



April 2024

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 May issue of

On The Go at Stroh Ranch

Deadline to advertise is April 20th

E-mail kerri@porchlink.com
for rates and information.

Target Your Market With
Neighborhood Newsletters!



Happy Easter! The Recreation Center will be closed on Sunday, March 31st for the Easter holiday. We will reopen on Monday, April 1st at 7:00am.

Indoor Pool Closure: The indoor pool will be closed on Saturdays from 10 – 11 am beginning March 9th through May for Pirate Sharks practice. The Sharks use the whole pool. Thank you for your understanding and support of the Pirate Sharks.



Stroh Ranch Garage Sale

Save the date for the Stroh Ranch garage sale: May 31 and June 1.



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 CD's or drives please. **The Stroh Ranch shredding event will be Saturday, June 1st, 2024 from 9:00 a.m.-11:00 a.m., at the Creekside Rec Center Parking Lot (rain or shine).**

What: Stroh Ranch Shredding Event | **When:** Saturday, June 1st from 9:00 a.m.-11:00 a.m.

Where: Creekside Rec Center Parking Lot | **Cost:** Free. | **Limit:** 10 banker boxes

On The Go At Stroh Goes Electronic

The paper version of our newsletter is coming to an end very soon. Our newsletter will be all digital... directly to your inbox, with your help.

YOUR EMAIL ADDRESS IS NEEDED: Get our newsletter directly to your inbox. Your email address will only be used for official HOA communications.

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. 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.

Stroh HOA Social Media Pages launching soon. Stroh HOA coming soon to Facebook and X (formerly Twitter). This will be a great resource for instant communications.

Check for HOA information anytime at: StrohRanchHOA.com

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 and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed, photos are very helpful. 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 support@pcms.net or via fax at 303-224-0002.

**Stroh Ranch
Community
Website
Info**

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.



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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.

Advertise in the May 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

Buy 5 issues and get the 6th issue FREE!



**KERRI @
PORCHLINK.COM**

2024 Board Meeting Schedule

The Stroh Ranch Community Association Board of Directors meeting schedule for 2024 is the 2nd Monday of every other month. The next Board meeting is May 13th, 2024 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 www.strohranchhoa.com for the most up-to-date meeting dates/times.

The Cherry Creek South Metropolitan District #1 (CCSMD#1) Board of Directors meet quarterly at the Creekside Rec Center or via Zoom (TBD). The next Board Meeting is April 24th, 2024 at 8:00 a.m. You can also visit www.CCSMD1.com for the most up-to-date meeting dates/times.

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.

Stroh Ranch Classified Advertising

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PERSONAL SEAMSTRESS: Professional home-based alterations, women's dresses and gowns, home decorations done fast and beautifully. Call SOPHIA 303-805-9299. Address: 16469 Amberstone Way in Stonegate.

MONOGRAMS BY K&K: Family Owned Embroidery & Printing Shop. New Location At Stroh Ranch. Quick Turn Around, Call Us At 303-646-0755.

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PREMIER APPLIANCE REPAIR + FIREPLACES 720-830-2626 Premier Appliance Repair is a locally family-owned business whose focus is simply quality work and great customer service. <https://premierapplianceco.com/> premier@premierapplianceco.com

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VICTORIA'S HOUSE CLEANING: Paty 720-266-3603 | Erica 720-849-6909. We are friendly trustworthy and responsible people who have more than 8 years of experience. References Available.

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Stonegate	\$35 4,600
Stroh Ranch	\$25 2,400
Pradera	\$25 550
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
Colliers Hill, ERIE	\$25 1,545

Cherry Creek Valley
Rotary
 Club of Parker



Free* Paint and Electronics
 Recycling Event

Saturday, May 18th, 2024 9am - 2pm
 Legend High School *All electronics recycling is free (except a \$40 fee per TV)



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Call today for a FREE 30-minute consultation.



Planting Trees in Spring

By Will Heikes, Colorado Master Gardener

Did you know that spring is a great time to plant trees? That's right! When the weather is cooler, the ground is warming, and it's not too hot outside, is the perfect time to get your trees started.



What Kind of Tree Should I Plant?

You may have heard that in Colorado, fall is the best time to plant trees, and in many cases that's right. However, that doesn't mean that spring isn't still a good time to plant a tree! The trick is to plant the tree when it's ready to grow in the soil in your area and to make sure it doesn't dry out in what is often a long, hot summer. Choose locally grown trees when possible, to ensure they're best acclimated to our climate. Many trees are shipped here from the southern USA, these will need plenty of babying before they're ready to perform for you in our dry air and intense sunshine.



How to Plant Your Tree

Planting trees may sound as easy as digging a hole and plopping your tree in. You can do that, but you wouldn't be setting your tree up for success! Planting your tree comes down to three key steps. First, dig yourself a hole, but not just any kind of hole. Dig out a dish shape that extends about 2-3 feet from the "root ball" of your tree. The dish

should be about 1 inch shallower than the height of your root ball. Make sure the root flare, where the trunk begins to widen as it meets the soil, is visible—this should rest an inch above the final grade. The hole should slope downward toward the center, and finish up with what we call a "donut." This donut is a ring of soil directly in the center on which you can place the root ball of your tree. This type of hole allows your tree to grow long extending roots, rather than circling roots that can be promoted by a narrow hole.

Second, place your tree on the donut in the center of your hole, and fill the hole with soil. There's no need to amend the soil in the hole; in fact, this can hurt the tree's growth in the long run. Don't forget to cover the soil with mulch. Mulch is great for keeping unwanted weeds and other pests from bothering your tree as it gets established and for keeping the root ball moist. Make sure to leave at least a three-inch space between your mulch and the tree trunk. A layer of mulch four inches deep will suppress weeds.

Last, water! When you're working to get a tree established, water is essential. I usually recommend watering your trees every other day, and even more during hot periods. Getting a tree established is a long process, but it's worth it! If the soil in the top inch or so of the root ball of the tree is dry, water it!

When I was growing up, my family bought over 20 small pine trees to water across our yard, and we didn't do any of these things! We planted in the middle of summer, didn't dig the hole properly, planted on the sides of a hill, and didn't use any mulch. Guess how many survived? Two. Make sure you don't treat your trees the way that we did, and set your trees up for a long healthy life!

For more information about tree-planting, including detailed instructions, be sure to check out: "The Science of Planting Trees"

<https://cmg.extension.colostate.edu/Gardennotes/633.pdf>

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HBS 2024 Trash Recycling Schedule		
APRIL 4/9/2024 4/23/2024	MAY 5/7/2024 5/21/2024	JUNE 6/5/2024 6/18/2024
JULY 7/2/2024 7/16/2024 7/30/2024	AUGUST 8/13/2024 8/27/2024	SEPTEMBER 9/10/2024 9/24/2024
OCTOBER 10/8/2024 10/22/2024	NOVEMBER 11/5/2024 11/19/2024	DECEMBER 12/3/2024 12/17/2024 12/31/2024
<p>720-791-6999 www.hbstrash.com Call ahead for special pickups: 720-791-6999 (i.e. furniture, construction/remodel, excess, etc.)</p>		
<p>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.</p> <ul style="list-style-type: none"> • 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 and other obstacles 		
<p>ACCEPTABLE ITEMS What items CAN be recycled?</p> <p>Paper: mixed paper newspapers, magazines, catalogs cardboard cartons paperboard phonebooks & paperback books</p> <p>Plastics: rigid plastic bottles and containers plastics #1-7</p> <p>Metals: aluminum cans, foil, pie plates steel cans loose metal jar lids & bottle caps</p> <p>Glass: Clean and washed out glass in your curbside recycling bin.</p>		
<p>NOT ACCEPTABLE ITEMS What items CAN NOT be recycled?</p> <p>NO GARBAGE NO STYROFOAM® NO ELECTRONICS NO SCRAP METAL</p> <p>NO PLASTIC BAGS OR FILM: We cannot accept plastic bags. Plastic bags can be recycled at most local grocery stores.</p> <p>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.</p> <p>NO LIQUIDS OR FOOD RESIDUE: Please completely empty and rinse out all containers.</p> <p>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.</p> <p>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.</p>		

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 through Friday 7am – 9pm | Saturday 7am – 7pm | Sunday 9am – 7pm

Indoor Pool opens when Rec Center opens Pool closes ½ hour before the Recreation Center closes

WEEKLY FITNESS CLASSES

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Water Aerobics 8:30 AM Water Aerobics 5:30 PM	Cardio Strength Combo 9:15 AM Chair Yoga 10:30 AM	Water Aerobics 8:30 AM Zumba Toning 9:15 AM Water Aerobics 5:30 PM	Barre-Pilates 9:15 AM	Water Aerobics 8:30 AM Pi-Yo 9:15 AM	Water Aerobics 7:45 AM Pilates 9:00 AM

Tennis/Pickleball Procedures: If you wish to use the racquetball or outdoor 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.

ACCESS SYSTEM IS IN PLACE through Rocky Mountain Registry: Access the recreation center with your phone; or fobs are available @ \$25 each for those who prefer. Please contact the office for more information.

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.

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 17 years of age must be accompanied by an adult resident if they have not done a youth orientation. Any questions please see the front desk.

Youth Orientation: Teens ages 13 to 17 are eligible to use the Recreation Center unaccompanied only after attending Youth Orientation. Email katie@frontrangerecreation.com to schedule an orientation. The date will be scheduled based on the teens and management availability. 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.

WEATHER SCHOOL CLOSURE: ALL CLASSES (AM/PM): If Douglas County Schools are CLOSED due to weather; all classes are CANCELLED, including swim lessons. **SCHOOL DELAYED START TIMES:** Water Aerobics (ALL): Class times as usual

All other classes start one hour later than usual schedule:

- Tuesday AM Classes: Cardio @ 10:15, Chair Yoga @ 11:30
- Wednesday AM Class: Zumba Toning @ 10:15
- Thursday AM Class: Barre-Pilates @ 10:15
- Friday AM Class: Pilates/Yoga @ 10:15
- All evening classes: Class time as usual

*Saturday classes: Decision will be made that day; please call between 7 and 7:30am

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

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: 8:30- 9:30 am
Monday & Wednesday: 5:30 - 6:30 pm
Saturday Morning: 7:45 am to 8:45 am

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 and Thursdays

- Tiny Tigers: (Ages 3-6) at 5 PM
- Karate For Kids: (Ages 7-10) at 5:30 PM
- Teens & Adults (Ages 11- Up) at 6:15 PM
- Adult Special Needs Mondays & Wednesdays 4:00-4:45 PM

For more information or register: Call (303) 841-2145, or go to www.karate4kids.com, and sign up.

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Stroh Ranch Teen Services Updated April 2024

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	SERVICES
Brady Archuleta	720-935-8068	P H D
Jamisen Brogan	303-862-2755	H C S D
Aiden Byrne	720-683-8287	B ♡ P H
Owen Castillo	303-332-5434	L C D
Tyler Clay	720-284-7353	B P L S D
Faith Collins	303-805-0158	P
Ryan Cummings	720-810-2031	P H L C S
Raena Cummings	720-810-9357	P H
Jasmine Dieken	303-805-3566	B ♡ P H
Parker Duval, 14	720-288-6493	P H L C
Malia Elardo	951-525-0676	B ♡
Alyssa Gieling	720-660-0016	B
Ellie Glick	303-915-9808	B ♡
Owen Glick	303-915-9808	P H L C S D
Lance Hampton	720-645-9009	P H S D
Colton Heilmann	720-692-6957	B P L C S D
Ashley Irvine	720-272-9705	violin lessons
Jacob Johnson	720-380-1100	P H L S D
Lily Johnston	412-445-6736	B ♡ D
Sophia Jones	303-257-7757	B ♡ D
Keona Lewis	720-229-5616	B P H D

B= BABY SITTER
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Stroh Ranch/Anthology Statistics

Based on information from REcolorado for the period of February 16, 2024 through March 15, 2024

Active Listings	9*
Pending	12*
Closed	4*
Average Days on Market (Closed Properties)	35*
Months Required to Sell Inventory	2.3*

* Excludes new construction

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