



The River Valley Ranch Master Association welcomes you to the neighborhood!



River Valley Ranch Master Association (RVRMA) has many great amenities, and it is our pleasure to help you learn about the community you have joined. The Ranch House is the centrally located clubhouse that serves as the community hub. As a Homeowner, you are eligible to be a Ranch House Member and take advantage of all the facility has to offer.

History of River Valley Ranch

In 1879, Myron Thompson and his son Alex were among the first settlers in the Crystal River Valley and the Town of Carbondale. They established the Thompson Ranch at the junction of the Crystal River and Thompson Creek. Today, we know it as River Valley Ranch, and it retains a distinctive character that combines the Ranch's charm and a mountain town.

RVRMA is a 520-acre master-planned community located at the foot of spectacular Mt. Sopris in Carbondale, Colorado, only 30 miles from Aspen and 75 miles from Vail. The community was built around an 18-hole championship golf course designed by Jay Morrish. The Ranch House features three swimming pools, a water slide, five Har-Tru clay tennis courts, fitness facilities, a community mail center, and a bar with a great room for socializing. River Valley Ranch borders 1.5 miles of the Crystal River and includes five miles of hiking/biking trails and various parks.

Residences consist of semi-custom, single-family-home neighborhoods, 550 homesites, multi-family neighborhoods, and affordable housing neighborhoods.

If you have a printed copy of this Welcome Packet, please refer to the RVRMA website to view active links.

Dear new homeowner

On behalf of the RVRMA Executive Board of Directors, we welcome you to our community. Over the coming months, we look forward to meeting you, whether it be walking down the streets, at the pool, or at a community activity. This welcome packet includes information to familiarize you with the Ranch House operations, facilities, and other key areas of interest for all new homeowners.

The operation of RVRMA is governed by a board of seven elected volunteers who donate their time and service to our community. The community elects the seven Board Members.

[Executive Board](#) Elections are being held via electronic ballot in July. Please take the time to read through our [Governing Documents](#) on the website. Generally, Board Meetings are being held on the fourth Wednesday of each month, and our annual meeting is held each summer. A notification goes out a week before meetings with the agenda, relevant materials, and board packet. All homeowners are invited. The Board publishes [A View from the Board](#) to let the homeowners know the current topics in front of them.

Our community website, www.rvrma.org, is a primary source of information regarding the community and surrounding area. Upcoming activities and events, announcements, a community calendar, Declarations and Policies, DRC guidelines, and relevant forms can be found there. A weekly newsletter is published on Fridays.

RVRMA employs a full-time onsite management, hospitality, and maintenance team. Our team plans community events for homeowners at the Ranch House, maintains parks, tennis courts, and provides landscape services on common interest areas throughout the ranch property.

Our Interim General Manager is Carl Hostetter. Carl should be contacted regarding any service issues regarding community property, and any apparent violations of rules or guidelines. gm@rvrcommunity.com.

As a new homeowner, you may already have some ideas on how you would like to improve your property. Please keep in mind, RVRMA has a Design Review Committee (DRC) to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs, and remodeling (such as painting, decks, fences, trees, bushes, etc.) to ensure compliance with all covenants, restrictions, and guidelines. The purpose of the DRC is to protect our scenic environment and maintain the value of our homes. Modifications to your home and property exterior must be submitted to the DRC for approval before any work begins. Please reach out to Jessica Hennessy, our Director of Design Review and Administrative Services, with any questions regarding plan evaluations. esm@rvrcommunity.com

Again, welcome to the community! We know you will find this neighborhood is a beautiful place to live and connect. We encourage your participation in our activities and functions.

The Board of Directors and Management Team of RVRMA

THE RANCH HOUSE HOURS OF OPERATION

Summer Hours:

Monday – Friday 6 am to 9 pm

Saturday & Sunday 8 am to 9 pm

Winter, Spring Hours:

Monday – Friday 6 am to 8 pm

Saturday & Sunday 8 am to 7pm



- Hot tubs, the lap pool and fitness center are open year-round.
- The recreational pool is generally open from the end of May through Labor Day in September.
- Clay tennis courts are generally open mid-April and close mid-October, weather permitting.

CHECK-IN PROCESS AT THE RANCH HOUSE

If you read this Welcome Packet, it means you are almost set up to begin enjoying the Ranch House Facilities. Please fill out the Ranch Member Form and a Waiver (attached at the end of this packet) and email them back to Hospitality@rvrcommunity.com or bring them to the Front Desk.

Once your membership forms have been turned in and processed, you will be sent a notification with the following steps:

STEP 1: We ask everyone to make reservations online for activities at the Ranch House. Please visit our booking site [here](#) and click "Create an Account" to begin the process.

STEP 2: Each Ranch House Member receives a membership number. Upon your first visit, the Front Desk staff will take your picture. If you forget your number, the Front Desk staff can look it up.



- Each Ranch House Member enters their four-digit member number upon arrival, including children.
- If you are attending a scheduled fitness class or using the lap pool, check-in as usual and notify the front desk which class you will take.

GUEST POLICY

- When bringing in guests, please stop at the Front Desk to check them in. The Front Desk staff will need your guests' names and age group (adult, child, toddler).
- **The Ranch House Member must accompany guests.**
- The daily guest fees are adults \$7, child \$5, and can be paid by the Ranch House Member or guest.
- Each adult must fill out a one-time waiver. Minor children must be listed on these waivers.
- Ranch House Members are responsible for their guests at all times.

FACILITIES

The Ranch House offers outdoor amenities in the form of five clay tennis courts, two hot tubs, a heated lap pool, a recreational pool, and a wading pool. Indoor amenities include a weight room, group fitness room, spin bikes, and cardio machines, along with a meeting room, great room, and men's and women's locker rooms. Eligible users of the Ranch House and facilities rules are available here. [Rules and Regulations.](#)

TENNIS



The Ranch House boasts one of the finest tennis facilities and programs in the Roaring Fork Valley. Our five Har-Tru courts are immaculately maintained.

The RVR tennis community is a lively, tennis-passionate group of all ability levels. You are sure to find much fun and challenging tennis partners here.

Our experienced and creative teaching staff help members bring out the best in their game and develop a life-long passion for the sport of tennis. They offer programming to meet the needs of all ages, beginner, and experienced, competitive, and social players.

Contact Tennis Director Cristina Sirianni with programming questions at rvtennis@rvrcommunity.com or 963-6300 ext. 315.

FITNESS CENTER AND AQUATIC CENTER

The Ranch House hosts a very active workout facility and well-attended fitness programs. The facility is open seven days a week. We have certified instructors from all disciplines to serve every fitness need or goal. We strive to provide you with a fabulous facility coupled with quality programming.

Our full-service fitness center includes treadmills, bikes, elliptical cross-trainer climbers, a full line of resistance equipment, and free weights. We have a year-round outdoor 75-foot lap pool, outdoor hot tubs, and feature steam rooms in each men's and women's locker facility.



HOA DUES

All River Valley Ranch property owners pay a monthly assessment to the River Valley Ranch Master Association. This fee includes:

- Common area and landscaped rights-of-way maintenance
- Maintenance of Triangle, Orchard, and River Front parks
- Common area irrigation maintenance
- Ranch House operations including the swim and tennis centers
- Snow removal in common areas at the Ranch House
- Event planning and community engagement
- Capital reserve funding
- Covenants enforcement
- General administrative services

Additional fees apply for the following neighborhoods:

Old Town Maintenance Assessment Fees

- Periodic exterior paint maintenance
- Front yard lawn care
- Snow removal on walkways and driveways
- Irrigation of front and back yards
- Dues are paid to RVRMA

The Settlement Maintenance Assessment Fees

- Periodic exterior stain maintenance
- Front and backyard lawn care
- Snow removal on walkways and driveways
- Irrigation of front and back yards
- Dues are paid to RVRMA

Crystal Bluffs Sub-Association Fees

- Periodic exterior stain maintenance
- Neighborhood landscape maintenance
- Building insurance per covenants
- Snow removal on walkways and driveways
- Capital Reserves
- Additional dues are paid to the sub-association

The Fairway Residences Sub-Association Fees

- Periodic exterior stain maintenance
- Neighborhood landscape maintenance
- Building insurance per covenants
- Snow removal on walkways and driveways
- Annual exterior window washing
- Capital Reserves
- Additional dues are paid to the sub-association

The Boundary Sub-Association fees

- Periodic exterior maintenance
- Neighborhood landscape and maintenance
- Building Insurance per covenants
- Snow removal on walkways and driveways
- Capital Reserves
- Additional dues are paid to the sub-association

As dues can change periodically, please visit the website at www.rvrma.org/finance for the most updated assessments. Payments are due by the 1st of the month and considered late after the 15th of the month.

We encourage you to sign up for automatic payments at www.rvrma.org/autopay. We will automatically charge your bank account on the 10th of every month and adjust the amount anytime dues change. It's the most convenient way to pay, and we currently have about 85% of homeowners enrolled in autopay.

You can also mail or drop off a check to the Ranch House: 444 River Valley Ranch Dr., Carbondale, CO 81623. Checks should be made payable to the "River Valley Ranch Master Association." Please include your lot or address in the memo of the check.

If you have any questions, please reach out to our accounting office accounting@rvrcommunity.com or call 970-963-6300 x102.

TYPES OF MEMBERSHIP

There are several types of Membership at RVRMA: Resident Membership, Transferred Memberships, Accessory Dwelling Unit, and Thompson Corner Memberships. Under RVRMA Forms Section on our website, you will find various forms that are downloadable and printable from the website. Here is the link [RVRMA Forms](#).

DESIGN REVIEW COMMITTEE (DRC)

The DRC was created to ensure that all residential, landscape, and site improvements at RVRMA preserve the natural beauty of the Crystal River Valley and RVRMA and provide harmonious residential design and construction that protects and enhances property values.

The DRC is a standing committee appointed by the RVRMA Executive Board of Directors. The DRC currently has two licensed Professional Architects and a licensed Professional Landscape Architect.

Any exterior change to your home or property requires approval by this Committee.

The form to start the DRC review request process can be found [here](#). The DRC Guidelines and all Amendments are available on the website on the [Design Review](#) page.

Approval by DRC IS REQUIRED for the following improvements:

"Improvements" means any improvements, structural or otherwise, alterations, additions, repairs, excavation, grading, landscaping, or other work which in any way alter any property within the Common Interest Community, dwelling units, buildings, outbuildings, additions, swimming pools, patio covers, awnings, the painting or other change of any exterior surfaces of any visible structure, walkways, outdoor sculptures or artwork, sprinkler or irrigation systems, garages, carports, roads driveways, parking areas, ponds, ditches, fences, screening walls, retaining walls, stairs, decks, flag poles, fixtures, landscaping (including the addition, alteration or removal of any tree, shrub or other vegetation), hedges, windbreaks, plantings, planted trees and shrubs, gardens, poles, signs, tanks, solar equipment, wind harnessing or other energy generating equipment, exterior air conditioning, water softener fixtures, utilities, antennae, and satellite dishes or receivers. Click here for the [Home Improvement Application](#).

NEIGHBORHOODS AT RVRMA

There are two Neighborhoods and three Sub-Associations at River Valley Ranch, each with their own unique character and architectural style. The neighborhoods are: Old Town and The Settlement. Each have their own Charter, budget, and conduct annual meetings with their Neighborhood membership. The Sub-Associations are Crystal Bluffs, The Boundary, and The Fairway Residences. Each have their own Master Declarations and other governance documents. They also conduct annual meetings with their membership.

To learn more about each of their Neighborhoods and Sub-Associations, click the links below.

Neighborhoods

[Old Town](#)

[The Settlement](#)

Old Town and The Settlement pay additional assessments for contract work done each year. This includes limited siding repairs before scheduled exterior painting. Other services also include mowing, fertilization, sprinkler maintenance, weed care, and snow removal.

Sub-Associations

[Crystal Bluffs](#)

[The Boundary](#)

[Fairway Residences](#)

IRRIGATION AT RVR

Irrigation (raw) water in River Valley Ranch is supplied from the Crystal River from a point about a mile upstream of RVRMA. The Town of Carbondale owns the water rights serving our community. Various parts of RVRMA are served by five different ditches, supplying pumps on both sides of the river irrigating approximately 520 acres. These pumps serve the housing community from 7 am - 7 pm and the golf course at night. The supply system is owned and operated by the golf course, and RVRMA pays a proportional cost for the supply and operation of the entire system. These costs are reflected in your monthly assessment and revised annually. Water is turned on in the spring, generally around May 1, and is turned off the first week of October. Our crew blows the water out of every central, lateral, and home line in all of RVRMA each year in the fall. This preserves the integrity of our infrastructure. Please check the RVRMA.org website for individual neighborhood services. To learn more, please follow the links [Amended and Restated Water Delivery Management and Maintenance Agreement, Irrigation Water Settlement Agreement, Irrigation, Grounds, and Maintenance Reporting Protocol](#)

For help with irrigation questions, please email irrigation@rvrcommunity.com

LAWN CARE

Maintenance of the streetscape, the area in front of your home near the street, is contracted out to a vendor who mows and trims the grass from the street curb to the border of the common interest community. This space varies from 2 feet to 20 feet around the Ranch. Turf areas at the center of traffic islands are maintained as native grasses and allowed to grow, reducing water need and adding balance to our mountain meadow scenery.

TREES

RVRMA has approximately 3200 trees of many varieties in the common interest areas. These trees are owned by the Town of Carbondale (TOC) and maintained by RVRMA crews. Trees are inspected annually by the Town of Carbondale Arborist and RVRMA management. Treatment programs are implemented, and dying trees are tagged for removal and replacement the following year. New trees may be of different species and in various locations as deemed necessary. The fallen leaves from the common area trees are collected by the landscape vendor three times in the fall, starting in October.

Prior to any addition or removal of trees on private properties, please submit a Home Improvement Application. [Home Improvement Application](#)

MAIL AT RVR

The central mail facility for all RVR is in the foyer of the Ranch House. The mail is delivered by the United States Postal Service (USPS), and the mailroom is a US Postal facility. The foyer is open 24 hours a day, year-round for mail pick-up and drop-off. Please do not enter the mailroom while the USPS agent is delivering the mail.

Your street address is your mailing address, but mail will be delivered to your RVR mailbox assigned by the USPS office in Carbondale. You must arrange for this in person at the Carbondale Post Office. It can take several weeks to receive your RVR mailbox key. Until then, your mail can be collected at the Carbondale Post Office. Please note that your RVR mailbox number will not match your actual street address.

SPEED LIMIT

Please be considerate to our bikers and joggers and slow down when you see them. This speed limit is set for a busy active community and when you see children and pets on the front lawn, or people mowing the grass, you can easily slow down if they do come out into the street.



TRASH AT RVR

Through a contract with Mountain Waste and Recycling, the Town of Carbondale picks up trash (weekly) and recycling (every other week) within the neighborhood every Tuesday. Containers may be put out no earlier than 6:00 am on Tuesdays and removed not later than 8:00 pm on Tuesday. The waste collection and recycling fees are included in your monthly utility bill from the Town. Composting is available through EverGreen ZeroWaste and Mountain Waste.



You need to contact the Town directly to arrange for the service and to select the size of your containers. (Phone: 970-963-2733)

ANNUAL COMMUNITY EVENTS AT RVR

The Ranch House is activity central for RVR! We are proud to host numerous functions and events at the Ranch House throughout the year. Among them: Poolside Happy Hours, Full Moon Gatherings, Valentine's Day, St. Patrick's Day, Easter Egg Hunts, 4th of July Extravaganza, Dive-In Movie, Chili Cook Off, Halloween, Holiday Craft Fair, Kids Holiday Party, and many other special events!

Here is a link for the calendar of upcoming [EVENTS](#); please stay tuned to the website, the weekly newsletter, and the bulletin board for details.

GOLF COURSE

The Golf Course at River Valley Ranch is a privately owned, pay to play, public golf course. The current owner of the property is Crystal Outdoors, LLC. Management and operations of the golf course property and The Homestead Bar and Grill are conducted by Cunningham Golf, LLC., a locally owned golf course management company.

The homeowner's association at River Valley Ranch does not own or manage the golf course, driving range or restaurant and per PUD requirements, no special access to these facilities is

granted to RVR homeowners. The golf course, golf cart paths, golf course bridges (exception the bridge between the eighth tee box and green), driving range, fairways and riverbanks along golf course property are private property and accessible by paying golfers only. As such, homeowners nor pets have access to the golf course property at any time day or night. Shortcuts, viewing walks, renter access and the like are not permitted at any time. There are periods during the winter season when access to golf course property **MAY** be granted by the golf course operations company. Homeowners should not enter golf course property until permission has been given.

Access to river waters within the golf course property boundaries can be gained by walking to the river from public entrance points. At no time is exiting the river onto golf course property permitted. The only instance where this may be permitted is if life threatening conditions exist. Cunningham Golf, LLC does not recommend standing in river water adjacent to golf course activities due to hazards that naturally exist during golf play.

Homeowners may not modify natural elements on golf course property to enhance views including removing or modifying riparian habitat, trees, shrubs, or grasses along the riverbanks adjacent to golf course property. Homeowners may contact the golf course Superintendent if they have questions about natural elements on golf course property.

If issues arise during golf play that are outside what can be considered normal activities, such as trespass onto homeowner property or intentional and inappropriate behavior, homeowners are encouraged to contact the golf course pro shop (970) 963-3625) to report these activities. The golf course team will do their best to correct this behavior. Golf course maintenance activities must occur in the early morning hours to prepare the golf course for play.

IMPORTANT INFORMATION

Please see following links:

[RVRMA Website](#)

[Enforcement of covenants and rules](#)

[Ranch House Rules and Regulations](#)

[DRC Forms](#)

[RVRMA Forms](#)

CONTACT SHEET

Executive Board: boardofdirectors@rvrcommunity.com

Carl Hostetter, Interim General Manager: gm@rvrcommunity.com

Jessica Hennessy, Director of Design Review & Admin Services: csm@rvrcommunity.com

James Maguire, Controller: accounting@rvrcommunity.com

Travis Green, Facilities & Grounds Superintendent: irrigation@rvrcommunity.com

Ali Royer, Director of Programming & Community Engagement, hospitality@rvrcommunity.com

Front Desk: 970.963.6300 frontdesk@rvrcommunity.com