



May 2023

ON THE GO AT

STROH RANCH

Community Directory

Questions Regarding Stroh Ranch
Development Codes, Covenants & Restrictions:

PCMS: 303-224-0004

Bookkeeping Ext. 308

Design Review Ext. 200

Community Inquiries Ext. 500

MON-THURS 7:30 AM - 4:30 PM

FRI 7:30 AM - 12:30 PM

Community Website:

www.strohranchhoa.com

Architectural Committee

Approval Of New Landscaping, Exterior Paint Colors,
Additions To Exterior Of Home, Etc.

PCMS: 303-224-0004 ext. 200

Homeowners' Association

Inquiries & HOA Assessments

Stroh Ranch Community Assoc., Inc.
303-224-0004 | Bookkeeping Ext. 308

Creekside Recreation Center

303-840-1240

Questions Regarding
The Creekside Townhomes Association:

Western States Property Services

303-745-2220 | FAX 303-745-3335

Schools:

Douglas County School District: **303-387-0100**

Legacy Point Elementary School (PK-5)

303-387-8725

Sagewood Middle School (6-8) **303-387-4300**

Ponderosa High School (9-12) **303-387-4000**

Water and Sewer Service

Parker Water & Sanitation District:
303-841-4627

Snow Removal/Street Damage

Town of Parker: **303-840-9546**

Advertise in the June issue of

On The Go at Stroh Ranch

Deadline to advertise is May 20th

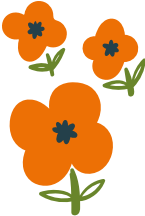
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for rates and information.

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Upcoming Events:



Pool Opens!

Saturday, May 27th at 9:00 am the outdoor pool opens for the season. The Outdoor Pool opens every day at 9:00 am and closes ½ hour before the center closes.

Memorial Day Pool Party

Join your Stroh Ranch friends and staff as we celebrate the beginning of summer with our annual pool party, Monday, May 29th. We will be serving free lunch to residents from 11:30 – 1:30, while enjoying DJ David's fun music from 11:00 – 3:00. Hope to see you there! Let's make it a great, fun, and safe summer. *If weather is cold/rainy on Memorial Day, makeup Memorial Day Party will be on Sunday, June 4th, same time.*

Swim Team Indoor Pool Closure:

Beginning Tuesday, May 30th, through approximately July 6th the indoor pool will be closed Monday – Thursday from 4:00 – 5:00 pm for swim team "littles". Please enjoy the outdoor pool at this time.

Children's Summer Group Swim Lessons:

The flyer with information about all scheduled sessions for the summer will be available by May 22nd. You may pick up the flyer at the Rec Center front sign-in window. Session 1 will start the week of June 5th – 8th. Sign up and payment for the 1st session will be the week prior from Monday morning May 29th through Thursday June 1st at end of day. All lessons are payable by credit card only.

Large Item Pickup Event Cancelled

The curbside large-item pickup noted in the April newsletter for Saturday, April 22nd, 2023 has been canceled and each owner/resident is asked to please utilize the monthly free-of-charge large item pickup for each household:

At no additional charge to the Association or residents, HBS Trash shall provide one item bulk pickup service, per residential unit per month provided the resident schedules the bulk pickup with HBS Trash at least 48 hours prior to the Tuesday pickup.

The following limitations pertains to each bulk pick up service; anything with freon in it, such as refrigerators or freezers, TV's, large electronic stereos, computers, engines, and propane tanks.

We apologize for any inconvenience and hope you take advantage of the free monthly bulk pickup service. To reach HBS Trash directly or to set up your free monthly bulk item pickup, please call 720-547-8600. Please remember to place the call at least 48 hours prior to your regular Tuesday pickup.

Shredding Event Scheduled:

Having a cross-cut shredder at home is convenient, but when you have a big pile resulting from a lengthy paperwork purge, taking your bags and boxes of paperwork and mail to a community event makes a lot more sense, and also saves you time. Don't miss out.. the Stroh Ranch Community Association is sponsoring a community-wide Shred Day! No CDs or drives please. The Stroh Ranch shredding event will be **Saturday, May 20, 2023 from 9:00 a.m.-11:00 a.m.**, at the Creekside Rec Center parking lot (rain or shine). Event details:

What: Stroh Ranch Shredding Event | When: Saturday, **May 20th** from 9:00 a.m.-11:00 a.m.

Where: Creekside Rec Center parking lot | Cost: Free. | Limit: 10 banker boxes

2023 Annual Stroh Ranch Community Garage Sale:

The annual Garage Sale will be held **June 2nd and June 3rd, 8:00 a.m. – 12:00 p.m.**, each day. There will be NO sign up or map (as in past years). It is suggested that you put a garage sale sign in your yard if you are participating.

The Stroh Ranch Community Association currently has two websites:

- 1 www.strohranchhoa.com (No log in/registration required)
 - VIEW/DOWNLOAD/PRINT THE GOVERNING DOCUMENTS
 - GENERAL ASSOCIATION INFORMATION

- 2 <https://pcms.cincwebaxis.com> (Registration required)

Step 1: REGISTER @ <https://pcms.cincwebaxis.com>

Step 2: View both accounts for the Cherry Creek South Metropolitan District #1 and the Stroh Ranch Community Association

- VIEW/DOWNLOAD/PRINT THE GOVERNING DOCUMENTS /GENERAL ASSOCIATION INFORMATION
- YOUR HOMEOWNER ACCOUNT: ACCOUNT BALANCE AND MAKE PAYMENTS ON YOUR ACCOUNT
- ARCHITECTURAL REQUEST HISTORY AND SUBMIT YOUR ARCHITECTURAL REQUESTS
- VIEW YOUR COVENANT VIOLATION HISTORY AND ADD NOTES/UPDATES TO THE COVENANT VIOLATION LISTED
- SUBMIT WORK ORDER REQUESTS FOR MAINTENANCE ITEMS YOU FEEL NEED TO BE REVIEWED/ADDRESSED EITHER IN THE COMMON AREAS OR CLUBHOUSE WITHIN THE COMMUNITY
- RECEIVE COMMUNITY E-NEWS UPDATES

Questions? Please contact corpoffice@pcms.net.



**Advertise in the June issue of
ON THE GO AT
STROH RANCH**

Per Issue Display Ad Rates
(Business card-Full page)

AD SIZE	B&W	COLOR
Business Card	\$80/ISSUE	\$140/ISSUE
1/6 Page	\$130/ISSUE	\$195/ISSUE
1/4 Page	\$200/ISSUE	\$265/ISSUE
1/3 Page	\$260/ISSUE	\$315/ISSUE
1/2 Page	\$315/ISSUE	\$400/ISSUE
Full Page	\$445/ISSUE	\$610/ISSUE

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**KERRI @
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2023 Board Meeting Schedule

The Stroh Ranch Community Association Board of Directors meeting schedule for 2023 is the 2nd Monday of **every other** month. The next Board meeting is May 8th, 2023 at 5:30 p.m. via Zoom. Please contact PCMS if you would like confirmation of the meeting location and/or the Zoom meeting log in at corpoffice@pcms.net. You can also visit the Stroh Ranch HOA website at <https://pcms.net/stroh-ranch/> for the most up-to-date meeting dates/times.

The Cherry Creek South Metropolitan District #1 (CCSMD#1) Board of Directors meet quarterly on the 4th Wednesday of January, April, July and October at 8:00 a.m. at the Creekside Recreation Center or via Zoom (TBD).

CINC Webaxis Account/E-News Notifications: Please register your account through the CINC Webaxis homeowner portal located at <https://pcms.cincwebaxis.com/>. You will need your account # to register which can be found on your welcome letter or most recent assessment billing. This site allows you to see your account information, submit ARC requests, file a concern/complaint and receive updates. The email address used for your account will automatically be in the system to receive community E-News updates. If you would like an **additional** email address registered, please provide your property address and the additional email address to corpoffice@pcms.net. Don't miss out on important community events and updates.



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Member Notification Info

Community Legal Name:
Stroh Ranch Community Association, Inc.
Date Declaration Recorded: March 18, 1988
Fiscal Year: January-December
Assessment: \$110.00 Semi-annually.
Includes: Trash Removal, Newsletter, Covenant Enforcement, Social Activities

Community Representative:
Mark L. Eames, PCAM
CAM Lic. No. RM000001261
Management Company: PCMS
Address: 7208 S. Tucson Way, Suite 125
Centennial, Colorado 80112

Contacts:
Office: 303-224-0004, Fax: 303-224-0002
Email: corpoffice@pcms.net

Documents: The Guidelines and Enforcement Policies can be viewed at the Stroh Ranch website. All other documents are available by email, fax or mail if requested.

Check Policy: By issuing or providing a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account, or to process the payment as a check transaction.

STROH RANCH

Classified Advertising

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LEDGESTONE CUSTOM HOME & REMODEL DESIGN: Custom construction drawings for your new deck, addition, shed or remodel. 25+ year's experience. New Colorado branch: 801-897-5249, www.ledgestonedesign.com.

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MOORE HEATING & A/C, INC. Find a \$10 off coupon on our website mooreheatingac.com. Call 303-680-5300 to schedule a A/C maintenance or repairs.

CARPET REPAIR/RE-STRETCHING: "Rug-badger" Wool rug cleaning, carpet & upholstery cleaning. Specials: \$25 off each service provided. Call A Personal Touch 720-344-2870.

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CLASSIFIED ADVERTISING

Rates per issue for 25 words, \$.50 per additional word	# of Homes
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ALL OF Parker	\$75 7,550
Blackstone	\$25 1,306
Tollgate Crossing	\$25 1,500
Tallyn's Reach	\$35 2,037
Saddle Rock North	\$25 663
Saddle Rock East/South	\$25 1,566
Murphy Creek	\$20 1,400
The Farm	\$10 1,500
ALL OF Aurora	\$155 9,972
Willow Creek 1, 2, & 3	\$35 1,629
Foxridge	\$25 1,000
Hunters Hill	\$10 275
ALL OF Centennial	\$60 2,904
Sapphire Pointe	\$15 800
Founders Village	\$15 2,200
ALL OF Castle Rock	\$25 3,000
Acres Green, LONE TREE	\$25 1,053
Colliers Hill, ERIE	\$25 1,332

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HBS 2023 Trash Recycling Schedule
720-791-6999 | www.hbstrash.com

- May:** 5/9/2023 | 5/23/2023
- June:** 6/6/2023 | 6/20/2023
- July:** 7/4/2023 | 7/18/2023
- August:** 8/1/2023 | 8/15/2023 | 8/29/2023
- September:** 9/12/2023 | 9/26/2023
- October:** 10/10/2023 | 10/24/2023
- November:** 11/7/2023 | 11/21/2023
- December:** 12/5/2023 | 12/19/2023

Call ahead for special pickups: 720-791-6999

(i.e. furniture, construction/remodel, excess, etc).

RECYCLING GUIDELINES

For the health and safety of our workers, please make sure all recyclable materials in your curbside bins are washed out and clean and follow the below guidelines.

ACCEPTABLE ITEMS

What items CAN be recycled?

Paper

- Mixed paper
- Newspapers, magazines, catalogs
- Cardboard
- Cartons
- Paperboard
- Phonebooks & paperback books

Plastics

- Rigid plastic
- Bottles and containers
- Plastics #1-7

Metals

- Aluminum cans, foil, pie plates
- Steel cans
- Loose metal jar lids & bottle caps

Glass

- We are now accepting clean and washed out glass in your curbside recycling bin.

Please

- Empty and rinse all containers
- Place recyclables loose and unbagged in your curbside recycling container
- Flatten all cardboard/paperboard boxes
- Place your recycling container 4ft from parked cars & other obstacles

NOT ACCEPTABLE ITEMS

What items CAN NOT be recycled?
 Please **DO NOT** place the following items in your recycling container:

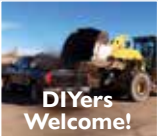
- NO GARBAGE | NO PLASTIC BAGS
- NO PLASTIC FILM | NO STYROFOAM®
- **NO PLASTIC BAGS OR FILM:** We cannot accept plastic bags. Plastic bags can be recycled at most local grocery stores.
- **NO NON-RECYCLABLE PLASTICS:** We accept plastics #1-7. Some plastics that are not recyclable: Styrofoam, hard plastic items including toys, plastic chairs, flower pots, PVC pipes & any other plastics that are not listed in these guidelines.
- **NO LIQUIDS OR FOOD RESIDUE:** Please completely empty and rinse out all containers before recycling.
- **NO CERAMICS OR OTHER GLASS PRODUCTS:** Do not place glass, ceramics, china, dishes, mirrors, light bulbs, Pyrex, porcelain, or window glass in your recycling container.
- **NO SCRAP METAL:** No scrap metal items of any size.
- **NO ELECTRONICS**
- **NO HAZARDOUS WASTE:** No hazardous waste such as oil-based paint, automotive fluids, car batteries, fertilizers or pesticides. Latex paint recycling locations can be found on PaintCare.org.

Application Review Procedure of the Architectural Committee (AC):

In order to try and improve the current homeowner architectural request submittal procedure, our AC has established a process for the receipt, review and response of all design review requests. The AC will schedule and convene meetings as necessary to review homeowner applications submitted to the management company, PCMS based upon the following schedule: a) owner applications with all required additional documentation received by the first Friday of the month will be reviewed by the AC for response to the owner by the third Friday of the month; b) owner applications with all required additional documentation received by the third Friday of the month will be reviewed by the AC for response to the owner by the first Friday of the month. These schedules are subject to change by the AC. Questions on process for submitting architectural or design review plans? Please note the e-mail address has been created for all design review requests and inquiries regarding the submittal process at designreview@pcms.net. If you have any questions regarding the process for submitting a plan or would like to submit your plan via e-mail, please do so at this address or contact Andrea Huskey at 303-224-0004 ext. 200.

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Complaint Procedure

Who May Submit Complaints? Complaints regarding alleged violations of the Covenants, Design Guidelines or Rules and Regulations may be reported by members of the Board of Directors, members of the Community or the Association's Manager.

How Complaints Should be Submitted: Complaints by a member of the community shall be in writing and must include a contact name and email address or phone number in case there is an inquiry from the Board or management office regarding the complaint submitted. Anonymous complaints will not be accepted. Your name and contact information will not be provided to the person you have made a complaint about, it is only needed for the management team. The member must have observed the alleged violation. The complaint should state the nature of the alleged violation, the location of the alleged violation and when it was observed. Complaints by a member of the Board of Directors or the manager shall be in writing and shall contain the nature of the alleged violation, the location of the alleged violation and when it was observed. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns to PCMS via email at corpoffice@pcms.net or via fax at 303-224-0002.

Happy Mother's Day!

Sunday, May 14, 2023



May 2023 Creekside Recreation Center Activities

Creeksiderecenter@gmail.com | 303-840-1240 or 303-840-1241 | Creekside Recreation Center is managed by MaryBeth Amann and Front Range Recreation

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1 Water Aerobics 8:30 AM Water Aerobics 5:30 PM	2 Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	3 Water Aerobics 8:30 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	4 Barre-Pilates 9:15 AM	5 Water Aerobics 8:30 AM Pi-Yo 9:15 AM	6 Water Aerobics 7:45 AM Pilates 9:00 AM	7
8 Water Aerobics 8:30 AM Water Aerobics 5:30 PM	9 Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	10 Water Aerobics 8:30 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	11 Barre-Pilates 9:15 AM	12 Water Aerobics 8:30 AM Pi-Yo 9:15 AM	13 Water Aerobics 7:45 AM Pilates 9:00 AM	14
15 Water Aerobics 8:30 AM Water Aerobics 5:30 PM	16 Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	17 Water Aerobics 8:30 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	18 Barre-Pilates 9:15 AM	19 Water Aerobics 8:30 AM Pi-Yo 9:15 AM	20 Water Aerobics 7:45 AM Pilates 9:00 AM	21
22 Water Aerobics 8:30 AM Water Aerobics 5:30 PM	23 Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	24 Water Aerobics 8:30 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	25 Barre-Pilates 9:15 AM	26 Water Aerobics 8:30 AM Pi-Yo 9:15 AM	27 Water Aerobics 7:45 AM Pilates 9:00 AM	28
29 <i>Memorial Day</i> Water Aerobics **8:00 AM** No evening water aerobics this day	30 Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	31 Water Aerobics 8:00 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	**Please note time change for Mon/Wed/Fri Morning Water Aerobics 8:00 am Effective Memorial Day 5/29 Youth Orientation: Teens ages 13 to 17 are eligible to use the Recreation Center unaccompanied only after attending Youth Orientation. The date will be scheduled based on the teens and management availability. Any questions, please reach out to Katie Martin at katie@frontrangerecreation.com . Each teen must have a current doctor's note or physical release. Teens are not permitted to bring guests into the Recreation Center by themselves. ACCESS SYSTEM IS IN PLACE through Rocky Mountain Registry: Access the rec center with your phone; or fobs are available @ \$25 each for those who prefer. Contact the office for more info.			

Barre-Pilates Fusion:
Blend of Pilates and ballet movements with cardio and strength training. Thursday 9:15 am - 10:15 am
Cardio/Strength Combos
Variety of cardio activity and toning combined with strength training techniques to work the entire body. Tuesday 9:15 - 10:15 am
Pilates
An exercise regimen that elongates and strengthens the muscles. Friday (Pi-Yo) 9:15 - 10:15 am Saturday 9 - 10 am
Chair Yoga
Gentle movements using a chair and bar... no floor work. Tuesday 10:30-11:30 am
Zumba TONING
"Dance" with EXTRA emphasis on sculpting and definition. Wed 9:15 am-10:15 am
Water Aerobics
Continuous cardio w/ buoys and noodles added for resistance training. Monday, Wednesday & Friday: 5/1-5/26 8:30 am to 9:30 am Monday & Wednesday:(5/29 & 5/31) 8:00am to 9:00am Monday & Wednesday: 5:30 pm to 6:30 pm *no PM class 5/29 Saturday Morning: 7:45 am to 8:45 am ** May 29th AM (morning classes only) water aerobics time change begins: M, W & F 8:00 am **

Rates for Aerobic Classes (Debit/Credit Cards Only)	
Resident Rates	Drop-In: \$4.00/Class 5 Punch: \$19 10 Punch: \$35 20 Punch: \$65
Non-Resident Rates	Drop-In: \$5.00/Class 5 Punch: \$24 10 Punch: \$45 20 Punch: \$85
Personal Training: Contact the front office or stop by the center for info. Parent-Tot Swim Class: Arrange Group Classes by calling the front office. Adult & Children Private/Semi-Private Swim: Lessons offered all year. Contact the front office. Karate for Kids (actually ALL ages)! @ Creekside: Tuesdays & Thursdays (as of June 1, 2021) Tiny Tigers: (Ages 3-6) at 4:30 PM Karate For Kids: (Ages 7-10) at 5:00 PM Teens & Adults (Ages 11- Up) at 5:45 PM Adult Special Needs Mondays & Wednesdays 4-6pm For more information or register: Call (303) 841-2145, or go to www.karate4kids.com , and sign up.	

- Creekside Rec Center is CASHLESS. All purchases will need to be made with a debit/credit card.
- Stay posted through CRC E-News. If you don't get the CRC E-News, please sign up by sending your email address to: corpoffice@pcms.net.
- Tennis/Pickleball Procedures: If you wish to use the tennis courts, please SCAN THE QR CODE which can be found at the front entry at the rec center. Reservations may be made up to two hours in advance through the QR Code in lobby or by using this link - creeksiderecenter.as.me. If you are playing in twilight hours, see the front desk to turn on the court lights. Lights will automatically go off at 9:15pm.
- Anyone interested in playing round-robin pickleball? If so, sign up on front bulletin board in entrance to rec center.
- Weight Room Etiquette: Residents, please respect our homeowner's policy that no children under the age of 13 years are to be in or using the weight room. All children 13 to 18 years of age must be accompanied by an adult resident if they have not done a youth orientation. Any questions please email Katie Martin at katie@frontrangerecreation.com
- Guest Policy: Guests are permitted at the rec center. 2 guests per household at no charge. \$3 fee per each additional guest up to a maximum of 5 guests per day. Payment by credit card only.



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Stroh Ranch Teen Services ■ Updated May 2023

To add your name please contact: corpoffice@pcms.net.

Teen Services Update: If you have previously registered your teenager for the Teen Services listing in the newsletter publication and your teen is no longer interested in having their name listed or has moved out of the community, please send an email to corpoffice@pcms.net and request that your teens name be removed from the list. The Association has received a few calls indicating that they have tried calling several of the teens listed and were told they are now at college or moved, etc.

NAME	PHONE	BABY SITTER	RED CROSS / AMERICAN HEART CERTIFIED	PET SITTER	HOUSE SITTER	LAWN CARE	CHORES	SNOW SHOVELER	DOG WALKER
Brady Archuleta	720-935-8			✓	✓				✓
Jamisen Brogan	303-862-2755				✓		✓	✓	✓
Aiden Byrne	720-683-8287	✓	✓	✓	✓				
Cameryn Clay	720-905-6788	✓	✓	✓			✓		✓
Tyler Clay	720-284-7353	✓		✓		✓		✓	✓
Faith Collins	303-805-0158			✓					
Ryan Cummings	720-810-2031			✓	✓	✓	✓	✓	
Raena Cummings	720-810-9357			✓	✓				
Jasmine Dieken	303-805-3566	✓	✓	✓	✓				
Malia Elardo	951-525-0676	✓	✓						
Thomas Fleming	720-339-0017			✓		✓	✓		
Josephine Fleming	720-339-0017	✓	✓	✓					
Lance Hampton	720-645-9009			✓	✓			✓	✓
Ashley Irvine	720-272-9705	violin lessons							
Jackie Johnson	720-822-5846	✓	✓	✓	✓		✓	✓	✓
Sophia Jones	303-257-7757	✓	✓	✓					✓
Keona Lewis	720-229-5616	✓		✓	✓				✓
Jamisen Marchand	303-585-0409	✓	✓						
Keira Marshall	720-822-1324	✓	✓	✓	✓		✓		✓
Isabelle McGuire	303-877-8751	✓	✓						
Sean McMahon-Carter	303-809-1339	✓		✓		✓			
Genevieve Oslick	303-993-4371	✓	✓	✓					
Katherine Pfaff	303-356-9472	✓	✓	✓					✓
Alexis Premo	303-594-4099	✓	✓	✓	✓		✓		
Savannah Premo	720-480-8790	✓	✓	✓	✓		✓		
Rihanna Richardson	720-869-2905	✓		✓	✓				✓
Audrey Sarra	720-693-6831	✓	✓						
Brady Schuerman	303-841-3232			✓		✓	✓	✓	
Taylor Schuerman	303-841-3232	✓	✓	✓	✓		✓	✓	✓
Jenna Smith	303-909-7010	✓	✓	✓	✓		✓		
Colin Stamper	785-317-2246					✓	✓	✓	
Luke Stamper	720-495-0956					✓	✓	✓	
Kiera Tueller	720-724-0229	✓	✓						
Titan Tueller	720-701-0664	✓	✓	✓	✓	✓	✓	✓	✓
Regan Weber	303-807-8510	✓	✓						
Lindsay Werner	303-862-7990	✓	✓	✓	✓				
Joe White	303-525-8973	✓		✓	✓				
Causha Withey	720-883-1231	✓		✓	✓		✓	✓	

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Stroh Ranch/Anthology Statistics

Based on information from REcolorado for the period of March 16, 2023 through April 15, 2023

Active Listings	8*
Pending	18*
Closed	8*
Average Days on Market (Closed Properties)	19*
Months Required to Sell Inventory	1*

* Excludes new construction

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