

RED ROCK RANCH HOMEOWNERS ASSOCIATION

RED ROCK RANCH NEWS

SPRING NEWSLETTER

MARCH , 2010

SPRING CLEANUP THREE-PEAT

-KELLY MCGUIRE

This year's version of the now annual cleanup event will occur over the three-day period of 11-13 June. Although Flag Day is Monday, June 14, this is not a holiday weekend. It is just another weekend in paradise.

Sponsored by the Red Rock Ranch HOA Board of Directors, we will feature the customary and oh, so popular dumpsters for everyone's convenience. Board members and others will be available from 8:00 AM until 4:00 PM each day to help users load up the trash/treasures. Come for a visit and bring your coffee. Play tennis if you like.

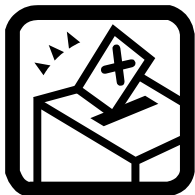
Resident response has been great in the past and we encourage everyone to use this opportunity to spruce up his or her property. Lets keep the Ranch looking spiffy for another year.

We accept non-volatile debris, building materials, carpeting, small appliances and the like. We cannot take paint, gasoline and other flammables or dangerous chemicals.

Also, we will not be doing the mulching operation this year due to lack of demand last year.

So, come on down to the tennis court, meet your friends and drop off your trash. We'll see you there.

Our regular Board meetings are on the second Monday of each month. We meet at 7:00 PM at Tri-Lakes Cares on Washington St in Monument. All are welcome at any meeting.



COVENANT RENEWAL

Enclosed with the newsletter you will find a covenant renewal voting form. Please indicate your preference and return it in the included stamped envelope. Your input is important as we must receive a 51% yes vote from all

property owners to continue the covenants (not just 51% of those returning votes). Although the association bylaws allow for the covenants to be renewed for twenty years the board is recommending a ten year renewal term so that they can be kept more up to date.

NEIGHBORHOOD WATCH

-Jim Bergeron

It is time for a friendly reminder to all Red Rock Ranch residents that crime never takes a holiday. Yes, we enjoy a quality of life that is the envy of many and the crime rate on the Ranch is extremely low. Other than an occasional dented mailbox, we seldom see the police on a call other than an automobile accident usually caused by snow and inappropriate speeds near the beaver ponds. However, it is never good to become complacent and the sheriff's department recommends a neighborhood watch. It does not have to be a formal one, although there is a sign posted at the corner of Highway 105 and Red Rock Ranch Drive warning that we have a Neighborhood Watch Program in effect sponsored by the El Paso County Sheriff's Department.

The sheriff advises residents to be on the alert for unusual activity in your immediate neighborhood. If a neighbor is away from home on business or vacation and you notice people around the property who just don't seem to belong there, get a description of them, a license plate



number or even a photo. It is probably best not to confront them, but call the El Paso County Sheriff's Office at their non-emergency number 390-5555. From personal experience, I can assure you that you will be treated respectfully, the information is in confidence and a patrol car will be dispatched.

If you plan to leave on vacation or business, stop the newspaper and mail delivery. Nothing tells that you are away more than newspapers stacking up in the driveway. It is a good idea to inform one of your neighbors or friends that you will be away so they can maintain extra vigilance on your property.

Another hint is to not put your name on the mailbox or one of the signs stuck in the lawn. Burglars love to look up your name in the telephone book, call to see if you are home, and then make a visit to help themselves to your possessions knowing you are not there.

CONTENT RELATED CONTACT INFORMATION

Sheriff's Non-Emergency Dispatch : 390-5555

Sheriff's email for non-crime related questions : shrweb@elpasoco.com

Sheriff's website : <http://shr.elpasoco.com>

Sheriff's Anonymous Tip Line : 520-7777

El Paso County Department of Transportation Service Request : 520-6891

Colorado Division of Wildlife, Southeast Division, Colorado Springs : 227-5200

Humane Society of the Pikes Peak Region (El Paso County Animal Control) : 473-1741



NEPCO

-Kelly McGuire

Your Red Rock Ranch Homeowners Association is a member of the Northern El Paso County Association of Homeowners Associations, or NEPCO for short.

Although that is a mouthful to say, it is an interesting group of like-minded property owners. The meetings are short and always feature a program of some interest. For example, the November meeting hosted Wayne Williams, our District 1 representative on the Board of County Commissioners. He comes annually and provides an update on El Paso County activities including roads, parks, businesses, taxes and the like. The January meeting saw a presentation by Dr. Bruce Fogarty, Vice Chair of the Pikes Peak Area Complete Count Committee. That would be the 2010 census. Of interest to us all is the fact that the census questionnaires will be mailed to us beginning March 19. Follow-up notices go

out on April 15 and if we don't answer, a survey

person (with a badge) will visit with us personally beginning May 1. We are required to participate; it is in the Constitution.

The NEPCO meetings are bi-monthly on the second Saturday of Jan, Mar, May, Jul, Sept, and Nov of each year. Meetings are held at the Monument Town Hall from 10:00 AM until Noon. Residents are welcome to attend.

You can get more info from the NEPCO website, nepco.org. You can read previous meeting minutes and summaries of the presentations there. We are in the process of putting those minutes on our website, rrrhoa.org, as well.

As always, you can call a Board Member for additional info.



BIG CATS

-Quoted from the Friends of Monument Preserve Email Newsletter (fomp.org)

"We have received many reports of mountain lion activity in the area in and around the Preserve! Mountain lions have been in the area for years but are rarely seen. This year is different, we are hearing that the mountain lions are being seen more frequently and also wandering surrounding neighborhoods. Several sightings have been reported on the mountainside west of Mt. Herman Road. In Palmer Lake near the reservoirs there have been several reports including multiple mountain lions together. So far there have been no reports of aggression towards humans although one desensitized and sick lion was put down in the Red Rocks Ranch neighborhood by DOW officers. Be careful out there and pay



At the February board meeting, the association received a report from a resident regarding the incident mentioned above. Several board members had received other reports of the shooting and concerns as to the timing and location of the shooting relative to homes and bus stops in the area. A neighborhood resident subsequently hosted a DOW representative to give information regarding the incident to area residents. Board member Jim Zalmanek contacted the Colorado Department of wildlife regarding the shooting but did not receive substantial information prior to the local meeting. See <http://wildlife.state.co.us/WildlifeSpecies/LivingWithWildlife/Mammals/LionCountry2.htm> and related pages for information about Colorado mountain lions.

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, President 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.

After being contacted by Board Secretary Jim Bergeron, the El Paso Country Department of Transportation has promised placement of a barrel containing sand at the intersection of Red Rock Ranch Drive and Hwy 105 for use to improve traction on ice.

2009 RED ROCK RANCH HOMEOWNER'S ASSOCIATION ANNUAL TREASURER'S REPORT AS OF 12/31/09

BEGINNING BALANCE AS OF 1/1/2009 12188.85

INCOME:

VOLUNTARY CONTRIBUTIONS.....4675.00
ARCHITECTURAL CONTROL FEES..... 228.40
INTEREST EARNED 38.82

TOTAL INCOME4942.22

EXPENSES:

SCA INSURANCE.....1800.00
BALDWIN DUMPSTER 760.00
ELK CREEK MOWING..... 477.50
NEWSLETTER EXPENSE..... 427.40
TENNIS COURT REPAIR..... 418.46
TRI-LAKES TIMBER-CHIPPING 387.50
TRI-LAKES CARES-DONATION 200.00
WEB SITE RENEWAL FEE 143.64
SAFE DEPOSIT-POBOX RENTAL..... 107.20
NEPCO-ASSOCIATION DUES 70.00
BUS STOP REPAIRS..... 50.00
ANNUAL PICNIC EXPENSE 36.93
STATE OF COLORADO ANNUAL FEE 20.00
WATER USAGE..... 1.75

TOTAL EXPENSES4900.38

ENDING BALANCE AS OF DECEMBER 31, 2009 12,230.69

In 2009 the RRRHOA had 120 donors compared to 134 donors in 2008 or about a 10% decrease. . However, the average donation in 2009 was nearly \$39 or more than a 10% increase giving us a slight increase in donated dollars. We want to thank all who contributed last year and for many of you, past years as well.

We also want to encourage those who didn't support the association financially last year to consider contributing the \$35 donation in 2010. Your donation is appreciated and put to good use. Thanks again.

2010 DONATION FORM (CLIP AND MAIL)

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

Please return your 2010 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: _____