



RIVER VALLEY RANCH

Frequently Asked Questions – RVR Golf

Question: What relationship does the HOA have with the golf course?

Answer: The RVR golf course is a public golf course that is privately owned and operated by an entity called RVR Golf, LLC. The HOA has no operational relationship with the golf course, with the exception of sharing water.

Q: What has RVR Golf asked of the HOA?

A: RVR Golf has asked the HOA to help financially in the form of purchasing the golf course, subsidizing golf course operations, or for the HOA to support a re-zoning of the driving range for future high-density, multi-family residential development.

Q: Is the golf course going to close?

A: RVR Golf has threatened to close the course without financial assistance from the HOA and support for re-zoning the driving range. At this time, we do not know whether the golf course will or will not close.

Q: What happens to the golf course if it closes?

A: The Town of Carbondale will have certain maintenance requirements of RVR Golf, including irrigation responsibilities and weed control. The Town has not yet fully specified those requirements.

Q: Are my HOA fees going to increase due to this issue?

A: For now, HOA dues will not increase due to this issue. The Board of Directors will consider a range of options with the goal of ensuring the long-term sustainability of the community, and preserving property values.

Q: What is the RVR Master Association Board doing about this?

A: The RVR Master Association Board has chartered an ad hoc Golf Advisory Committee, which will study the issue and recommend to the Board short- and long-term tactics and options to address the issues at hand.

Q: What is driving the Board's actions?

A: The Board and the committee are committed to working to ensure the long-term sustainability and well being of the community and to working to preserve RVR property values.

Q: What is the Town of Carbondale's role?

A: The Town of Carbondale manages the zoning process, and is ultimately responsible for any changes to current RVR zoning. The Board will stay in close contact with the Town of Carbondale to ensure that we are aware of any potential rezoning applications that may impact our community.

Q: If the golf course closes, what impact will that have on my property values?

A: It's not yet known what impact a golf course closure would have on RVR property values. As part of our due diligence, we intend to study that.

Q: The Board sent out a community survey on Aug. 9. What results have you received?

A: The RVR community response was overwhelming. This is an issue about which the community seems to care deeply. The survey results are now posted on the RVR website.

Q: Can RVR Golf rezone the driving range?

A: The Town of Carbondale requires anyone seeking a rezone to go through a well-defined process that begins with the Town Planning Director. RVR Golf has made his desires for re-zoning the driving range known to the Town. Ultimately only the Town of Carbondale can determine whether rezoning of any portion of the RVR community is possible.

Q: Are there any developments in RVR Golf's efforts to rezone the driving range?

A: RVR Golf recently asked the Town of Carbondale for an interpretation of the requirement for community approval to a change in zoning. The Town of Carbondale responded by saying that it wouldn't consider hearing a rezone application unless 50 percent of RVR property owners supported the rezone. RVR Golf has appealed this decision. To view more information about this issue, [click here](#).

Q: How can I get involved, or make my voice heard?

A: Throughout its evaluation process, the Board is committed to integrating homeowner input into its decision-making process. Please take the time to fill out any surveys, and send any comments via e-mail to RVR Community Services Manager Kendra Ford at csm@rvrcommunity.com. Those comments will be forwarded to the golf committee.