



RED ROCK RANCH HOME OWNERS ASSOCIATION
Red Rock Ranch News

MARCH 2019

COMMUNITY NEWS

We have some great things to look forward to and plan for this year in Red Rock Ranch.

The HOA Board would like to create a mass email to keep everyone up to date on actions being taken to create a better, safer neighborhood. We are hoping to reach out to the neighbors and get more people involved in their community.

The Red Rock Ranch HOA has become a FIREWISE neighborhood, which allows us to get other agencies to support our efforts to become a safer environment. Come to the Annual Meeting on **April 8** at the Monument Library, 1706 Lake Woodmoor Dr. at 7:30pm. There will be FireWise information and sign-ups available at that time.

The HOA Board is defending the covenants, this is a slow process and unexpected repercussions have resulted in higher costs for the HOA's insurance.

Have you noticed the new website for Red Rock Ranch HOA... go to RRRHOA.org. We have a few new tabs: FireWise and NEPCO (Northern El Paso County Organization). The FireWise tab will have a lot of information for you to read, easy fixes and fire prevention. You can sign up for chipping and home evaluations. NEPCO keeps us up to date on all the construction and further development here in Northern El Paso County. Did you know the Tri Lakes area will have a 43% increase in population in the next 3 years?

This year we would really like to start planning a rural playground/ park for the common area and would like to form a committee that will search out funding and help plan the playground/park. This is our neighborhood and we ought to make it the best we can.

In short, we are a busy board. We have lots of plans, and if we can get your help... together, we can really make this a wonderful place to live. Please think about volunteering for a small project, becoming a board member, working on a committee and helping your fellow neighbor.

Beth Lonnquist, President

IN THIS ISSUE:

1. Annual Member meeting: April 8, 7:30pm, Monument Library
2. Firewise information... sign up for assessments and chipping and volunteering!
3. Pay annual HOA Donation
4. Return our Contact Information form
5. Return Park Survey
6. Volunteer for planning the Community Park
7. Annual Clean up: June 7 & 8
8. Annual Picnic: August 18, 12:30pm

CONTACT THE HOA

This is a voluntary HOA with no central place to post notices other than the web site. With voluntary dues, we do not have the budget to mail out minutes every month, though we would like to keep everyone notified as much as possible. Once you return your **Contact Information** form, we can add you to our email list for the RRRHOA. We will start using this feature for monthly minutes and FireWise, annual picnic, chipping dates and other opportunities and activities in the Red Rock Ranch HOA. Hope to keep you "in the loop".

ANNUAL MEETING

The RRRHOA will hold the Annual Member Meeting on April 8 at 7:30pm at the Monument Library, 1706 Lake Woodmoor Dr.

This meeting will present what the board has accomplished this year and what we have in store for the next few years. We will help you start to become FireWise, harden your home, and show you the plans we have for a safer community.

There will be a few handouts to help you get prepared in case of an emergency.

You will be able to sign up for a home assessment and chipping this year.

If you have any concerns, now is a great time to address the board.



PROJECT WILDFIRE

Tom Owens

All residents need to know about [Project Wildfire](#), a project "designed by Colorado Realtors, in partnership with other like-minded fire prevention organizations across the State. It provides education and awareness, as well as access to resources directly to residents in their local communities". A wealth of information is available on their website:

<http://www.coloradorealtors.com/projectwildfire/>.

Project Wildfire is designed to reduce and/or prevent the destruction of land, property and lives by raising awareness and educating residents throughout the state. The RRR HOA FireWise Committee is at the forefront of this effort. Without proactive steps by homeowners, there is a strong potential for an increase in property related expenses, including higher property transactional costs and taxes, *as well as rising insurance premiums* for both residents in Wildland Urban Interface (WUI) areas and throughout the state. Colorado Realtors support the idea of creating incentives (Tax deductions, or credits, lower interest rates) for residents who provide evidence of voluntary wildfire safety compliance. This is good news for homeowners. For those on the fence about taking steps to reduce their immediate risks, the following excerpt from the Project Wildfire website might clarify the importance of becoming a proactive "FireWise" resident:

" When Lester Karplus moved to the mountains near Nederland, Colorado he knew it was a matter of "when not if" his log home would be in the path of a wildfire. That day arrived in July 2016 when the Cold Springs Fire forced 1,900 residents to flee "100-foot" flames on a moment's notice. While eight neighboring homes burned, Karplus' home and seven others in the path of the fire survived — all participating in Wildfire Partners, Boulder County's community wildfire mitigation program that provides homeowners with a comprehensive on-site property risk assessment that includes step-by-step mitigation needs, resources, a consumer-help line and follow-up inspections. The result – a coveted "Wildfire Partners Certified" yard sign and reduced wildfire risk. Many insurance companies accept Wildfire Partners assessment to meet their mitigation requirements. Karplus says homeowners buying in wildfire-prone areas need to ask themselves: "Are we willing to be caretakers of the land?" If the answer is yes, they must understand the inevitable risk of living with wildfire and the long-term commitment needed to protect their property. For more information: wildfirepartners.org."

We encourage you to bookmark this website and to refer to it regularly. We also encourage you to keep the following website on your "favorites":

<https://coloradosprings.gov/fire-department/page/vegetation-management-reduce-your-risk>.

Your RRR HOA FireWise team needs the help and cooperation of every resident to make our community safer. Please contact: rrrfirewise@gmail.com, to volunteer.

SURVIVING A RRR WILDFIRE

Dave Pheteplice

We have all seen up close and personal (and recently) what a wild fire can do in Waldo Canyon and Black Forest, not to mention California in 2018. We need to accept the reality of wild fires and plan for it not to happen in Red Rock Ranch, or it likely will. Maybe not next week, next month or next year, but at some point, it will happen if we do not act.

Where to begin? Step one is to have your property inspected by a trained Wild Fire Mitigation Specialist. We have one in our RRR FireWise volunteer group and Tri-Lakes Fire will also do inspections for us. These specialists can show you where your house and property are most at risk in a wild fire. Most importantly, they can show you how to reduce the risk of losing your home in a wild fire. And, this does not mean cutting down every tree and shrub on your property! It means defensible space!

In the inspection, the Mitigation Specialist will show you where you are at risk and make suggestions. This will start with your home itself and also in an area five feet out from the walls of your house and decking.

On the home and decks, make sure all flammable materials, such as leaves and pine needle in the gutters, roof, roof valleys, dormer walls, flammable furniture on decks, are removed. These materials can be easily ignited by wind-blown embers.

In the area five feet out from the walls of your house and decking, all flammable materials should be removed including plants that easily burn such as Juniper and dry grasses, wooden trellises, wood piles, leaves and pine needle piled up by the wind, old construction materials, and the like. Remove everything that can easily start to burn with a wind-blown ember. It is also good in this area to use gravel to cover the ground to reduce the re-growth of weeds and grasses.

The next area to address is 5 feet to 30 feet out from the house (depending on the terrain and fuel levels). Homes on steep terrain, for instance, need a wider defensible space. Defensible space is made by thinning the trees and scrub oak, pruning lower branches on large trees at least 6 feet above the ground and removing brush and grasses underneath the trees that can become ladder fuels which allow the fire to spread into the crowns of the trees. Think of a fire fighter trying to move around your home to protect it. Would they be impeded in their efforts to protect your house?

If we all work together, we can make Red Rock Ranch safer from wild fire dangers. Please email us today for a free wild fire mitigation inspection at rrrfirewise@gmail.com. These inspections are not reported to insurance companies and, if you do the mitigation work, you may qualify for discounted rates with some companies such as USAA.

Red Rock Ranch Financials:

TREASURER'S ANNUAL REPORT

2018

Beginning Balance:	\$10,901.71
Income:	
Dues	\$8385.00
Architectural Fees	430.30
Other (interest, fines, etc)	5.74
Total Income	\$8821.04

Expenses:

CO Department of State	\$ 100.00
CONO Dues/Education	175.00
Cyber Basement	10.00
FireWise	1460.63
Insurance	2846.25
Legal Fees	1518.50
Mowing	390.00
NEPCO	55.00
Newsletter (Including Postage)	352.00
PO Box	168.00
RanchClean-up (Tri Lakes Disposal)	790.00
Safety Deposit Box	20.00
Tri Lakes Cares	200.00
Website Registration	25.00
Total	\$8110.38

Ending Balance \$11,647.36

2019 BUDGET

Expenses:

CO Department of State	\$100.00
HOA Registration, (Dora)	30.00
CONO Dues/Education	175.00
Cyber Basement	10.00
FireWise	2000.00
Insurance	3000.00
Legal Fees	1500.00
Mowing	350.00
NEPCO	55.00
Newsletter(Including Postage)	350.00
Picnic	25.00
PO Box	88.00
Postage	25.00
Ranch Clean-up (Tri Lakes Disposal)	1200.00
Safety Deposit Box	20.00
Tri Lakes Cares	200.00
Water	100.00
Website Registration	50.00
Total	\$9278.00

upon over the next few years, will better serve the Red Rock Ranch HOA in the future. As we stand now, there are not enough funds to "fix" the tennis courts. We hope to raise separate funds to improve the existing park, and use the Reserve Fund for future major repairs.

FIREWISE AND VACANT LOTS

Your neighbors need you to participate in the FireWise program. Your lot makes a difference. There is a significant amount of over growth in the vacant lots with an abundance of dry fuels just waiting to burn on one of our red flag days. These lots will escalate the spread of any fire and increase the risk to all residents as they try to exit the neighborhood during a wildfire incident. The FireWise committee is asking all lot owners to reduce fuel levels on their lots, clear back scrub oak and trees at least 5 feet from the road, and become aware of the very real fire danger we live in. Please contact the FireWise committee at rrrfirewise@gmail.com for more help and information including a list of resources that will help you to reduce fuels and create a safer neighborhood for everyone that lives in Red Rock Ranch.

DUES INCREASE

Many of you may have noticed the dues have been raised again. Everything increases a little bit every year, but there has been a major increase in HOA insurance due to the ongoing lawsuit, this may continue until this lawsuit is resolved. This is another reason the HOA defends the Covenants.

FireWise will be a continuing expense. We have a great committee who are doing a tremendous amount of work for your neighborhood.

The board has asked for a dues increase to \$75. If you are participating in FireWise or the Ranch Clean-up, dues must be paid prior to the events.

RESERVE FUND

We are establishing a reserve fund for major repairs of the common areas, (parks spaces). We will not be able to maintain a balance with the dues we have collected in the past. We have had to "dip" into this balance in order to cover operating costs that have come up, (the increase of insurance is a good example). With a Reserve Fund, kept separately and expanded

ANNUAL MEMBER MEETING:

APRIL 8, 2019 7:30 PM

Monument Library, 1706 Lake Woodmoor Dr

The By Laws state we have to hold an Annual Member Meeting. This is where all members of the HOA come and accept the Budget and find out what the HOA has accomplished in the last year.

Members can voice their concerns, offer ideas for improvement and volunteer for the HOA Board or committees.

ANNUAL PICNIC

Save the date: **Saturday, August 17, 2019.**

Please bring a chair and a side dish. The board will host a barbeque and you will be able to meet your community and HOA Board. We will meet at 12:00 at the picnic pavilion. We will have a

Hours: 9am -4pm

Do Not dump anything when a Board Member is not present.

This is a great opportunity to clear out the basement of a few things that are broken, old and not able to donate. We will have two dumpsters. We will not take yard trash or pine needles, electronics, or Hazardous Waste. Please check the website for a list of prohibited items.

Residents must be paid up members of the association to dump. If you have not paid, we will ask you to pay at the site. Our donation is \$50 this year.

We are having issues with illegal off hours dumping. If this continues we may to cease with the event as we cannot control the items in the dumpsters and the waste companies may stop providing dumpsters. **PLEASE DO NOT DUMP WHEN SITE IS CLOSED OR UNATTENDED.**

If no one is there the site is closed. This is also indicated by the yellow no trespassing tape around the site.

RRRHQA BOARD:

This is a hard working board!

Beth Lonnquist, President 548-0455

Jim Bergeron, Secretary 481-2624

Bill Griffin, Treasurer 481-2049

PK Robinson, Director

Kevin Guy, Web kguygm@gmail.com

There will be a presentation on FireWise Goals. Red Rock Ranch HOA has been very active in FireWise and are One of seven neighborhoods in the United States that has received a grant from the National Fire Protection Association. We will be a leading example on how to get closer to mitigation and preparation for a wildfire or other disaster.

board meeting and continue to update neighbors on FireWise and any other vents coming up in the Red Rock Ranch area. **ANNUAL CLEAN-UP Friday, June 7, 2019 & Saturday June 8, 2019**

Paul Tillotson, Web

We have had two Board members step down after many years of service to the neighborhood.

Please consider volunteering for a Board position.

Open Spot, email if interested...

boardpresident@rrrhoa.org

RRRHQA BOARD MEETINGS:

RRRHQA Board meetings are held the second Monday of each month at 7pm at the Tri Lakes Cares building (235 Jefferson St), 2nd floor office, Monument. Email: boardpresident@rrrhoa.org to confirm time, location or to discuss a specific topic.

SPRUCE RD. UPDATE

Most residents are aware of the lot on Spruce Rd that has been rented to a Soaring Hope Addiction Recovery Center.

This homeowner and business have sued the HOA. The HOA insurance is offering coverage for this situation. We are in the middle of the litigation process.



Section 8,

Additions and Exterior Changes

*(8) No structure, building (including storage sheds), fence, solar panels, satellite television dish exceeding 24 inches in diameter or two in number, outside light, tennis court, swimming pool, nor other such facilities shall be erected, placed, or altered on any lot within the subdivisions until the plans, design, and location thereof have been **approved** in writing by the Committee and payment of a fee is made to the Committee. The Committee will establish and publish a fee schedule. The Committee's approval is valid for a period of one year from the date of approval.*

If construction of the project has not started by the end of one year, Committee approval must again be obtained and the fee must again be paid. In the event the Committee shall fail to approve or disapprove a request submitted by or on behalf of a lot owner within 30 days after the first Monday of the month following submission to the chairperson of the Committee, it shall be presumed that the same has been approved, provided the design, plans, location, and paint samples conform to and are consistent with existing structures in the subdivisions and other requirements of these restrictions are fully observed. The construction of a new home or any outside improvement must be completed within one year after construction has begun.

Architectural Control as defined by the covenants is pretty easy to follow.

I have sent in paperwork for paint colors, an addition, decks, stucco and front patio. I will do this when I replace my roof in a few years (if I am lucky.) There is an Architectural Control section on the web site. Either there or in downloadable documents you will find an Architectural Control Approval Request Form. Print that out, or fill that out and print it and send it to the Architectural Committee or the RRRHOA Board.

You can attach this to an email or mail it to the PO Box 1463, Monument, 80132.

The Board will look at the request form and give you approval, notice of information missing or deny the request.

If you were unaware of this process, please come to the HOA board meetings at the Tri Lakes Cares

building with the request forms (even after the project is finished).

There is a minimum fee of \$25 for painting, roofs, driveways, fences, etc. For additions, second floors and decks there is a \$.10 per square foot fee.



WE LOVE DOGS!

There are a few things to consider with dogs. Please make sure you have a happy, quiet dog.

Barking will occasionally not be avoidable, but do not leave your dog outside all day and night if it is going to bark constantly. This doesn't make for a happy puppy.

There have been a few reports of aggressive dogs in our area. This is not safe for kids on bikes and neighbors walking past. No one really wants to report these animals, but no one wants to get bitten, either. That would be harmful to both dog and neighbor.

Dogs like to go after wildlife, this can be bad for the dogs and the animals...the dog may not come out ok.... Keep your dog under control and safe.

This may be a rural area, but you still need to pick up the "presents" your dog leaves behind.

Our requested amount is \$50 or more

The RRRHOA is trying to create a great neighborhood, repair tennis courts, and continue FireWise efforts. All this does cost money, but with your help we can become a better neighborhood. Donations have been used to support community improvements, provide a neighborhood clean up weekend, funds for FireWise Chipping and more.

Mail your donation to RRRHOA PO Box 1463, Monument, CO 80132

Name _____

\$75

Address _____

\$100

Please fill out the Contact Form!

\$125

Please send in your donation at your earliest convenience

Park Survey:

We are going to update the park facilities and would like to know if any of the residents had any requests. There is not a lot in the budget, so repairs and updates may be tackled at a later date a little at a time. We can not make any promises, but this is where we will start.

Do you use the park for walks? _____

Would you use a perimeter walkway? _____

Do you walk your dog? _____

Would you use a dog agility area? _____

Do you use the play equipment? ____swings, ____ slide _____

Would you use more play equipment? _____

Would you want a shade area? _____

Would you want more park benches around the park? _____

Do you use the tennis courts? _____

Would you use a pickle ball court? _____

Would you use a basketball court? _____

Would you support new equipment with a donation? _____

Do you want to be on a committee to design and implement a new park? _____

Any Ideas? _____

CONTACT INFORMATION: (On the other side)

We have a contact form for owners and renters, please fill out and return with your annual donation!

If you give us your email we can email our FireWise efforts, HOA minutes, and help us form a phone tree in case or emergencies. You can opt in or out of the contact, but if we have emergency contact numbers we can help each other.



Red Rock Ranch

PO Box 1463
Monument, CO 80132

Contact information

Please complete, sign, and return this form to: RRRHOA PO Box 1463, Monument, CO 80132. If you decide to rent your property, please complete both the owner and tenant sections of the form.

Address: _____ Date Occupied _____

Name of Owner(s) _____

Daytime Phone _____ Nighttime Phone _____

Cell phone _____

Email Address _____

I want email of HOA Monthly minutes and notices

I want FireWise information

I want no contact

I want emergency contact only

This information is for HOA purposes only.

If this property is a rental:

Term of Rental Agreement _____

Name of Tenant(s) _____

Tenant's phone Daytime _____ Tenant's Nighttime Phone _____

Tenant's email address _____

I want email of HOA Monthly minutes and notices

I want FireWise information

I want no contact

I want emergency contact only

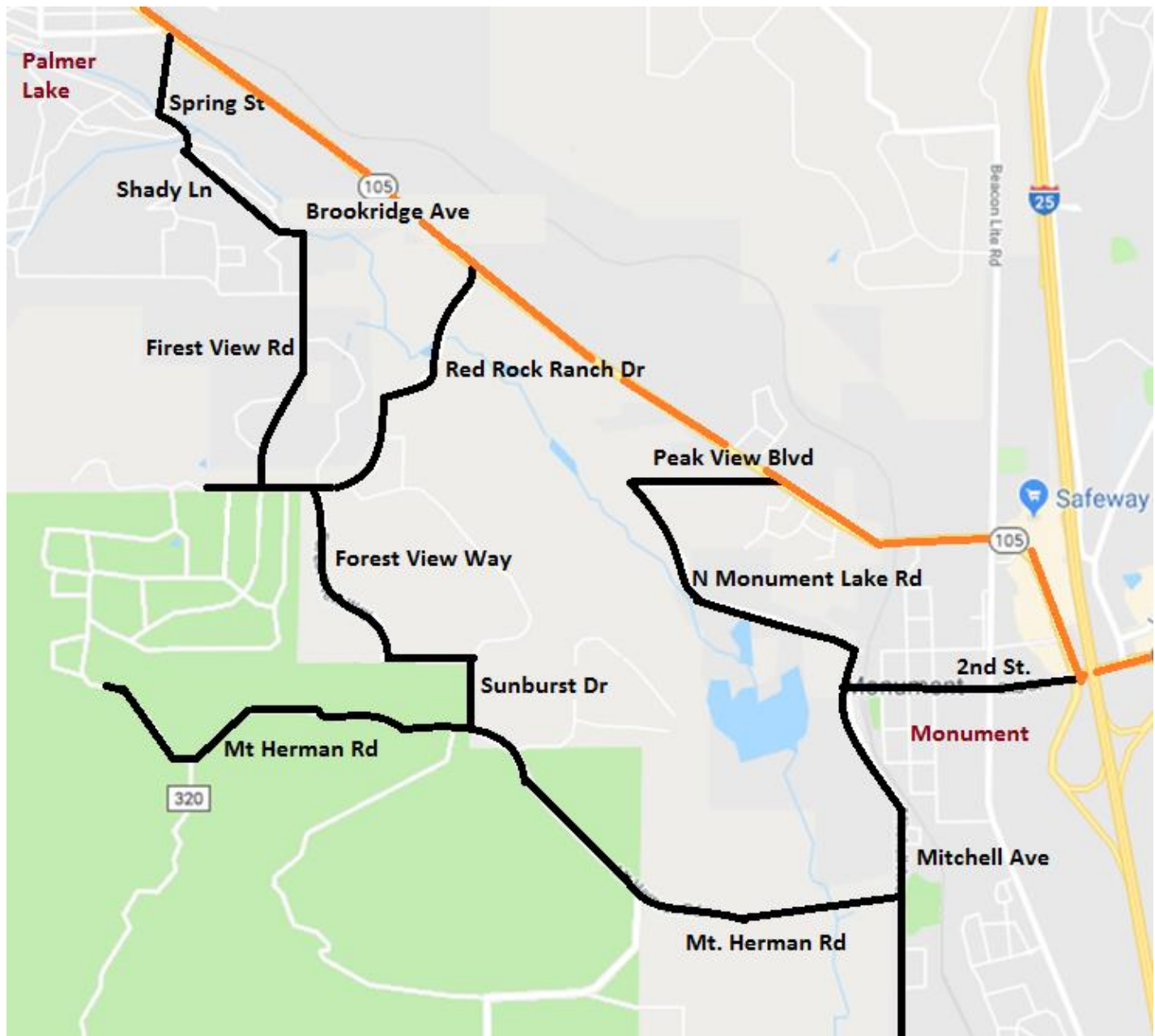
This information is for HOA purposes only.

I (tenant) have read and agree to abide by the Covenants, Bylaws and Policies of the RRRHOA.
available at RRRHOA.ORG

Owner's signature

Tenant's Signature

Know the Exits from Red Rock Ranch



Do you know the exits from Red Rock Ranch and where they lead to?

It is a good idea as the weather is nicer and you can drive around a bit to know where the exits are from the neighborhood. Be comfortable driving on the less used routes so you are familiar with them. In case of an emergency the Fire and Sheriff's department will guide us to one of these exits. It may not always be Red Rock Ranch Drive.