

RED ROCK RANCH HOMEOWNERS ASSOCIATION

RED ROCK RANCH NEWS

FALL NEWSLETTER SEPTEMBER , 2012

SUMMER WRAP-UP

-Kelly McGuire

Successful Garage Sales



We staged our first community garage/yard sales effort in early June. Twelve families registered to be on our neighborhood map and about six or eight other households held their own separate sales. Most sales were held on Friday and Saturday, but several were open on only one of those days. Some of these had missed the map deadline: some were truly independent. All sales reported a successful event. I visited each one to see first hand how the planning worked out. I quickly noticed the major element was to meet and greet our many neighbors. Many visited our sale as well. Most participants favored the maps, directional signs and the published ads. Individual signs were prepared by each participant and were generally well done.

Next year we will try some new initiatives. Other homeowner groups have contacted us to coordinate a joint date for all to join in. We will do that for sure to realize greater traffic for all and economies in signs and advertising. Forest View Estates, Red Rock Reserve and Sundance Estates have expressed interest.

Next year we will also coordinate with the Health Advisory Partnership (thrift store) and with Tri-Lakes Cares' Hangers thrift store to collect the leftovers families may wish to donate. The two stores tend to concentrate on different merchandise items. Also, we are collecting helpful info to provide to all participants to help enhance their sales. These areas include individual signage, displays and pricing. Please let any board member know or send an email if you have other suggestions.

Red Rock Ranch Clean up



This year we managed to completely fill three 30 cubic yard dumpsters with neighborhood rejects. We held out some slash for Dan Elders to grind into mulch, which he did. The swap effort was fairly successful and all seemed pleased with the overall results. Some residents of Sundance Estates dumped for a fee and have expressed interest in joining us next year as well.

We are thinking it is time again to try the grand mulch-up we tried several years ago. If we do that, we probably will get only two containers for all the rest of the trash. Our timing will be about the same as this year, early-to-mid June, one week after the garage sales and donation effort discussed above.

Other Activities and Opportunities

Many of you have received the Forest View Acres Water District alert notices and system status reports as forwarded to you by your homeowners association. We certainly will continue to do this service for emergency situations, but we encourage all FVAWD members to sign up individually with the water district as well. This task is easily done. Simply send a brief note asking the system administrator to add you to the list. You may reach Sandy O'Neill at sandy@crsofcolorado.com or from their website at www.fvawd.com.



RRRHOA Electronic Contacts



We are looking for your interest in receiving electronic information from the Homeowners Association. We would like to be able to contact RRR property owners with emergency alerts and crime notices, but no trash or ads. We would also propose to send our two newsletters each by e-mail. We will also post them on our website.

If we do this we will not compromise or release the list to anyone, but will use it for internal RRRHOA communications only. You can let us know your contact information through the website or by calling one of us. We will continue to mail our annual dues notice letter. What do you think? Tell us.

WHY DO WE HAVE A BANK BALANCE?

-Jim Zalmanek



The Board has considered past expenses and revenues and made projections to plan for the future. Using a very conservative approach for planning, we believe that a \$15,000 bank balance is sufficient to allow for future contingencies. With increasing costs for our community activities and the flat donation amount we request, we are approaching that balance very slowly. Architectural fees have also decreased as a result of the build-out of the neighborhood. After meeting the reserve amount, we intend to use any future income for special projects. Projects being considered at the tennis courts are court maintenance, playground equipment, horseshoe pits, a permanent charcoal grille, another basketball hoop, electricity for power and lighting, and repainting the posts and ceiling of the pavilion. Projects under consideration elsewhere on the ranch are improvements at the Nevins Park and the bus stop as well as fire mitigation. Input from residents would be appreciated.

CERT ANYONE?

-Jim Bergeron

Community Emergency Response Team (CERT) is a FEMA program that is administered locally by the El Paso County Sheriff's office and offered free to all citizens. It prepares residents to face situations that might affect our way of life, such as the recent Waldo Canyon Fire, the blizzards of 2006/2007 and the Hayman Fire and demonstrates how important it is to be prepared to take care of ourselves, families and neighbors when law, fire, and emergency services may be stretched beyond their capabilities.



By being trained in CERT, you will have the skills to help emergency responders save lives and property. As a member of a CERT team, you can respond to disasters, participate in drills and exercises, and take additional training. These teams are known and trusted resources to emergency responders and their communities.

The El Paso County Emergency Services Division will provide CERT classes upon request for groups and organizations at no cost with a recommendation to have no less than 15 participants per orientation. The training is usually completed in three sessions (about 16 hours total) at the convenience of the group. This is an excellent opportunity for neighborhoods on the Ranch to avail themselves of the training and, at the same time, get to know each other better. Some of the things you will learn include how to:

- Identify and anticipate hazards
- Reduce fire hazards in the home and workplace
- Extinguish small fires
- Assist emergency responders
- Conduct light search and rescue
- Set up medical treatment areas
- Apply basic medical techniques



For more information, contact Ellen Lacey at 719-575-8400 or e-mail her at ellenlacey@elpasoco.com

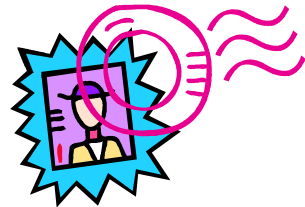
<p>RED ROCK RANCH HOMEOWNERS ASSOCIATION</p> <p>P.O. Box 1463 Monument, CO 80132</p> <p>E-mail: info@rrrhoa.org boardpresident@rrrhoa.org</p>	<p><u>BOARD MEMBERS</u></p> <ul style="list-style-type: none"> • <i>Kelly McGuire, President</i> 481-9377 • <i>Jim Bergeron, Secretary</i> 481-2624 • <i>Bill Martin, Treasurer</i> 481-3673 • <i>Frank Chuba, Director</i> 487-0371 • <i>Fred Lanyon, Director</i> 481-6012 • <i>Craig Ketels, Director</i> 481-2470 • <i>Jim Zalmanek, Director</i> 481-2712 • <i>David Weber, Director</i> 481-8826 	<p><u>RRRHOA Meetings</u> 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.</p>
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WE'RE ON THE WEB—WWW.RRRHOA.ORG

PICNIC—SEPTEMBER 15TH AT NOON AT THE PAVILION. MEAT AND DRINKS PROVIDED. PLEASE BRING A SIDE, PAPER-GOODS AND YOUR OWN CHAIRS.



P.O. Box 1463
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**Resident
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