



Welcome Packet

On behalf of the Executive Board of Directors and the Management Team, we welcome you to our community! Over the coming months, we look forward to meeting you whether walking down the streets, at the pool, or at a community activity. This welcome packet provides essential information about Ranch House operations, facilities, and key areas of interest for all new homeowners.

River Valley Ranch Master Association (RVRMA) offers exceptional amenities, and we are pleased to help you learn about the community you have joined. The Ranch House is our centrally located clubhouse serving as the community hub. As a 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.

The Board of Directors and Management Team of RVRMA

History of River Valley Ranch

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, retaining a distinctive character that combines ranch charm with mountain town living.

RVRMA is a 520-acre master-planned community located at the foot of Mt. Sopris in Carbondale, Colorado—only 30 miles from Aspen and seventy-five miles from Vail. Built around an 18-hole championship golf course designed by Jay Morrish, the community features:

- ✓ The Ranch House with pools, hot tubs, tennis courts, and fitness facilities
- ✓ 1.5 miles of Crystal River frontage
- ✓ Miles of multi-use paths
- ✓ Various parks including Triangle, Orchard, and River Front
- ✓ 554 home-sites comprising single-family homes, multi-family neighborhoods.

Your First Steps

1. Ranch House Membership Form

Complete and submit to ali.anderson@rvrma.org or bring to the Front Desk. This form and the liability waiver will be sent to you via email once we receive your closing documents.

2. Liability Waiver

Required for all household members

3. Create Online Account

Visit our booking site to make reservations for Ranch House activities. Your login information will be sent to you once you complete the membership form.

4. Receive Your Member Number

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

5. Enroll in Auto Pay for HOA Dues

www.rvrma.org/autopay

6. 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.

Essential Resources

Community Website www.rvrma.org

Your primary source for information, announcements, calendar, governing documents, and forms

Weekly Newsletter Published Friday mornings (distributed via email).

Stay updated on community news and upcoming events.

Front Desk General Inquiries 970-963-6300 frontdesk@rvrma.org

Governance & Leadership

Executive Board of Directors: boardofdirectors@rvrma.org

Seven elected volunteers oversee RVRMA, generously giving their time to support our community. Each July, board members are chosen through an online vote and serve three-year terms.

Board Meetings

Fourth Wednesday of each month (generally). Everyone who owns a home is welcome to attend. Agendas and materials sent one week prior.

Annual Meeting

Held each summer. Open to all homeowners.

Communications

"A View from the Board" provides periodic updates on current topics and important decisions.

Governing Documents

Available at www.rvrma.org/resources/rvrma-governing-documents/. Please review to understand community guidelines and policies.

Management Team

RVRMA employs a full-time onsite management, hospitality, and maintenance team that plans community events, maintains parks and tennis courts, and provides landscape services throughout the property.

Staff Directory 970-963-6300

Ashley Lynch

General Manager

ashley.lynch@rvrma.org

Ali Anderson

Director of Ranch House Operations

ali.anderson@rvrma.org

Jessica Hennessy

Director of Design Review & Admin Services

jessica.hennessy@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

Important Information & Links

RVRMA Website: www.rvrma.org

Ranch House Rules & Regulations: www.rvrma.org/rules-and-regs

Enforcement of Covenants & Rules: www.rvrma.org/enforcement

Design Review: www.rvrma.org/design-review

RVRMA Forms: www.rvrma.org/resources/rvrma-forms/

Finance & Dues Information: www.rvrma.org/finance

Automatic Payment Enrollment: www.rvrma.org/autopay

Event Calendar: www.rvrma.org/functions-and-events/

Neighborhoods & Sub-Associations: www.rvrma.org/neighborhoods

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 & spin bikes
- Locker Rooms with steam rooms
- Great Room with bar
- Conference room

Hours of Operation

Ranch House (Summer)

Monday - Friday: 6 a.m. – 9 p.m.

Saturday & Sunday: 8 a.m. – 9 p.m.

Ranch House (Fall, Winter, Spring)

Monday - Friday: 6 a.m. – 8 p.m.

Saturday & Sunday: 8 a.m. – 8 p.m.

Hot Tubs, Lap Pool & Fitness Center

Open year-round

Recreational Pool

Memorial Day through Labor Day (generally)

Tennis Courts

Mid-April through mid-October (weather permitting)

Contact: Ali Anderson, Director of Ranch House Operations | ali.anderson@rvrma.org

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

- Stop at the Front Desk to check in guests with names and age groups.
- Ranch House members must accompany guests or call the front desk daily.
- Guest fees: Adults \$9 (ages 13+), Children \$7 (ages 3-12).
- Guests may attend fitness classes or use lap lanes (call 48 hours ahead for availability).
- Member accounts will be charged for all guest expenses, such as food, beverages, and classes.
- Guest waivers are required annually with minor children listed.
- Members are responsible for their guests at all times.
- Maximum of 8 guests are allowed daily.

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—from beginners to competitive players.

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're proud to partner with TAC Fitness and Performance Center in Basalt. We offer water aerobics and swimming instruction during the summer.

Fitness Link: rvrma.org/recreation-events/rvr-health-fitness/

Aquatics: rvrma.org/recreation-events/aquatics/

RVR Master Association Dues

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

- Common area and landscaped rights-of-way maintenance
- Maintenance of Triangle, Orchard, and River Front parks
- Common area irrigation maintenance
- Tree maintenance/upkeep for all trees within common areas of the community
- Ranch House operations (swim, fitness, & tennis center)
- Snow removal in common areas
The Town of Carbondale maintains streets and multi-use Paths
- Event planning and community engagement
- Capital Reserve funding
- Covenants enforcement
- Dog waste stations
- Entrance and road landscaping
- Newsletter publication
- The Design Review Committee
- General administrative services

Neighborhood & Sub-Association Dues

River Valley Ranch includes two neighborhoods, (Old Town & The Settlement), and three sub-associations, (The Boundary, Crystal Bluffs & The Fairways), each with unique character and architectural style.

Old Town and The Settlement have their own charter, budget, and annual meetings. These neighborhoods pay additional assessments for services facilitated via the Master Association.

The Boundary, Crystal Bluffs & The Fairways have their own master declarations and governance documents and hold annual meetings with membership. Payments for their services are made to their individual associations.

Old Town Dues - Paid to RVRMA fund:

- Front yard lawn care (regular mowing, periodic fertilization, aeration and weed control)
- Snow removal on walkways and driveways (2" plowing threshold)
- Irrigation maintenance of front yards
- Exterior painting every 10 years

The Settlement Dues - Paid to RVRMA fund:

- Front and backyard lawn care (regular mowing, periodic fertilization, aeration and weed control)
- Snow removal on walkways and driveways
(north facing driveways cleared at 1/2" threshold & south facing driveways cleared at 3/4" threshold)
- Irrigation maintenance of front and back yards
- Exterior staining every 7 years

Sub-Associations (The Boundary, Crystal Bluffs, The Fairways)

Each Sub-association is unique. Below is a list of amenities included in their monthly dues that are paid to their respective Association:

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

Sub-Association Links: [The Boundary](#) | [Crystal Bluffs](#) | [The Fairways](#)

Payment Information

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

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.

Currently, 85% of homeowners use autopay.

Check Payment Mail or Drop Off:

River Valley Ranch Master Association
444 River Valley Ranch Dr.
Carbondale, CO 81623
Include your lot or address in the memo.

If you have any questions, please connect with our accounting office:
james.maguire@rvrma.org or call 970-963-6300 x102.

Design Review (DRC)

The DRC ensures that all residential, landscape, and site improvements preserve the natural beauty of the Crystal River Valley and provide harmonious design that protects and enhances property values. The DRC is a standing committee appointed by the RVRMA Executive Board of Directors and currently includes two licensed Professional Architects and a licensed Professional Landscape Architect.

IMPORTANT: Any exterior change to your home or property requires DRC approval before work begins. If you live in The Boundary, Crystal Bluffs, or The Fairway Residences, you'll need extra approval from your Sub-Association Board of Directors.

What Requires DRC Approval

"Improvements" mean any exterior alterations, additions, repairs, excavation, grading, landscaping, or other work that alters any property, including:

- Structural changes, additions, or outbuildings
- 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
- Landscaping (including adding, altering, or removing trees, shrubs, or vegetation)
- 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

Irrigation

The Crystal River provides irrigation water, which is sourced about one mile upstream from RVRMA. RVR's water rights are conveyed through the Town of Carbondale's water rights. 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.

RVR homeowners receive services from 7 a.m. to 7 a.m., while the golf course irrigation takes place during nighttime hours. These water windows are required to ensure that our shared infrastructure can keep up with overall water demands. 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. The Master Association maintains all mainlines and irrigation for our community. This includes all common spaces and all underground piping leading up to your home's irrigation 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.

Your home should have a valve which separates your personal irrigation from the common irrigation system. Our team maintains the common system, but each year you will need to turn your water on to charge your own system. Many homeowners hire their own irrigators to do this and to perform seasonal repairs. If you live in Old Town or The Settlement, please refer to details noted previously. In The Settlement, our team will start your system for you, as that is a part of your dues. If you live in Old Town, our team will start your front yard irrigation, but your back yard must be turned on and managed via each individual homeowner. As is the case with The Settlement, this service is also a part of your Old Town specific dues.

While we do our best to stay on top of all irrigation issues, the system is vast, with just shy of 40,000 irrigation heads and over 50 miles of underground irrigation piping. Please feel free to reach out to us with concerns related to our common irrigation (or your system if you live in Old Town or The Settlement). We are always happy to assist you! Keep in mind that if you live within a sub-association as outlined above, your board and HOA management team handles the irrigation on your sub-association's common lands.

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

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 help to conserve water and create a mountain meadow appearance.

Trees

RVR is home to thousands of trees (within common areas) from a wide variety of species. Even though the Town of Carbondale oversees 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.

Prior to adding or removing trees on private property, always remember to submit a [Home Improvement Application](#) to the DRC.

Trash & Recycling

Through a contract with Mountain Waste and Recycling, the Town of Carbondale picks up trash (weekly) and recycling (every other week) on Tuesdays. You can place containers outside starting at 6 a.m. but make sure to bring them back in by 8 p.m. each 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

Our active community asks all drivers to slow down when approaching people, pets, or maintenance activity.

Many RVR homeowners are especially sensitive to vehicles exceeding posted limits. Please be considerate and drive at a safe, appropriate speed, recognizing that in our high-density areas, even 20 MPH may be too fast. With so many families, walkers, and cyclists using our neighborhood paths and streets, reducing your speed helps ensure everyone can enjoy the outdoors without fear of injury or accidents from passing cars or trucks.

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 <https://rvrma.org/functions-and-events/> or check the weekly newsletter and bulletin board.

Contact: Ali Anderson, Director of Ranch House Operations | 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.

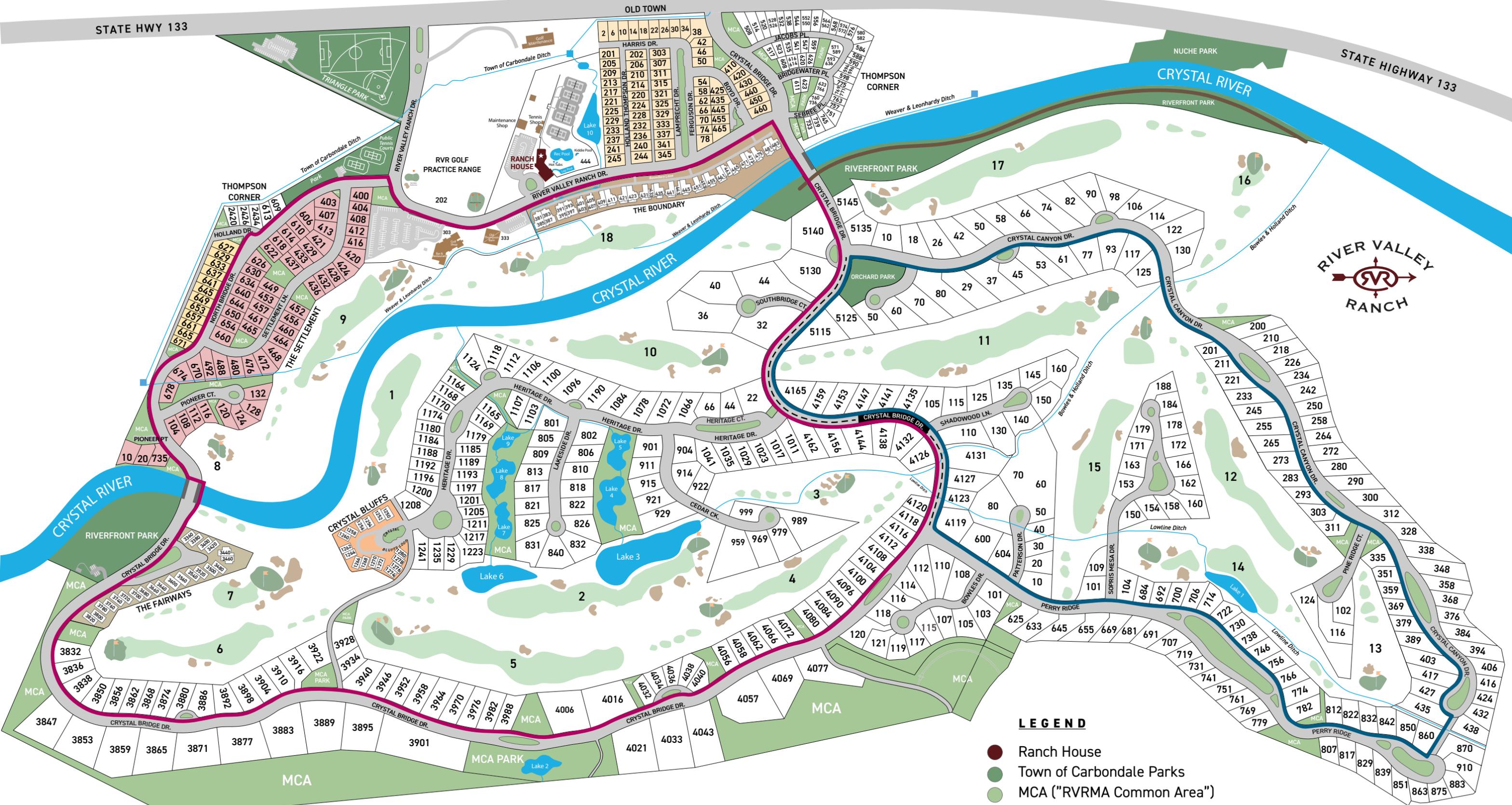
Living alongside the golf course adds to the beauty and open feel of our community. From time to time, an errant golf ball may find its way onto your property or onto common spaces. Please be aware that this is an inherent part of living near the course. Residents and users acknowledge and accept this occasional risk. This outlined in the "[Declaration of Golf Course Play and Operational Easement](#)," which states that homeowners and guests assume a risk when visiting or owning property in RVR.

Note: If you have a printed copy of this Welcome Packet, please refer to www.rvrma.org for active links.

We look forward to seeing you around the community!

STATE HWY 133

STATE HIGHWAY 133



RVR COMMUNITY MULTI-USE MAP

LEGEND

- Ranch House
- 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)
- Combined Loops Multi-Use Path (3.7 Miles)
- Riverfront Scenic Path (1 Mile - Out & Back)
- Loop Connector (.4 Miles)

RVR History Trail



Homesteaders

The RVR History Trail tells the story of how the use of this land evolved from 600 years ago to the present day. The Carbondale Historical Society and the River Valley Ranch Master Association are pleased to host you on this unique outdoor history experience, designed to celebrate and acknowledge the rich heritage of this land.

On the trail, you'll learn about the people who called this place home long before RVR existed, including nomadic Ute Indian tribes, as well as American homesteaders.

Starting in 1881 this land was part of the property known as Pleasant View Ranch, owned by the Holland and Thompson families for 130 years. The log structure here in this park was a ranch house; one of many that the settlers built and lived in.

Colorized photo of Pleasant View Ranch, taken from the mesa west of the Crystal River, mid 20th century. The Old Barn can be seen in its original location.

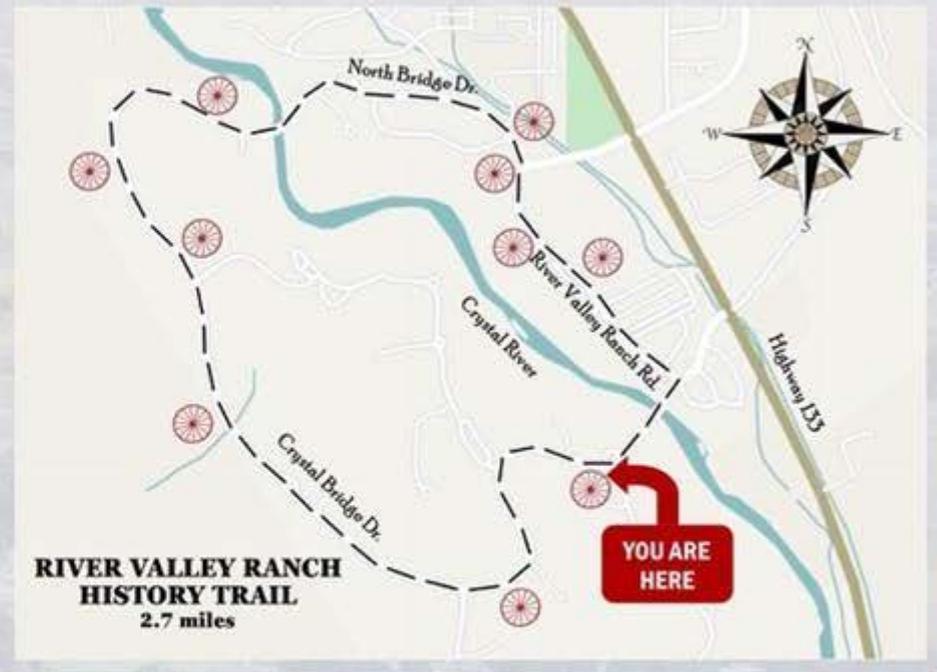


Several buildings, once part of the historic ranch, have been preserved and relocated throughout RVR. The crown jewel of Pleasant View Ranch was the two-story Victorian mansion that was home to Oscar and Hattie Holland. The house still sits in its original location, about a mile north of here. It's now the Thompson House Museum, which you'll discover later on the RVR History Trail.

The Homestead Act of 1862 gave ownership of up to 160 acres of undeveloped federal land outside the original 13 colonies. The land that is now River Valley Ranch was homesteaded by Myron Thompson, Samuel Bowles and Oscar Holland.

Fruit orchards were a part of Pleasant View Ranch, so it's fitting that you're now overlooking Orchard Park, belonging to the Town of Carbondale. The park is maintained by the River Valley Ranch Master Association, which provided the playground equipment.

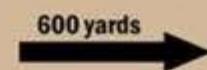
To experience the RVR History Trail, it's best to ride your bicycle or walk the 10-foot-wide paved path going clockwise, and learn from all ten descriptive panels. Watch for the wagon wheel symbol and arrows to direct you to the next historical marker. It's a 2.7-mile loop, and you should allow about 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!



RURAL COMMUNITY



BOWLES GULCH



RVR History Trail is a collaborative project between River Valley Ranch Master Association and Carbondale Historical Society, designed in 2021 to acknowledge the rich heritage of this land.

