

RED ROCK RANCH HOMEOWNERS ASSOCIATION

RED ROCK RANCH NEWS

SPRING NEWSLETTER MARCH , 2012

2012 ACTIVITIES

-KELLY MCGUIRE

Slash and Mulch Last year we visited this subject in this space and offered to set up a mulching operation on individual properties for interested homeowners. We received no interest from residents for that effort so we will not be sponsoring that activity this year. Perhaps sometime in the future we will revisit that subject. Please let us know if you are willing to participate in a joint slash and mulching effort.

Neighborhood Garage Sale We received sufficient interest in the proposed garage sale idea to proceed with planning for this event. A volunteer planner-coordinator, Lucy McGuire @ 481-9377, will take on the effort but will require several helpers to do the task properly. She envisions a Woodmoor styled organization to include advertising, printed maps with directions, signs, contact info and the like.

This event is scheduled for Friday, Saturday and perhaps Sunday, June 1, 2 (&3), 2012. Please contact Lucy soon to get on the volunteer list or to pre-register. She will send you a sign-up packet (non binding) via e-mail.

Annual Clean-up We will hold the annual clean-up, featuring the large dumpsters, on the weekend following the Garage Sale weekend. This year's dates are Friday thru Sunday, June 8, 9, &10 from 8:00 AM until 5:00 PM (or until the dumpster is full that day). We will again use the Nevins Park property at the tennis courts.

This year we will host an informal swap opportunity with the clean-up. Bring your stuff to the tennis court pavilion to swap and we'll hold it separate from the dumpster stuff until someone wants it. Free to claim stuff as well. NO SALES will be conducted in this effort. No liability will be assumed by the HOA. RRR residents only, please.

COMMUNITY VOLUNTEER OPPORTUNITY

-MARY KETELS

I have lived in the Tri-Lakes area since 1972. I am an LP graduate, a retired LPSD elementary teacher and I am currently involved with Faye Brenneman in Mountain Community Transportation for Seniors (MCTS). This program provides free and consistent transportation to Tri-Lakes seniors, 60 years of age and over with the hope that their health and well-being will be maintained and/or improved, allowing them to continue to enrich our community.

We are a non-profit, grant funded organization that depends on volunteer drivers. We provide the only transportation service in the Tri-Lakes area to medical appointments, groceries, banking, legal appointments, prescriptions, senior lunches, shopping, and to the many activities offered through the senior center and community.

We are in need of additional volunteer drivers to meet the growing needs of our ever-increasing senior population. Volunteers are provided with an orientation after criminal and driving records have been screened. Mileage is reimbursed if volunteers use their own vehicle.

This is a very flexible program and volunteers can be involved as much as they choose to be. We operate Mon-Thurs. We would appreciate it if you could pass the word along or mention it to those you feel would be an asset to this wonderful program.

If there are any questions, or if I can drop off brochures, please email me at browneyesmlk@hotmail.com or call 481-2470. You can also contact Faye Brenneman at 481-2527 or leave a message with our dispatcher at 488-0076.

BOARD MEMBERS NEEDED

At the beginning of a new year, and with all the pre-election debates going on nationally, it is time to think of elections locally. Yes, the Red Rock Ranch Homeowners Association is looking for a few good men and women to throw their hats in the ring and run for a seat on the Association Board of Directors. Meetings are held once a month and usually last an hour so it is not a big time commitment. It is a good time to become actively involved with your neighbors on the Ranch, and bring up new ideas that would benefit all of us.

If you are interested, call President Kelly McGuire at 481-9377 or Recorder Jim Bergeron at 481-2624

ARCHITECTURAL CONTROL PRIMER

-FRANK CHUBA

UPGRADING OR MAKING EXTERNAL MODIFICATIONS TO YOUR PROPERTY?

(Sheds, driveways, decks, reroofs, exterior refinishing/repainting, etc.)

Here's a quick guide to obtaining approval from the RRRHOA Architectural Control Committee:

Paragraph (5) of the RRRHOA Covenants provides for an Architectural Control Committee to "...provide on behalf of lot owners, architectural control within the subdivisions." While the key function of this committee is to ensure that new dwellings are built in conformance with the RRRHOA covenants, the Committee bears an ongoing responsibility to review and approve any additional improvements or modifications for compliance with the covenants. Since few vacant lots remain, additions and modifications have become the Committee's primary focus.

Standard fees for Architectural approval apply. (\$0.10 per square foot or \$25.00 minimum for projects that are not delineated by area. e.g.: fences.)

So how do I get Architectural Committee approval for my project?

1. Visit the architectural control tab on the RRRHOA website. (www.rrrhoa.org)
2. Review the covenants as they apply to your project.
3. Download and complete the Architectural Request form.
4. Email /contact the Committee chairman or any board member and advise them that you are seeking architectural approval.
5. Attend the next RRRHOA board meeting to present your request. (Second Monday of the month)
6. Submit payment of the fee at the board meeting or by mail to the PO Box listed on the architectural request form.

The goal of the RRRHOA board is to expeditiously assist you in completing your project in compliance with the covenants. We recommend your attending the board meeting as the most efficient way to complete the process. Bring your architectural control request form, plans, color samples and anything else that will assist in showing your project. You will be placed first on the meeting agenda to minimize your time involved in the process and have the opportunity to directly address any questions that may come up. On larger projects and new dwellings you may want to have your contractor be present or represent you.

As with all matters involving our community the key is your individual support of the program. From time to time we find projects underway without approval and a committee member must then approach the resident to obtain retroactive approval and collect the fees. We do not enjoy the role of "architectural police" and would much prefer partnering with you to get your project moving from the outset. If you are in doubt as to whether your project requires approval send a quick email to the committee chairman or any board member and we can advise you.

We appreciate the efforts of individual homeowners to enhance and upgrade their properties thereby improving the quality and appearance of the Ranch as a community. Your board will do all that it can to assist you in this effort.

THANKS TO OUR 2011 CONTRIBUTORS

Diana T. Cangelosi
George Gaertner
Ketch Nowacki
Ben&Joline Lee
Gil&Phyllis Moore
Tom&Laura Kelecy
David&Julie Troutd
Russell C. Hale
F.W.&Carol Crowley
Gary&Sue McClendon
Thad&Leecy Handrick
Bill&Val Martin
David Weber
Brad&Becky Moulden
Sheila&Curt Payton
Gerilyn Grange

Paul&Shelly Tillotson
Dwight&Debbie Miller
Paul&Marguerite Robinson
Charles&Nancy Piechota
Robert&Donald Fix
Tom&Judith Guenther
Tony&Monica Ramunno
Paul Swanson
Tom&Marilyn Scott
Bruce Sadeik
Gordon Leiser
Jeffrey L. Mailloux
Jim Zalmanek
Kelly&Lucy McGuire
Patti Farley-Barker
Germaine Roberts

Frank Chuba
Ron Medo/Denise Geller
Jeff&Jackie Martin
Scott&Sandy Miller
David&Lynda Naumann
Gilda Personett
Jay&Ana Alexander
Pete Pettigrew
Carolyn&Chris Slavsky
Theron&Pat Felmliee
Brett&Leslie Hull
Rollin&Joan Murphy
Craig Ketels
Pat&Becky Burkart
Ed Tanguay
Gary&Kathy Davis

Jim&Mike Bergeron
Nan Graber
Matthew&Eileen Skahill
Richard Anderson
Roger Clark
Mary Nevins
Doreen McLaughlin
Keith&Elizabeth Lonquist
Bill&Sandra Viott
S. J. O'Brien
John&Dolores Novotny
John&Valerie Capp
Kenneth&Rose Dunphey
Jack Thiel
Craig&theresa Williams
Walt&Linda Sales

Thanks for Supporting the Association!

Carl&Kay Gusler
Wilfred&Iris Johnson
Kevin&Terre Christensen
Joseph&Linda Dillow
Eddie&Patricia Taylor
Ron&Mary George
Barbara Ingwalson
Andrew Albright
John&Bonnie Hildebrandt
Timothy Sobik
Paul&Deborah Catalo
Jeff&Susan Walker
Gerald Marsico
John&Roxanne Lehn
Andrew Wacker
Paul&Rose Hockersmith
David&Laurie Hann

Kevin&Cathlene Guy
David&Sherry Bohn
Danny&Shelley Rose
Johannes Zimmermann
Elaine&Stephen Vanek
David&Cheryl Sargent
Jim&Debbie Muir
Karen Conway
Lowell&Micheale Duncan
Col. John&Nancy Mann
Max&Sharon Williams
Matthew&Eva Hornung
Tom&Rita Thieme
Stephen&Judith Hamilton
Jeffrey&Debrah Ferguson
Mike&Laurie Mozingo

Eck&Beverly Zimmermann
Tom Deutschlander
Gregg Girten
Giff&Deborah Murray
Dave&Sondra Wayman
William Griffith
Anne Bevis/Robt Goldman
Karla Allen
Kristine&Miles Parker
Jeff Dull/G. Deavenport
Brent&Cindy Carrington
David&Lesa Weitz
Sean&April Reish
Barbara Hardin
Dan Elders
Ann Fouret

Rowland Harvey
Greg&Mary Hoffman
Stephen&Monica Blanton
James&Angela Warner
A.J. &Nancy Riley
Charles Erwetowski
Pamela&Chad Cherry
David&Jan Jones
Jacqueline Ewald Cook
Pete&Ute Hill
Ryan&Sherry Phillips
John&Chris Sayer
Richard&Mary Moody
Kris&Mike Helwig
Lloyd&Jeanette Thorner
David&Kathleen Mutz

TRASH ON THE RANCH

With heavy winds that seem to constantly blow throughout Red Rock Ranch, unwanted trash is a constant problem, especially when it ends up on our property- usually high enough in the scrub oak where we have to remove it using a step ladder or long handled rake. Much of the problem can be eliminated if we just follow one simple step, and that is using trash containers with securely fitting lids, sometimes held in place with bungee straps. Now that certainly will not deter bears when they come out of hibernation, but it does deter crows and magpies with strong beaks that can tear into the toughest plastic, as well as gusts of wind. Trash containers with lids can be purchased at Wal-Mart or Home Depot at reasonable prices, or your pickup service will provide them at a nominal fee. Let's be considerate of our neighbors and make the Ranch a trash-free place to live.



RED ROCK RANCH
HOMEOWNERS ASSOCIATION

P.O. Box 1463
Monument, CO 80132

E-mail:
info@rrrhoa.org
boardpresident@rrrhoa.org

WE'RE ON THE WEB

WWW.RRRHOA.ORG

BOARD MEMBERS

- *Kelly McGuire, President* 481-9377
- *Jim Bergeron, Secretary* 481-2624
- *Bill Martin, Treasurer* 481-3673
- *Frank Chuba, Director* 487-0371
- *Fred Lanyon, Director* 481-6012
- *Craig Ketels, Director* 481-2470
- *Jim Zalmanek, Director* 481-2712
- *David Weber, Director* 481-8826

RRRHOA meetings are held the second Monday of the month at 7pm at the Tri-Lakes Cares building (235 N. Jefferson, Monument). Email boardpresident@rrrhoa.org to confirm time or location and to request the discussion of specific issues.

Getting Into Social Media ???

The FVAWD management company has a twitter account that they use for outage and maintenance notices. Goto fvawd.com for information.

2012 RED ROCK RANCH HOMEOWNER'S ASSOCIATION
ANNUAL TREASURER'S REPORT

BEGINNING BALANCE AS OF 1/1/2011 13068.97

INCOME

VOLUNTARY DONATIONS 4890.00
ARCH. CONTROL FEES 1309.00
INTEREST 32.38

TOTAL INCOME 6231.38

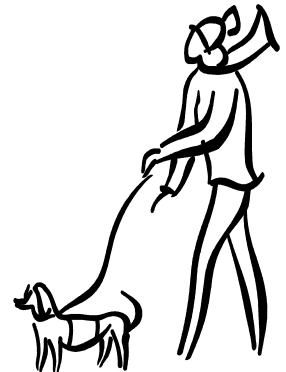
EXPENSES

SCA INSURANCE 1839.00
BALDWIN DUMPSTER 1100.00
ELK CREEK MOWING 470.00
TRI-LAKES PRINTING 468.69
ANNUAL PICNIC BANNERS 258.62
ANIMAL REMOVAL 225.00
TRI-LAKES CARES 200.00
STAMPS AND ENVELOPES 101.50
SAFE DEPOSIT-BOX RENTAL 94.00
PICNIC EXPENSE 77.43
NEPPCO ASSOCIATION 70.00
WATER USAGE 23.57
STATE LICENSE RENEWAL 10.00

TOTAL EXPENSE 4937.81

ENDING BALANCE AS OF 12/31/2011 14362.54

Red Rock Ranch has a healthy population as noted by all the hikers, bikers, and walkers along the paths and roads throughout the area. With springtime rapidly approaching, it is a good time to remind everyone to be cautious of traffic and remember the rules of the road: walk against traffic on the left side of the road and ride with traffic on the right side of the road. Enjoy the fresh air and beauty of our bit of paradise, but be safe.



2012 DONATION FORM (CLIP AND MAIL)

Thank you for helping us defray the costs of the RRRHOA!

Please return your 2012 donation at your earliest convenience. Donors will be listed in the next newsletter. Our suggested amount is \$35. The Association currently operates without mandatory dues. Donations are used for park maintenance, association expenses and community improvements.

Know a new neighbor, or someone with a change of address? Please enclose a note so that we can update our mailing records. Feel free to pass on this newsletter as well.

Thanks to those who have already donated this year!

MAIL TO:

RRRHOA, PO Box 1463, MONUMENT, CO 80132

Name: _____

Address: _____

E-mail: _____

Phone: _____