



The RVR Member Services team understands the importance of providing high-quality services, accompanied by gracious hospitality, to meet the needs and unique character of our community. The Ranch House is a place where you are warmly greeted by name, and we hope this earnest and heartfelt relationship makes you feel at home. We continuously strive to enhance our community connection in various ways, including the weekly newsletter, events, and a robust fitness program.



As we look ahead to 2019, we plan to be a strong and consistent presence for our members with the goal of providing an elevated level of services and amenities. We recognize the obstacles our community will face in the upcoming year regarding the uncertainty of RVR golf course operations. The Member Services team will be here to support the RVRMA Board and our community as we transition through these challenges to a successful solution. We thank you for your continued support and look forward to the upcoming year, fully engaged and energized!

### Email Addresses Needed!



The Weekly Newsletter is where you can find important updates regarding the future of the RVR golf course, events, maintenance operations, Ranch House functions, and fitness programming. Please provide your email address to [memberservices@rvrcommunity.com](mailto:memberservices@rvrcommunity.com) if you are not already receiving this important piece of communication.



We are fortunate to live in a wonderful community here at River Valley Ranch. Though, as most of you are aware, we have faced challenges over the past year, and we see more challenges as we look to 2019. As a result, our 2019 budget reflects an increase in dues in two key areas to support the ongoing sustainability of our beautiful community: the RVR golf course issues and aging infrastructure.

**RVR Golf Course:** As we have communicated, the golf course has an uncertain future. We have hired a golf course consultant and are evaluating open space alternatives to help us understand the costs associated with each scenario. Either direction is likely to have a financial impact on our community. We currently have more than \$400,000,000 in real estate value in RVR; a 10 percent drop in that value would account for a \$40,000,000 loss in total community value. It has taken us some time to accept this reality, but we need to begin having these tough conversations with our Association, and work to determine how we control our future.

RVR was designed as a Planned Unit Development (PUD) with the Town of Carbondale. PUDs are very restrictive about how the land can be used. The RVRMA Board and the vast majority of property owners do not feel that further development is in the best interest of our community. In order to challenge future development of any portion of the current golf course, it is important that we have the necessary legal funds in our budget.

**Aging Infrastructure:** Additionally, our Ranch House, parks, pools and irrigation infrastructure are aging. We have completed a capital reserve evaluation and expect our capital expenditures to increase over the next few years. It is important that we allocate more funding to our reserves to help us address these costs. You'll see that approximately a third of the increase in 2019 dues allocated to funding our reserves to accommodate for these future investments.

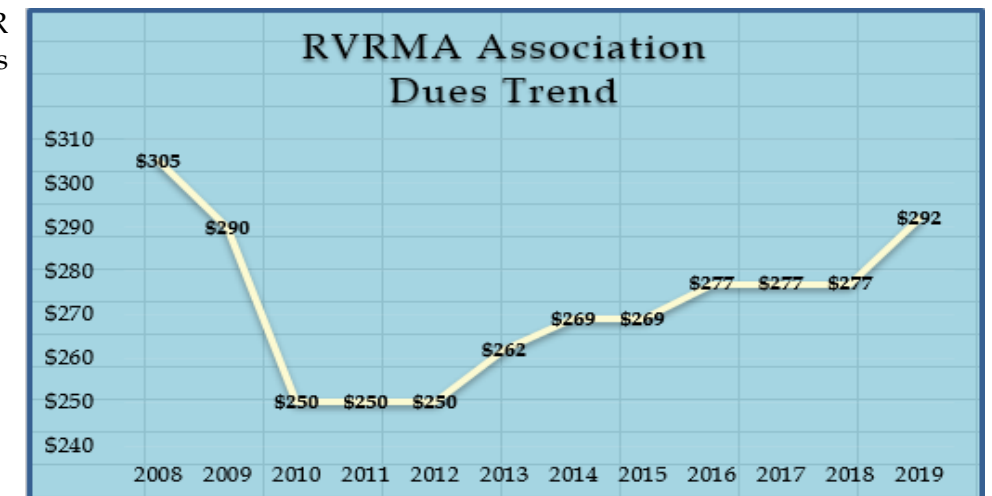
We are budgeting an increase of \$15 per month in Master Association dues to address legal challenges related to golf course and capital costs due to aging infrastructure. The total base dues will be \$292 per month.

We are budgeting for Settlement dues to increase to \$548 per month. This represents a \$15 per month increase in Master Association base dues, plus \$256 per month for the special services provided in this neighborhood. The Settlement will have no monthly increase to its budget.

We are budgeting for Old Town dues to increase to \$456 per month. This represents a \$15 per month increase in Master Association base dues, plus \$164 per month for the special services provided in this neighborhood. Old Town's budget will increase by \$7 per month -- \$2 for operations and \$5 for painting reserve.

On behalf of the Board, I look forward to working with the RVR community to successfully address the challenges ahead of us.

Sincerely,  
Yvonne Perry  
RVRMA Board President



Please save the date...

**Annual**

**RVR Holiday Party**

Saturday, Dec. 8 from 5 p.m. to 8 p.m. at the Ranch House.

The Board of Directors formally invites you to attend the

River Valley Ranch Master Association

Annual Meeting on

**Wednesday, Dec. 19 from 6 p.m. to 8 p.m.**

The meeting will take place in the Great Room at the Ranch House.

Please call 970.963.6300 for more information.

RIVER VALLEY RANCH MASTER ASSOCIATION

2019 Proposed Operations Budget

	2018 ESTIMATED YEAR-END ACTUALS	2019 PROPOSED BUDGET
<b>REVENUES</b>		
Assessments Operating	1,578,192	1,610,532
Assessments Reserve	213,444	278,124
Recreation and Tennis Programming	162,313	169,390
Memberships and Guest Fees	91,483	91,500
DRC Income	52,394	45,000
Member and Real Estate Transfers	18,500	18,500
Concession Income	23,800	23,800
Other Income	51,467	32,876
Irrigation Reimbursement	93,600	93,600
Trash Reimbursement	95,277	97,734
<b>TOTAL REVENUES</b>	<b>\$2,380,470</b>	<b>\$2,461,056</b>

**EXPENSES**

Personnel	981,010	989,154
Grounds	283,118	274,624
Reserve Account	221,169	296,124
Irrigation R&M and Delivery	110,992	101,260
Recreation and Tennis Programming	193,566	196,594
Ranch House	114,295	87,700
Utilities	98,750	102,400
Administrative, Finance and Legal	123,761	202,367
Community Trash	95,277	97,734
RVR Community	59,705	61,000
Concessions	14,403	14,500
Design Review	21,600	21,600
Other	14,387	15,999
<b>TOTAL EXPENSES</b>	<b>\$2,332,033</b>	<b>\$2,461,056</b>

NOTE: This budget reflects 2019 Assessments increase to \$292 per month in RVRMA.

THE SETTLEMENT

2019 SPECIAL SERVICES REIMBURSEMENT

	2018 ESTIMATED YEAR-END ACTUALS	2019 PROPOSED BUDGET
<b>INCOME</b>		
Special Services Dues	79,200	79,200
Irrigation Reimbursement	11,220	11,424
<b>TOTAL INCOME</b>	<b>\$90,420</b>	<b>\$90,624</b>
<b>EXPENSES</b>		
Lawn Maintenance	43,086	43,086
Snow Removal	21,038	21,162
Irrigation Repair and Maintenance	13,676	14,952
Irrigation Water	11,220	11,424
<b>TOTAL EXPENSES</b>	<b>\$89,020</b>	<b>\$90,624</b>
<b>PAINTING RESERVE</b>		
Beginning Balance	33,797	39,267
Reserve Funding	63,460	63,840
Painting Costs	(57,990)	(58,000)
Ending Reserve Balance	<b>\$39,267</b>	<b>\$45,107</b>

NOTE: This budget reflects no monthly increase for special services in The Settlement.

OLD TOWN

2019 SPECIAL SERVICES REIMBURSEMENT

	2018 ESTIMATED YEAR-END ACTUALS	2019 PROPOSED BUDGET
<b>INCOME</b>		
Special Services Dues	42,900	44,460
Irrigation Reimbursement	6,240	6,240
<b>TOTAL INCOME</b>	<b>\$49,140</b>	<b>\$57,000</b>
<b>EXPENSES</b>		
Lawn Maintenance	14,980	15,430
Snow Removal	16,533	21,243
Irrigation Repair and Maintenance	6,884	7,787
Irrigation Water	6,240	6,240
<b>TOTAL EXPENSES</b>	<b>\$44,637</b>	<b>\$50,700</b>
<b>PAINTING RESERVE</b>		
Beginning Balance	43,763	33,068
Reserve Funding	54,600	58,500
Estimated Painting Costs	(65,295)	(68,157)
Ending Reserve Balance	<b>\$33,068</b>	<b>\$23,411</b>

NOTE: This budget reflects a \$7 per month increase for special services in Old Town.