

RED ROCK RANCH HOMEOWNERS ASSOCIATION

RED ROCK RANCH NEWS

SPRING NEWSLETTER MAY , 2016

RRRHOA SUMMER ACTIVITIES

Cleanup The HOA is again sponsoring a cleanup weekend this year. The dates will be the weekend of **Jun 4,5,6** from 8am to 4pm. PLEASE NOTE that we are shifting the dates to **Sat, Sun and Mon**. This is so that we can obtain additional dumpsters as required on Monday, something we have not been able to do when the last day is a Sunday. We will be contracting for chipping of slash this year. Due to lack of demand in prior years, we will not be leaving the resulting mulch on the park grounds. Instead we will chip it and haul it off. Please let us know if you want any of the coarse mulch. Please be considerate of you neighbors when bringing slash. This intent is to allow residents to clean up their property. We ask that you not bring an industrial amount of material. Consider the El Paso County slash and mulch program if you have a large amount of brush.

We require that you be a current, paid up member of the HOA to enjoy free participation in the clean-up event. We can take your membership donation on the day of the event if required. A check is preferred. You can check the HOA website prior to the event to see our current donor list and contact us if you see any error in the list.



Please take care as you dispose of items as the HOA cannot assume any liability for the items you take to the event and please do not dump items if the site is unattended.

We had a few incidents last year of people dumping off hours. This may have been done by non-residents. This causes us problems as we receive items that the dumpster provider will not take and it also causes problems with packing the dumpsters efficiently.

Garage Sale We will not be conducting a garage sale this year due to past years low turnout and lack of a volunteer to take care of the many things required to make it a success. We would be happy to support any volunteer(s) who would like to help run the event in the future.

Picnic/Annual Meeting The picnic and Annual meeting will be held at noon Saturday 8/27 at the Nevins Park. Additional details and a reminder will be posted as the date nears.

STATUS OF COURAGE TO CHANGE OPERATION ON SPRUCE

Monitoring of the Courage to Change operation on Spruce Road continues. The operation has taken actions that indicates that they may attempt to officially expand beyond a Group Home environment and progress to a licensed business. We are in deeper discussion with our lawyer as to what actions we can take to stop the property from being rented to a tenant that is a nuisance to the neighbors and a violation of the covenants. The board is considering an early renewal and revision of the covenants to bring the language up to date with modern issues. Mandatory dues have been suggested by some residents and may be considered. Currently the board has avoided this as we feel that it goes against the atmosphere the board and residents want for the area and it would incur additional expenses to implement the fiscal and legal requirements believed to be required.

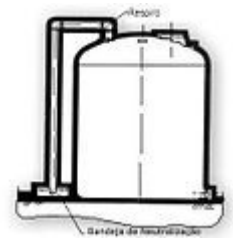
The board held a confidential face to face meeting with our lawyer in late April to discuss options regarding this issue and the Monument water tank. It was a very productive meeting and several actions were taken by the board and the lawyer that will be implemented over the next few months. A summary of these actions will be posted on the website as they are finalized.

MONUMENT WATER TANK

PENNED BY BETH LONNQUIST

The board would like to thank all those who attended the March HOA meeting at the fire station. It is great to see all our neighbors and those interested in the neighborhood and possible up coming issues.

If you were unable to attend here are the key points made by the Monument Town Manager Chris Lowe and Monument Public Works Director Tom Tharnish concerning a proposed 1.5 million gallon water storage tank. Also present were members of Forsgren Associates of Englewood, Colorado who are engineers specializing in building water tanks. The engineers are looking for a site to build a new tank on the west of I-25 at 7190 foot elevation. Red Rock Ranch does fall within the parameters set by the engineers along with other sites, but he stated further that no site has been chosen at this time. Mr. Lowe emphatically stated that any land acquisition would be discussed with an HOA if the land fell within its jurisdiction because Monument wants to be a good neighbor.



The Red Rock Ranch HOA board is keeping watch on this situation as it will impact all that live in our area and surrounding areas.

“BEWARE THE BEAR”

NOTED BY JIM BERGERON



“Beware the Bear” may be a high school slogan for Palmer Ridge, but it is also a timely slogan for residents on Red Rock Ranch. Yes, it is that time of the year for our local bears to be waking up from their long winter’s nap and that means they will have a voracious appetite and will be on the lookout for anything they can get their paws on. The specialty of the house is your trash can, especially when it has food in it and is put at the roadside the night before it is scheduled to be picked up. Frustrated homeowners then often wake up to a driveway full of scattered trash and say nasty things about the bears who are only doing what comes natural to them. If you do put food in the trash containers, think about wrapping it in foil and keeping it in the freezer until trash day so there is not such a pungent odor to attract brer’ brerin. The companies tell us to have the containers at curb side by 0700, but most of us know the approximate time the truck comes through the neighborhood, so perhaps putting the containers out an hour or so before the truck arrives might be a good idea. A strap over the lid of the container will not stop a hungry bear, but it will prevent the wind from blowing the cover and strewing trash all over yours, and the neighbor’s property.

CLEAN UP GUIDELINES

The spring clean up is undoubtedly the biggest event conducted by the HOA and as it becomes more popular we would like to remind the residents of some issues we have had in previous years that we ask you to help us follow:

- We cannot accept anything of a hazmat or restricted nature. No gas/oil/paints/... **This includes that oil and gas must be drained from lawn-mowers and other power tools.**
- Enter and exit the event from the HOA drive on Sunburst. The property to the south of the tennis court is private property and we must respect the owners.
- Slash can be up to 4-6”. We will know an exact number when we select a contractor for the chipping. Place all larger other materials including root balls in the dumpsters.
- If the event is closed **DO NOT ENTER.** Contact a board member to see if off hours dumping can be accommodated.
- We must **close** the dumpster for additional items when it **reaches the top** due to provider rules. Help us out on this by compressing, breaking down and cutting up odd shaped items.
- **Check the website** for live updates regarding closures or postponements due to weather or other reasons.
- Event volunteers can help with light unloading but may not be able to assist with heavier items.

Volunteers. The HOA is always looking for any residents with skills or time to help with occasional projects. Some things you could help out with include: light garden and property maintenance, flag raising, web site maintenance and clean-up and garage sale duties (including pickup help). Drop a note to our email if you might be able to help out.

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

- *Mark Fears, President* 303-776-8093
- *Jim Bergeron, Secretary* 481-2624
- *David Weber, Treasurer* 481-8826
- *Frank Chuba, Arch Director* 487-0371
- *Fred Lanyon, Director* 684-4360
- *Beth Lonquist, Director* 548-0455
- *Kelly McGuire, President Emeritus* 481-9377
- *Michelle Miller, Director* 338-9725
- *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.

The board is looking for a web knowledgeable volunteer to assist in migrating the website to a newer more secure version of the Joomla tool-set. Please contact David Weber if interested.

DOGS ON THE RANCH

LOVE YOUR DOG and your neighbors by keeping your pet leashed! While there are lots of dogs in our community, not everyone loves dogs. From delivery and service people, to guests, to our fellow neighbors, loose dogs pose a risk to everyone. Don't forget about our wildlife! We have lots of wildlife in our neighborhood, and loose dogs can become nature's enemy. LOVE YOUR DOG, keep your pet at home unless they are on a leash. Thank you!



ANNUAL TREASURER'S REPORT

BEGINNING BALANCE AS OF 1/1/2015	\$14214.26
INCOME;	
VOLUNTARY DONATIONS	\$5020.00
ARCHITECTURAL CONTROL FEES.....	\$1105.10
INTEREST EARNED	\$8.30
INSURANCE REFUND	123.00
TOTAL INCOME:	\$6256.40
EXPENSES:	
HUB INTERNATIONAL INS	\$1930.00
ANDERSON,DUDE & LEBEL (LEGAL)	359.45
TRI-LAKES DISPOSAL (clean-up).....	1175.00
CYBER BASEMENT	10.00
CLAIR BRENNENAN (MOWING AT PARK).....	350.00
TRI-LAKES PRINTING	344.05
PARK REPAIRS	107.50
POSTAGE-BOX RENT/POSTAGE.....	109.00
PICNIC EXPENSES	87.97
DELUXE CHECK	31.70
PEOPLES BANK-SAFE DEPOSIT BOX/CHECKS	74.00
FVAWD	0.66
TOTAL EXPENSE.....	\$4579.33
ENDING BALANCE AS OF 12/31/15	\$15891.33

WELCOME OUR NEW BOARD MEMBER

Beth Lonquist has been a resident of Red Rock Ranch for nearly 10 years. She has recently retired from a quilt shop in Colorado Springs and is now able to get more involved in the neighborhood. Beth and her husband, Keith, have 3 grown children (a doctor, a physicist and an engineer) and two exuberant yellow Labrador retrievers. She thinks this is a great area to live and hopes to keep this neighborhood safe and beautiful.

\$\$\$\$ 2016 DONATION \$\$\$\$

Please return your 2016 donation at your earliest convenience. Donors will be listed on the website. Our suggested amount is being held at \$35. The Association currently operates without mandatory dues. Donations are used for park maintenance, association expenses and community improvements. We do expect increased legal expenses for some time.

Has your address changed, or 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