



COMMUNITY NEWS

2020 is the year to visualize even better things for Red Rock Ranch.

The Red Rock Ranch HOA is continuing it's efforts towards a fire adapted community through our Firewise program. This has been a wonderful program, and with the hard work of your neighbors, we are ahead of most neighborhoods in the Nation! A big shout out goes to the Firewise Committee; they have organized and executed fuel reductions for more than 50% of the homes and have done assessments on 25% our homes. This is a great start, and we will continue this effort for years to come. Firewise needs to be a lifestyle when living in a Wildland /Urban Interface. Sign up for a home assessment, sign up for chipping. Protect your home and protect your neighborhood!

The HOA still contributes financially to Firewise along with the many volunteer hours of our great committee and community; which is why we need our members to contribute their dues. The suggested contribution is \$75. Mail that to our PO Box 1463, Monument, CO 80132.

Come to the Annual Meeting on **April 13** at the **Woodmoor Barn**, 1691 Woodmoor Dr. at 7:00pm.

This year we will continue to plan our 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.

Our Covenants underwent some minimal revisions a few years ago; but it is time to update the language to today's standards and to reflect today's regulations.

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 Lonquist, President

IN THIS ISSUE:

1. Annual Member Meeting:— Monday, April 13, 7:00pm, Woodmoor Barn
2. Firewise information... sign up for Assessments, Chipping and Volunteering!
3. Pay Annual HOA Contribution \$75
4. Annual Cleanup: June 5 & 6
5. Park Cleanup: June 5 & 6
6. Annual Picnic: August 15, 12:00pm

ANNUAL MEMBER MEETING:

APRIL 13, 2020 7:00 PM

Woodmoor Barn, 1691 Woodmoor Dr

Cancelled

~~Our 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 on committees.~~

~~We will be talking about FIREWISE goals, Park improvement and covenant updates to come. We will have the beginnings of the updates to the current HOA covenants available to read.~~

CONTACT THE HOA

This is a voluntary HOA with no central place to post notices other than the web site: **RRRHOA.org** With voluntary dues, we do not have the budget to mail out minutes every month, though we would like to keep everyone notified. Board meeting minutes, Firewise, annual picnic, chipping dates and other opportunities and activities in the Red Rock Ranch HOA can be found on the website along with the current documents for the HOA. This will keep you "in the loop". Direct contact can be made through the website through the contact president tab.

DUES

Dues are due! The suggested \$75 annual contribution will keep the HOA solvent , support Firewise, start repairs on the Park and create a better neighborhood for everyone. Last year we saw a drop in membership. Please contribute. We have a great committee who are doing a tremendous amount of work for your neighborhood.

If you are participating in Firewise or the Ranch Clean-up, dues must be paid prior to the events.

FIREWISE 2020

Who are those folks in yellow Firewise shirts? We are, first, your neighbors. And we're focused on reducing the wildfire threat and improving safety for all residents.

Quick sketches follow:

- Rosalia M (Limestone Dr) - - organizer 'extraordinaire' and world class lunch provider
- Ron M (Forest View Rd) - - dedicated mitigation expert, persistent in encouraging neighbors
- Josh S (Sandstone Dr) - - Assessment coordinator
- Scott D (Pike View Way) - - skilled, experienced sawyer (chain saws) and trained home inspector
- Barb B (Sandstone Dr) - - Committee 'manager', Minutes taker, alternate lunch maker
- Dave P (Red Forest Rd) - - super sawyer, trained/nationally certified home inspector
- Julie P (Red Forest Rd)-- Board liaison
- Kevin C (Sandstone Dr)--New member
- Beth L (Spruce Rd) - - committed to wildfire prevention and resident safety, & HOA 'prez'
- Dave B (Sandstone Dr) - - mitigation specialist, focused on wildfire risk reduction & emergency preparedness

Please consider volunteering? EMAIL:

RRRfirewise@gmail.com

SITES OF EXCELLANCE

Red Rock Ranch was chosen as One of Seven neighborhoods in the Nation!

Sites of Excellence 2 year pilot project (National Fire Protection Association/NFPA): targeted homes in high wildfire threat/risk area bordering national forest; conducted education visits, scheduled assessments, encouraged mitigation Neighbor Helping Neighbor initiative: dozen plus volunteers conducted mitigation for deserving neighbors

2020 Firewise Plans: continue home assessments, resident mitigation, selective road/right-of-way clearing, homeowner education, and neighbor-to-neighbor assistance.

HOME ASSESSMENTS

We are hoping to have more homes in the area get Firewise assessments for their homes. There are a few steps one can take to harden their home and protect it from an ember fire. A majority of homes that burn in a fire burn before the fire get to the home... in an ember fire. One of our neighbors has invested his time to be nationally certified to do assessments FOR US! This is information for you, only. Take stock and do what you can to protect your home.

FIREWISE 2019 ACTIVITIES

Wildfire education and awareness for residents: distributed wildfire information packets to all residents as part of National Wildfire Community Preparedness Day

-Home/safety assessments: 19 completed (1.5 hrs each) with recommendations for homeowners (Zone 1, 0-5 ft; and Zone 2, 5-30 ft)

-Homeowner mitigation and chipping: conducted four (4) chipping days in 2019 averaging 72 volunteer hours per day (12 volunteers).

-Mitigated Properties - two year total (2018-19): approximately 50% of HOA homes (90+) have conducted some mitigation

-Road/Right of Way (ROW) clearance: improved safety at two intersections (Sandstone Rd/Red Rocks Dr) and Forest View Rd/Aspen Way)

DO YOU OWN A VACANT LOT?

Your neighbors need you to participate in the FIREWISE program. You own the lot, you own the fuels, you own the fire, and the consequences. 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. This fuel 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 and thin 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.



Chipping Days:

June 13 July 11
August 8 September 12

Sign-up at:

RRRFIREWISE@gmail.com

Red Rock Ranch Financials:

TREASURER'S 2019 ANNUAL REPORT / 2020 Budget

2019

Beginning Balance:	\$11,647.36
Income:	
Dues	\$9615.00
Architectural Fees	1825.40
Firewise Grants	1575.00
<u>Other (interest, fines, etc)</u>	<u>6.69</u>
Total Income	\$13022.09

Expenses:

CO Department of State	\$ 10.00
CO HOA Registration (DORA)	25.00
CONO Dues/Education	75.00
Cyber Basement	10.00
Firewise	3673.48
Insurance	3261.75
Legal Fees	613.10
Mowing	390.00
NEPCO	55.00
Newsletter (Including Postage)	437.99
PO Box	100.00
Postage	119.84
Ranch Clean-up (Tri Lakes Disposal)	395.00
Safety Deposit Box	49.95
Tri Lakes Cares	200.00
<u>Website Registration</u>	<u>50.81</u>
Total Expenses	9456.92
Ending balance	\$15,078.71

2020 BUDGET

Expenses:

Annual Meeting	\$ 40.00
CO Department of State	10.00
HOA Registration, (Dora)	33.00
CONO Dues/Education	175.00
Cyber Basement	10.00
Firewise	1000.00
Insurance	3500.00
Legal Fees	2500.00
Mowing	585.00
NEPCO	55.00
Newsletter(Including Postage)	500.00
Picnic	200.00
PO Box	100.00
Postage	20.00
Ranch Clean-up (Tri Lakes Disposal)	1000.00
Safety Deposit Box	20.00
Tax Return	0
Tri Lakes Cares	200.00
Water	100.00
Website Registration	55.00
<u>Misc Expenses</u>	<u>200.00</u>
Total	\$10303.00

This is based on 70% homeowners making a contribution; please do your part to help.

ANNUAL CLEAN-UP

Friday, June 5, 2019 & Saturday June 6, 2019

Hours: 9am -4pm

Do Not dump anything when a Board Member is not present. No Board Member-No Dumping.

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 one dumpster. We will not take yard trash or pine needles, electronics, or Hazardous Waste. The website has 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 \$75 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.

ANNUAL PICNIC

Save the date: **Saturday, August 15, 2020.** 12:00 at the picnic pavilion. We will have a board meeting and continue to update neighbors on Firewise and any other events coming up in the Red Rock Ranch area.

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.

RRRHOA BOARD MEETINGS:

RRRHOA 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.

TALK ABOUT COVENANTS

Our covenants have had minimal changes in the past few years and are in great need of updating to keep current with recent laws and other contemporary covenants. The idea is to update and not change most of the covenants. Come to the annual meeting and give us your input. This will be a lengthy process and may take a while before we put the changes to a vote. 51% of the homeowners approval is required to pass any changes.

TRASH CANS

Please secure trash cans and put them away after your trash day. This will eliminate one source of food and smells for wildlife, keeps our neighborhood looking great and is in the current covenants.

PARK UPDATE!

We have had received a few estimates on the revitalization of our park. The estimates have been substantially out of our budget. In efforts to try to make our park a destination for our children we will be working this summer with some more affordable updates.

With this being said we will be planning a park clean up around our trash amnesty days. Our ultimate goal for the park cleanup is to clean and paint the shelter, as well as start cleaning the garden area out behind the tennis court.

In the summer months to come we will be repairing the tennis court, repainting, and are discussing the possibility of putting up basketball hoops as well as new netting for the court.

Would love to see the support of the community with the park clean up!

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. Please don't allow your dog to be "that dog!"

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.

RRRHOA BOARD:

We have a full hard working board!

Beth Lonquist, President 548-0455
Jim Bergeron, Secretary 481-2624
Bill Griffith, Treasurer 481-2049
Kevin Guy, Web kguygm@gmail.com

Paul Tillotson, Web
PK Robinson, Director
Jamie Madison, Director
Shannon Kittleson, Architectural Control Chairman
Julia Pheteplace, Director

If you would like to help in the neighborhood, please contact us at boardpresident@rrrhoa.org

2020 RRRHOA Donation

Our requested amount is \$75 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

Email _____

\$125