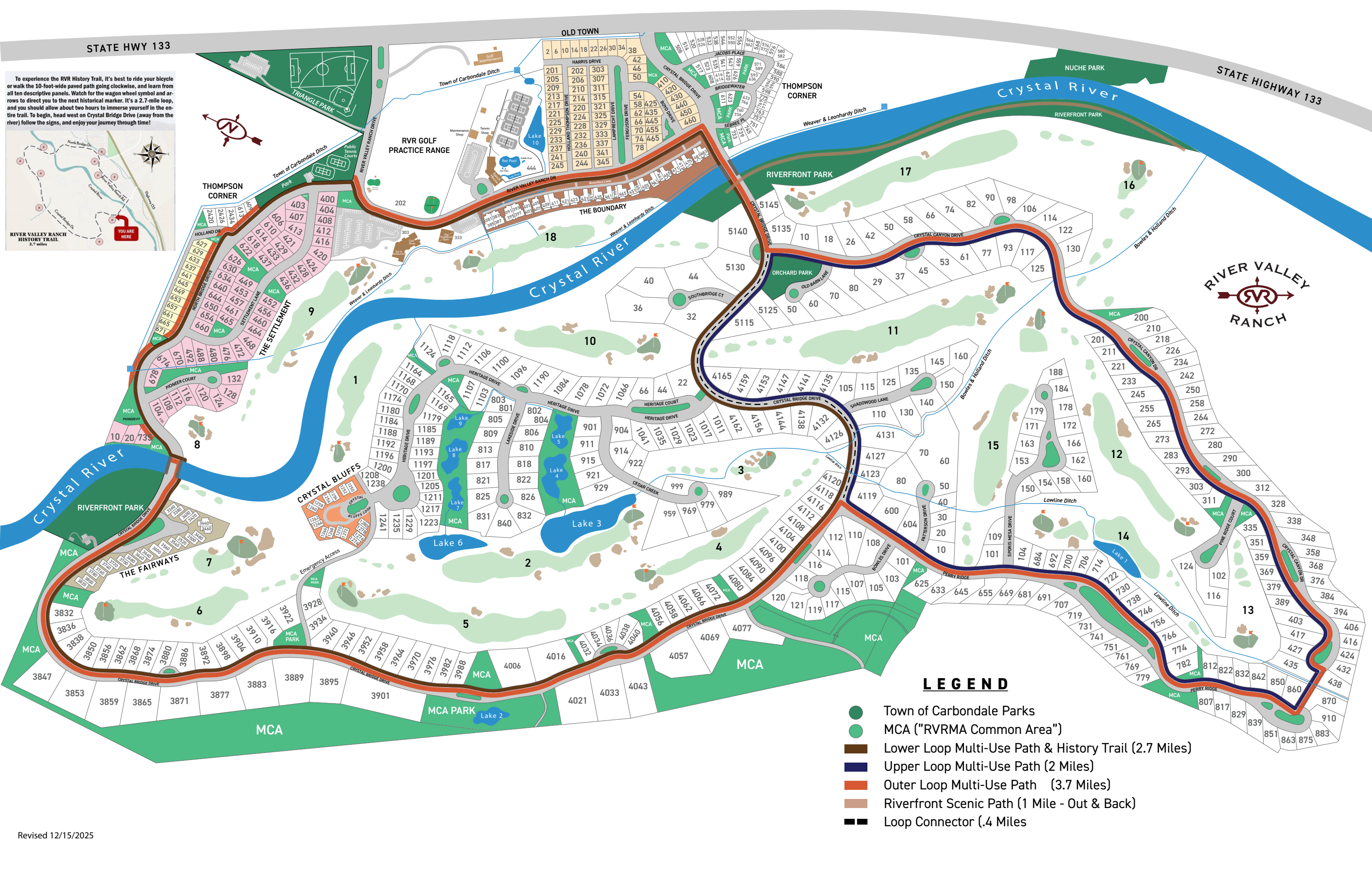
Living alongside the golf course adds to the beauty and open feel of our community. From time to time, an errant golf ball may find its way onto your property. Please be aware that this is an inherent part of living near the course. Golfers may occasionally ask permission to retrieve a stray ball, thank you for your understanding and cooperation. By owning property near the course, residents acknowledge and accept this occasional risk.

We look forward to seeing you around the community!

To experience the RVR History Trail, it's best to ride your bicycle or walk the 10-foot-wide paved path going clockwise, and learn from all ten descriptive panels. Watch for the wagon wheel symbol and arrows to direct you to the next historical marker. It's a 2.7-mile loop, and you should allow about two hours to immerse yourself in the entire trail. To begin, head west on Crystal Bridge Drive (away from the river) follow the signs, and enjoy your journey through time!



RIVER VALLEY RANCH HISTORY TRAIL
2.7 miles



LEGEND

- Town of Carbondale Parks
- MCA ("RVRMA Common Area")
- Lower Loop Multi-Use Path & History Trail (2.7 Miles)
- Upper Loop Multi-Use Path (2 Miles)
- Outer Loop Multi-Use Path (3.7 Miles)
- Riverfront Scenic Path (1 Mile - Out & Back)
- Loop Connector (.4 Miles)