



# Archer Ranch HR Ranch

Hello!

The Archer Ranch and HR Ranch Home Owners Association would like to welcome you to one of the premier neighborhoods in Laramie County. Thank you for choosing to move into our community. We value our country way of life and strive to do what we can for the residents and families that choose to call us home. Included is a small packet of information that will be beneficial for your records as a resident of our community.

First, we would direct you to the HR Ranch website that hosts information for residents in both HR and Archer Ranch, [www.hrranchwyo.org](http://www.hrranchwyo.org). There are various tabs on the website for residents including an interactive blog for residents, HOA event information, weather information, and basic city and county information. Additionally, you can find contact information for the HOA Board Members, review covenants based on your residential area/filing, and review past Board meeting minutes and actions. We encourage you to bookmark this site and check it periodically for neighborhood news, updates, and other pertinent information, [www.hrranchwyo.org](http://www.hrranchwyo.org). Please make sure to visit the .org domain as the other site, [www.hrranchwyo.com](http://www.hrranchwyo.com) is maintained by Real Estate Agency, #1 Properties.

HOA dues/fees invoices are prepared and mailed out by the HOA Bookkeeper each year at the end of July. They are due upon receipt, no later than September 1. If you should fail to pay on time the Board will make attempts to contact you for payment. This can include in-person visits from HOA Members, phone calls, emails, and USPS mail to the mailing address we have on file. If our preliminary attempts to collect HOA fee/dues are not fruitful, you will again be notified via certified mail, to the mailing address we have on file. If the HOA does not hear from you within 30 days of the certified mail receipt, we will place a lien on your property until the HOA receives payment of the HOA dues and fees. We will make reasonable attempts to make contact with you using the methods indicated, prior to placing any liens on the property. You, as the homeowner, are responsible for any legal fees and/or costs that may be associated with lien placement and removal.

Fiscal year for HOA fees and dues (assessment period) is August 1<sup>st</sup> through July 31<sup>st</sup> of the next year – letter is sent around July 26 through August 1<sup>st</sup>, assessments due by August 31<sup>st</sup> and are paid once a year.

1. 1<sup>st</sup> filing - \$100 dues per year
2. 2<sup>nd</sup> filing - \$100 dues per year
3. 3<sup>rd</sup> filing - \$240 for road fees plus \$100 dues per year = \$340
4. Archer - \$300 for road fees plus \$100 dues per year = \$400

In an effort to create a family-oriented community we like to hold regular community events. We hold a yearly Spring Clean-up, as well as the annual Hayride/Christmas Caroling adventure in the winter. We also hold an Annual Meeting in the first quarter of each year where Board Members are elected and ballots are cast for changes in HOA bylaws, etc. All residents are invited and encouraged to attend the Annual Meeting to get to know other residents and the Board, and voice concerns. The more involvement we see from residents, the more activities we will plan.

The HOA also holds regular meetings, generally every quarter. We try to post the date, time, and location of our regular meetings on the website as to encourage residents to attend. Residents are always welcome to attend our regular meetings.

The HOA Board members may ask for your contact information, this includes your mailing address, email address, and phone numbers. We maintain a private spreadsheet for use by the Board to invite residents to our annual gatherings and for periodic mailings, such as annual meeting ballots and yearly invoices. This information is not shared and is only used to contact residents for HOA related business and activities.

Again, thank you for choosing HR Ranch and Archer Ranch as a place to make your home. We look forward to getting to know you!

Sincerely,  
Your Archer Ranch / HR Ranch HOA Board