

RED ROCK RANCH NEWS

SPRING NEWSLETTER

MARCH, 2008

TENNIS COURT MAKES PROGRESS UPDATED BY KELLY MCGUIRE



The tennis court looks so nice. Don't you think? We have completed most of the big issues but still have a bit left to do.

Donations for tennis court work totaled \$2270.00. We have spent almost \$1450.00 to date. The largest expense was for grading to eliminate the real cause of the ice damages to the west fence line.

Once we got the grade level correct we replaced the fence fabric and the top rails. We have the materials to replace one post on the east side and to re-hang the gate so it will have an operable latch. A new tightening winch was installed on the old net, which is in temporary use for the time being. Finally, we installed a single basketball post and goal on the northeast side, inside the fence.

Spring plans are to install a new net, find a matching basketball goal for the west side, fill the concrete cracks and, perhaps, spread some low watering grass seed over the entire area. We will install a new flagpole near the pavilion/ tennis court and will light it properly. This task may require us to bring electricity to the pavilion.

That is the plan for now. Some of it is still in discussion. If you wish to contribute, call one of the board members or comment on the web site. Either way we'll get it and be glad to hear from you.

PAST AND PRESENT PLANS BY CRAIG KETELS

Though the past year has been a difficult one for our country economically, on the Ranch, projects and ideas have been moving forward in good fashion. The board has:

- outlined a procedure for neighbor conflict resolution
- proceeded with continued tennis court renovations
- added a community clean up weekend
- began adoption of a position statement on expectations of the purposed Dyad drilling issue trying to protect the best interests of the Ranch residents
- managed our voluntary cash donations from you the home owners with the utmost care

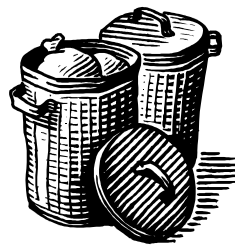
Please continue your support by returning the self addressed stamped envelope with your annual \$35.00 donation.

Here we go again, the second annual,

"SPRING CLEAN FLING"

The Ranch will be hosting a weekend clean up party on **May 15, 16, and 17**. This is a great opportunity to clean up your yard and get rid anything that is cluttering your property. We will have a large dumpster at the park on

each of the days listed for you to drop off your unwanted waste. Here are a few simple rules to follow:



- No petroleum, paint, or stain products. No batteries or car tires.
- No Freon products or appliances of any kind.
- Bag all loose material to keep from blowing.
- Reduce bulky items for space efficiency, eg take your swing set apart, then discard.
- Once the dumpster is full we will turn away all others. **We will bring in a new dumpster each day, 3 dumpsters total.**
- **We will have a chipper available on Saturday the 16th for one day only. All brush needs to be chipped on that day. Because of the bulk we will no allow brush in the dumpster.**

Finally, we have a vacancy on the board to be filled. If you are interested in filling the position please email any or all of the board members for the quick link on the RRRHOA website.

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

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

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.



As winter eases its grip on the Ranch and the snow melts away, there is usually debris that has accumulated without anyone knowing where it came from or how it got there. Let's make a concerted effort to clean our property, and even take a walk down the neighborhood street with a bag in hand to collect trash along the gutter areas. There is one anonymous lady who makes regular treks along Red Rock Ranch Drive between the Association Park and Highway 105 picking up food wrappers and soft drink cups that thoughtless people have tossed from their cars. Let us emulate that nameless woman and keep our immediate areas clean. It might also be a good time to see if buildings need to be repainted, mailboxes and paper tubes straightened, and clear fallen branches to prevent fire hazards.

NEIGHBORHOOD WATCH

WRITTEN BY JIM BERGERON

The Neighborhood Watch is an effective way of helping prevent crime, and as residents have noted, there are signs at the entrance of Red Rock Ranch advising ne'er-do-wells that we are part of that program. With reductions in police forces, and especially the El Paso County sheriff department which is responsible for Red Rock Ranch, it is ever more important to be vigilant and keep an eye out for one another. As a deputy sheriff advised us, if you see suspicious activity near a neighbor's house and you know the neighbor is not at home, get a description of the vehicle, especially if it is a van or a truck without markings, license plate number, and a description of the people. Notify the sheriff of your findings, and as we have been told, no one will chide you or say you are over reacting. We can all make a difference and at the same time make our Ranch safer for everyone.

2009 DONATION FORM (CLIP AND MAIL)

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

Please return your 2009 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: _____

2008 Red Rock Ranch Homeowner's Association Annual Treasurer's Report as of 12/31/2008

Beginning Balance as of 1/1/2008 9780.37

Income:

Voluntary Contributions 4585.00
Tennis Court Donations 2270.00
Architectural Control Fees 546.00
Interest Earned 98.57
Total Income 7499.57

Expenses:

SCA Insurance 1550.00
Baldwin Dumpster Charge 680.00
Tennis Court Repair-materials 596.32
Newsletters-Printing & Postage 590.44
Central Co. Construction 500.00
Elk Creek Mowing 457.50
Black Diamond Excavation 350.00
Tri-Lakes Cares-Donation 200.00
Safe Deposit-PO Box Rent 92.00
FVAWD- Water Usage 64.83
State of Colorado-Annual Fee 10.00
Total Expenses 5091.09

Ending Balance as of December 31, 2008 12,188.85