



JULY 2010

# BUGLE

Newsletter of the Blue Lake Owners' Association

Blue Lake Owners Association  
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## Safety Concerns at Blue Lake



The lake and beach area are getting lots of use for organized parties and casual days on or near the water. The lake is one of our best amenities. It's great to see so many people enjoying it. Colorado law requires children under the age of 12 to wear an appropriately sized U.S. Coast Guard approved Personal Flotation Devices while aboard any watercraft. Every person on board must have a PFD. Even strong swimmers might be caught off guard by the cold water. It is also vitally necessary for all boats stored at the lake to be locked to the cable in the storage area when not in use. There have been reports of kids using unlocked boats without supervision or PFDs. Unlocked boats will be removed and the owners fined. Thanks for your help in keeping the lake safe for everyone!

**Summer Office Hours** Tuesdays & Thursdays 9:00-3:00

### Next Board Meeting

Tuesday July 13th at 6:30 PM in the Blue Lake office building.

### Gate Code: 8411#

Watch your Bugle every month as this code is subject to change regularly. The lake is intended for homeowner use only. Please do not give out codes. Bathroom Code: 531



## Fire and Fireworks

Although the fire department might issue burning permits, fires are not permitted within the boundaries of Blue Lake unless in a contained fire pit. Burning ditches or brush piles is strictly forbidden due to the hazard it creates for persons and property. State law prohibits the lighting of any firework that leaves the ground.



### Article VII Section 13

No Hazardous Activities. No activities shall be conducted on the Properties or within or on improvements constructed on the Properties which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Properties and no open fires shall be lighted or permitted on the Properties except in a contained barbecue unit while attended and in use for cooking purposes or within a safe and well-designed interior fireplace or except such campfires or picnic fires on areas, if any, designated for such use by the Association.

## Lost and Found

Found: a bracelet at the volleyball courts.

Found: girl's fleece jacket on Black Bear Trail.

## Blue Lake Financial Picture

Back in 2007 the board of directors had a reserve study completed and asked association members to increase the amount of monthly dues in order to set money aside for future needs. It was painful at the time, but our financial picture has improved greatly. Currently \$7094 per month is deposited into our Reserve Account.

In April of 2009 the board adopted a policy for collection of dues that imposes late fees on those who do not pay in a timely fashion. We are happy to report that this policy seems to be extremely effective as currently we have only 5 homeowners who are more than 60 days delinquent. That's less than 2% of homeowners. In today's economy we know this is important and we appreciate everyone's efforts to pay on time.

As some of you have discovered recently, the financial health of the association is just as important as your individual finances when trying to refinance or sell your home. Mortgage companies are no longer loaning money on properties which are a part of an unhealthy association.

Currently there are 16 homes and 2 lots for sale in Blue Lake. If you're interested in more information about our finances please stop into the office or check out our website at [www.BLUELAKEHOA.com](http://www.BLUELAKEHOA.com)

## Solar Energy Available for Purchase



If you're like lots of people in Colorado your conscience has asked "Why don't I have solar panels providing for my energy needs." We live in one of the most consistently sunny places in the world. But let's face it, who's got \$10,000—\$20,000 to install a system at home. My roof isn't south facing, and I can't get up on the roof to clean the snow or dust off. What if it malfunctions? What if the trees grow? Who would I hire to install it? I don't know the first thing about solar energy systems.

Clean Energy Collective hosted an informational meeting for Blue Lake owners in June and is putting in a solar array on the Mid Valley Metro property on the west side of Blue Lake. They have addressed all the excuses and potential hassles of traditional roof top units. Even renters can purchase. If you move, it moves with you or they buy it back. What they're offering sounds almost too good to be true. For as little as \$600 you could start seeing the credits on next month's energy bill. Call them to see for yourself. 319-3939

## What's Happening at the Lake?

Very soon you will notice a temporary fence going up around the beach and picnic area as an experimental "goose exclusion area." This method has been utilized extensively all over the U.S. with rather consistent success. If the temporary fence does what we're hoping, we will work on something more aesthetically pleasing for next year. Please ask your kids to not climb on or remove the temporary fence.

