

RED ROCK RANCH HOMEOWNERS ASSOCIATION
AND FRIENDS IN SHILOH PINES AND RED ROCKS RESERVE

RED ROCK RANCH NEWS

WINTER NEWSLETTER

FEBRUARY, 2008

NEW YEARS MESSAGE FROM NEW ASSOCIATION PRESIDENT

PENNED BY CRAIG KETELS

As 2008 arrives the HOA board of directors wishes the best to you and your family for a healthy and prosperous year. Our little community is unique in many positive ways.

We have covenants forged collectively by the constituents who live here. Our neighbors respect each individuals rights and the association as a whole functions on the good will of the community. Associations not far from us "rule" in very different ways and without the feel of a true cooperative collaboration. Red Rock Ranch has an astounding rate of return for the requested annual \$35.00 association donation. This again reflects a community in action that cares for the neighborhood in which we live. Good for you!!!

As has been a focus for the past several years the RRR board has continued to look for ways to improve the Nevins Park on the corner of Red Rock Ranch rd. and Sunburst. Kelly McGuire has been working on several improvement ideas and the board will vote on an action plan at the March 10 2008 HOA meeting. Your input is valued. Please vote on the final direction you wish to see our next improvement take when you return your annual donation.

AFTER ALMOST 4 YEARS OF SERVICE, PRESIDENT JOLINE LEE ANNOUNCED IN OCTOBER THAT SHE WOULD BE STEPPING DOWN AS PRESIDENT OF THE ASSOCIATION TO DEDICATE MORE TIME TO OTHER INTERESTS. IN NOVEMBER, CRAIG KETELS WAS ELECTED THE NEW PRESIDENT. THE BOARD WISHES TO THANK JOLINE FOR HER MANY YEARS OF SERVICE AND DEDICATION TO THE ASSOCIATION.



A summary of the improvement plan is on the back of this page and was described in detail in the previous newsletter (which is also on the website). Please send an email or call a board member with any questions.

Please thank the following people when you see them for their volunteer work on the association board. Joline Lee; past president, currently member at

large, Bill Martin, treasurer; Jim Bergeron, secretary; Frank Chuba, architectural control and at large members: Phyllis Moore, Kelly McGuire, Fred Lanyon, and David Weber.

A big 'Thank You' also goes to former resident Jase Campbell for maintaining our web site. His work is first rate and he does so voluntarily.

Venue Change: In the spirit of supporting the community and at the request of the Monument police department, the association will be relinquishing its meeting location of twelve years. Starting in March, the association will move the regular meeting at 7pm to the Tri-Lakes Cares building in Monument (235 N. Jefferson). The Police department will be using our time slot at the fire station for training of new recruits.

A worthy cause!

THOUGHTS

SCRIPTED BY JOLINE LEE



I have thoroughly enjoyed being president of the HOA . I would like to thank everyone for making the job pleasant, interesting and challenging all at the same time . The Board of Directors has been a joy to work with. All of you always have the best interests of our little community at heart as we try to make RRR a more desirable place to live. That is one reason I have

chosen to stay on the board as a director.

I am confident that Craig Ketels, as our new president, has new ideas and the enthusiasm to implement his ideas in a way that will make ours an even more desirable area. He has expressed a deep interest in the tennis court project that we have been discussing the past year. It is an expensive project to be sure but we all feel that it will be worth the cost by giv-

ing us a more aesthetic recreation area as well as convince prospective buyers that we care enough about our area to invest in its upkeep. In that context, I would ask that you consider this when and if we decide to go ahead with the project and ask for your donations to defray the cost.

Several months ago, David Weber and I attended a NEPCO meeting which is an association comprised of all HOAs in the Tri-Lakes area. Ours was the only one that did not have mandatory dues of a considerable amount. Our board has always felt that we didn't want to impose the cost plus the restrictions involved on you, our residents, therefore we do rely on your voluntary donations to pay our bills and to implement projects that we feel benefit everyone. It is in that vein that I ask you to continue with the voluntary support you have given us in the past.

TENNIS ANYONE—REVISITED

RESEARCHED BY KELLY MCGUIRE

Responding to several homeowner requests to repair the tennis court, members of the Board of Directors have investigated options to restore, refurbish and even upgrade our facility. We published our findings in the Summer newsletter and briefed them at the Fall picnic. As promised, we are now coming to you for your desires regarding the tennis court.

You may recall some of the details from the newsletter. The full report is available on the HOA website but a very brief summary follows.

The existing concrete slab is in very good condition as it is. There are several cracks in the surface and the expansion packing is mostly missing between the four separate sections but the structure is level and doesn't show any apparent heaving. The net is barely serviceable but the net posts are operable and in need of minor repairs. The court surface needs concrete patching and painting. This restoration work will cost about \$3,000.00 and the life expectancy of these repairs is about six years.

Refurbishing the court is another matter. Concrete filling and patching would be enhanced with a surface treatment similar to that of drywall taping and smoothing before painting. This process will fill and cover cracks to slow water entry and prevent uneven expanding and contracting and the ensuing surface spalling. This would be followed by replacing the expansion packing, surface painting and net replacement plus the repairs described above to include replacement of the

net posts. We have a bid for about \$8,300.00 for the refurbishing option. Life expectancy of the repairs is about eight to ten years, except for the paint.

Upgrades will allow the court to be used for multiple activities. One potential product is the Sport Court, a surface cover that facilitates many differing uses such as tennis, volleyball, badminton, full or half court basketball (or both), soccer, in-line skating sports, standard roller skating, skateboarding to include jumps as well as shuffleboard and hopscotch. Other options also exist. This treatment will require the simple repairs to the concrete followed by the installation of the plastic surface that is a Sport Court exclusive.



The added sports will require additional equipment for each sport. For example, basketball will require court marking as well as goals, posts and nets. Volleyball will require court marking and an elevated net. Life expectancy for the surface is more than twenty years. Paint markings will last about twelve years. Costs for this option range from \$25,500.00 to \$31,000.00, depending on surface selected and number of use options desired.

The general consensus is this is a lot of money (which we don't have) to commit to a facility that receives such limited use. Conserving the resource is important for sure, but to

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TENNIS (CONT)

(Continued from page 2)

invest large dollar amounts would demand greater usage. The greater use scenario drives us to the higher cost (multi-use court) option, even if we don't use the Sport Court surface.

Where do we go from here? Many homeowners have responded to date and most favor repairs as such, but the majority also asked for a wider field of use for the facility. It seems there isn't much demand for a tennis only option. The court has enjoyed only limited use for tennis for many years. We have all noticed this lack of use and perhaps that is what drove

the responses. An additional consideration is the increasing number of young children on the Ranch. There are no other recreational facilities available up here to service their needs. It may simply be time to recognize that fact and reach out to them by expanding our complex at the tennis court site. There are several other related ideas floating around which could eventually be incorporated there as well.

The Board would like to hear from the homeowners on this issue. Please don't be shy; the greater the input, the better the decision will be.

What good neighbors do on the ranch....

Wave to those passing by

Drive slowly through the neighborhood

Watch out for those who are out of town

Keep wind blown trash picked up

Respect peoples yards by leashing their pets as the walk

Appreciate our community for its unique standard of governance

And most importantly.....

Always give the annual donation

2008 DONATION FORM (CLIP AND MAIL)

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

Please return your 2008 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 recently donated!

MAIL TO:

RRRHOA, PO Box 1463, MONUMENT, CO 80132

Name: _____

Address: _____

E-mail: _____

Phone: _____

RED ROCK RANCH
HOMEOWNERS ASSOCIATION
AND FRIENDS IN SHILOH PINES
AND RED ROCKS RESERVE

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
- Joline Lee, Director 481-9665
- Frank Chuba, Director 487-0371
- Fred Lanyon, Director 481-6012
- Kelly McGuire, Director 481-9377
- Phyllis Moore, Director 488-0721
- David Weber, Director 481-8826

RED ROCK RANCH HOMEOWNERS ASSOCIATION
ANNUAL REPORT AS OF January 1, 2008

BEGINNING BALANCE: 1-1-2007 6548.79
INCOME;

VOLUNTARY CONTRIBUTIONS 4960.00
ARCHITECTURAL CONTROL FEES 1083.15
INTEREST EARNED 189.43
TOTAL 6232.58

EXPENSES:

SCA INSURANCE 1550.00
ELK CREEK MOWING 450.00
NEWSLETTERS(PRINTING&POSTAGE) 373.84
COLORADO RURAL DEVELOPMENT 160.00
BACK-POST OFFICE-RENT&POSTAGE 140.15
FIRE DEPARTMENT DONATION 100.00
FVAWD-WATER USAGE 75.38
NEPCO DUES 65.00
PARK REPAIRS 48.05
WEBSITE-DOMAIN RENEWAL FEE 21.51
GIFT FLOWERS-PARK LABOR 17.07
TOTAL 3001.00

ENDING BALANCE: 9780.37

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.

NEVINS PARK SPECIAL DONATION PLEDGE.

(PLEASE RETURN BY MARCH 15TH.)

Please use this donation form to indicate your support for the upgrades to the park in addition to your annual donation. Donors will be published in the Fall newsletter unless indicated below. Please be generous as we improve our community for ourselves and our children and remember your pledge is a serious commitment. Any excess funds will be used only for additional park improvements. Kindly provide your name(s) and address on the reverse side. Thanks for your support!

I (we) wish to pledge ☐ \$100 ☐ \$150 ☐ \$200 ☐ Other _____

To be paid : ☐ now ☐ April 2008 ☐ Please keep my support anonymous

To Support: ☐ Multi-Use Improvement ☐ Refurbishing ☐ Either

Signature: _____