



## COMMUNITY NEWS

I want to thank everyone for attending and participating in the Special Election January 24. It took a community to stand behind the board and I appreciate that.

As Jim Bergeron stated, Red Rock Ranch HOA was formed with voluntary dues to be a community where folks are there for each other. If we all follow the rules set out in the Covenants, that were agreed upon when purchasing your lot, we can continue being a voluntary dues HOA. Dues are voluntary, following the covenants is mandatory. This can only work if everyone is following those few rules and are considerate of their neighbor.

Have you been to the tennis courts? They now have pickleball lines as well.

We do not require a donation unless you partake in the services the HOA provides: the Clean-up Weekend and Firewise. Donations keep the HOA running, with insurance, park maintenance, repair and improvements in the future. The suggested annual donation amount is \$75. Mail that to our PO Box 1463, Monument, CO 80132.

Firewise is always a focus for our community. Were you able to get an assessment for your home? Our Firewise trained assessors will give you a list of items to tackle, one weekend at a time to "harden your home." Mitigation needs to be a lifestyle when living in our beautiful area. Just clearing five feet around your home starts to make a difference. Add another 5 feet every year, or more. This doesn't happen overnight... but a little at a time and you can help your home's survivability.

The recent lawsuit settlement has a couple of metrics the HOA Board and the HOA need to meet. If you are interested in reading the entire settlement, you can get a copy from the website with an acknowledgement of the related Non Disclosure Agreement. The Board has spent countless hours in order to preserve our Covenants and the HOA. You should have received a ballot package for the proposed Covenant change to conform the Covenant to current law, and a separate ballot item to affirm the previously approved extension of the Covenants, effective date to 2030. (voted in 2016/2017). Please return your vote by mail, email or to a Board member. Another vote will come out in August restating the policy(20) about animals in RRRHOA.

The Board is monitoring the next step for the Red Rock Acres Development. When there is a development Site Review the Board will place information on the RRRHOA.org Website for further action.

We have lots of plans, and if we can get your help... together, we can keep this a wonderful place to live. Please think about volunteering for a small project, volunteer to help with the Firewise program, working on a committee and helping your fellow neighbor.

Beth Lonquist, President RRRHOA

## CONTACT THE HOA

This is a voluntary HOA. That means dues are voluntary, and appreciated. Following the Covenants is mandatory; the covenants run with the purchase of the property in the Red Rock Ranch, Forest View Acres, and Clovenhoof areas. The HOA has no central place to post notices other than the web site: **RRRHOA.org**

We do not have the budget to mail out minutes every month, please check the website at RRRHOA.org. Documents, 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 This will keep you "in the loop". Direct contact can be made through the website through the contact president tab.

## PICKLE BALL AT THE PARK

We now have pickleball at the RRR Park, and our intent is to provide introductory pickleball lessons to interested community members. Please contact us to sign up. We also have paddles and balls so no need to purchase anything.

## RRRHOA BOARD MEETINGS:

RRRHOA Board meetings are held the second Monday of each month at 7pm. Due to COVID restrictions and concerns for health and safety, they are Zoom meetings. To attend any board meeting, please go to the RRRHOA.org website and there is a request a Zoom invite to the board meeting. We will collect the emails and send out a Zoom meeting notice to your email. For regular Board meetings please include your topic of concern.

## IN THIS ISSUE:

1. Annual Member Meeting: 7:00pm, Monday, April 11, in person, 166 2nd St.
2. Firewise: Assessments, Volunteer and Chipping!
3. Pay Annual HOA Contribution \$75
4. Annual Cleanup: June 3 & 4
5. Annual Picnic: August 27, 12:00pm

## ANNUAL MEMBER MEETING:

**APRIL 11, 2022 7:00 PM**

The Board will have a member meeting at the Chamber of Commerce Building in Monument. 166 2nd St. We had a Special election in January. This will be a general information meeting: items to be covered are FireWise, Speakers Dave Root and Dave Poletti, Colorado State Forest Service a Covenant discussion and emergency evacuation. Directors that were elected in January are Bill Griffith, Kevin Guy and Beth Lonquist

## DONATIONS

The suggested annual contribution of \$75 will keep the HOA solvent, support Firewise, start repairs on the Park and create a better neighborhood for everyone. 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.

### 2022 RRRHOA Donation

**Our requested amount is \$75 or more**

The RRRHOA is trying to create a great neighborhood, repair tennis/pickleball 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

## APRIL AGENDA

### Member Meeting Agenda:

**April 11, 2022**

**Introductions:** Board Members 5 members for a Quorum: Board 5, Members 42

### Board & member introduction:

**FireWise:** We have scheduled for 4 days scheduled for of chipping this year. Assessments, chipping requests and to contact/participation can be made through with the Firewise committee.

RRRFirewise@gmail.com

Speakers: Dave Root and Dave Poletti from the Colorado State Forest Service

**Evacuation:** presentation

**Approval of the minutes:** March meeting minutes (Board)

Approval of April minutes 2021

(Members)

**Treasurer's Report:** April Treasurer's report, Annual Budget:

Member Budget Approval

**Spring Newsletter:** Hope everyone received a copy of the newsletter.

**Settlement:** Covenant discussions: Current Covenant Vote needs to be returned before May 1, possible new changes coming

### New Business:

**Annual Clean-up:** June 4 & 5: two dumpsters provided by the HOA

**Annual Picnic:** August 27 12:00pm

**Next Board Meeting:** May 10, Zoom meeting, 7pm

Request to join can be done through the website.

## CARE FOR YOUR FOREST

Pine Beetle, Ips and other insects can kill your trees. If you are not sure how healthy your trees are you can call a commercial service or contact the Colorado State Extension office at 719-520-7690.

Trees that are too close to each other do not have enough water to grow sufficiently in our drought years. Thinning will improve the health of your trees. Controlling a few infested trees before spring will help everyone's forest on the Ranch.

## FIREWISE 2022

Let's start with a summary of *FireWise 2021* accomplishments even in a pandemic year.

**Highlights:** 41 properties were chipped; 3 road right-of-ways were cleared; 7 properties had wildfire preparedness assessments (including 1 property on Sunburst that isn't in our HOA). Homeowner participation in FireWise has continued strong. We can be proud that 49% of HOA property owners (102 out of 212) have participated in some level of mitigation over the last 4 years. In October, the Pikes Peak Regional Emergency Management Office (PPREMO) conducted a Tri-Lakes Emergency Evacuation Exercise. Participating residents gained understanding of vitally important life-saving preparations and actions for families and individuals. Also, regional/local law enforcement, medical and fire authorities exercised their vital incident command and communication procedures to ensure fully coordinated integrated emergency response in an actual wildfire situation.

**FireWise 2022 activities:** Like previous years, FireWise plans to conduct chipping in June, July, August and September. We are working now to confirm specific chipping dates. In addition, we are sketching plans for one or more roadside right-of-way clearings.

Our HOA strongly supports FireWise activities, and your annual homeowner HOA contributions help FireWise Committee continue improving resident safety and survivability. The Tri-Lakes Monument Fire Protection District (TLMFPD) purchased a towable chipper last year, and provided the chipper and 2-man crew (at no cost to HOA) on our chipping days. Here's a brief summary of how residents can participate. Residents can volunteer to help on chipping days (FireWise provides safety briefing and guides/oversees all activities), and the FireWise Committee even provides a hot lunch and refreshments. It's a great way to get to know your neighbors and support our community. Homeowners can request a free wildfire property assessment. We are fortunate to have a resident who is a nationally certified wildfire property mitigation specialist who has trained other FireWise evaluators. The hour-plus assessment consists of you and the trained evaluator walking around your property to identify risks and vegetation that can be mitigated to reduce the wildfire risk. Residents receive an assessment printout with suggestions and recommendations. The assessment is an excellent outline of potential mitigation actions that can improve resident survivability, but any actions are entirely up to the homeowner. Of note, properly mitigated properties may entitle you to a discount or lower rate on your homeowner insurance, something to consider as insurance companies are evaluating coverage

because of the massive California wildfires, as well as the recent and devastating wind-driven Boulder County fire.

**Best advice:** *Get a property assessment, mitigate your property, create an inventory of all of your household property and assemble a "go bag"! Being prepared will help you stay safe and survive!*

## ARE YOU READY?

Imagine a fire is raging towards your home and you only have a few minutes to evacuate. What do you grab, what should you do, where will you meet your family members?

Unfortunately, we don't have to imagine this situation. It's happened too many times to communities all around us. We can learn from what happened to them and be prepared.

Many spoke about their experiences and what they would have done differently. The main take away is PREPARE IN ADVANCE. Consider what you would grab and advance and make a list. Have a family plan of where to meet. Have a Go Bag. There are lots of online sources with planning suggestions and ideas of what to put in a "Go Bag". Each household will have different situations, so one "Go Bag" and plan will look different than other.

Here's a basic list of items for your GO BAG. Adjust and create your own:

List of items you will grab if you have 10 minutes, 1 hour or longer.

Toiletries and change of clothes. You could go to the store, but will you want to?

Cash in small bills. ATMs and power often go down in an emergency setting.

Key to a safe deposit box which contains your important documents and home inventory list. A home safe is not adequate and will not be available.

Cell phone chargers or radios

Pet supplies                      Diapers                      Medications

A few snacks, water, etc.

The main idea is to be prepared. Consider in advance the important items you need to grab and write them down. In a moment of crisis, a list of what you should grab allows you to quickly act. Storing important documents away from the home keeps them safe and available in the event of a fire. So be ready, go make your Go Bag.

## ANNUAL PICNIC

**Saturday, August 27, 2022.** 12:00 at the picnic pavilion. We will have a board meeting and continue to update neighbors on Firewise and any other events. 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.

# Treasurer's 2021 Annual Report / 2022 Budget

2021 Annual Report		2022 Budget	
<b>Beginning 2021 Balance:</b>	\$25,418.00	<b>Beginning 2022 Balance:</b>	
<b>Income</b>		<b>Income</b>	
Dues	10,320.00	Dues	8538.75
Architectural Fees	1381.00	Architectural Fees	1000.00
Other (Interest, refunds, etc)	2.00	Other (Interest, refunds, etc)	5.00
<b>Total Income</b>	<b>11703.00</b>	<b>Total Income</b>	<b>9,543.75</b>
<b>Expenses:</b>		<b>Expenses:</b>	
Annual Meeting	0.00	Annual Meeting	40.00
CO Department of State	10.00	CO Department of State	10.00
CO HOA Registration (DORA)	29.00	CO HOA Registration (DORA)	29.00
CONO Dues	0.00	CONO Dues	75.00
Covenant Editing (Printing)	40.00	Covenant Editing	800.00
Cyber Basement	10.00	Cyber Basement	60.00
FireWise Activities	645.00	FireWise Activities *	500.00
Insurance	4093.00	Insurance	4,000.00
Legal Fees	13,694.00	Legal Fees	1,000.00
Mowing	195.00	Mowing	150.00
NEPCO Dues	55.00	NEPCO Dues	55.00
Newsletter (w/ postage)	527.00	Newsletter (w/ postage)	550.00
Nevins Park ( misc)	154.00	Niven's Park Upgrade, Misc	200.00
Picnic	0.00	Picnic	200.00
PO Box	148.00	PO Box	150.00
Postage	0.00	Postage (Misc)	50.00
Ranch Clean-Up	0.00	Ranch Clean-Up	1,200.00
Red Rock Acres Communications	52.00	Red Rock Acres Communications	100.00
Safety Deposit Box	23.00	Safety Deposit Box	23.00
Tax Return	0.00	Tax Return	0.00
Tri Lakes Cares	100.00	Tri Lakes Cares	100.00
FVAWD (Water)	0	FVAWD (Water)	100.00
Web Site SSL Support	50.00	Web site SSL Support	50.00
Website Registration	0.00	Website Registration/Support	90.00
<b>Total Expenses</b>	<b>\$19825.00</b>	<b>Total Expenses</b>	<b>9,532.00</b>
<b>Ending Cumulative Balance</b>	<b>17,311.00</b>	<b>Ending CY2022 Balance</b>	<b>\$11.75</b>

\* The HOA funds include 488.11 of funds dedicated to the FireWise effort for 2022.

The estimated 2022 Dues amount is based on 207 owners, \$75 owner contributions and a 55% participation rate.

## RRHOA BOARD:

Beth Lonquist	President
Skip Chang	Vice President
Bill Griffith	Treasurer
Mark Fears	Secretary
Shannon Kittelson	Architectural Control Chairman

Julie Pheteplice	Firewise Liason
Kevin Guy	Web Master
Paul Tillotson	Web Master
Doreen McLaughlin	Director

If you would like to help in the neighborhood or be on the RRRHOA Board, please contact us at -  
[info@rrrhoa.org](mailto:info@rrrhoa.org)

## RED ROCK ACRES

This is the proposed development east of Red Rock Ranch Dr. and HWY 105.

Citizen input is very important and will have a bigger impact at the Site Development stage. Writing letters is the first step to have our voices heard. The developer has not applied for a site development plan, yet. When the application is open, we will need more letters to be written.

If you can help or need additional information, please write to [RedRockRanchUnited@gmail.com](mailto:RedRockRanchUnited@gmail.com)

## POLICY REVIEW

The Board will have a 30 day comment period for existing policies passed in 2016-2018. Please send in any comments to the Board through the website [RRRHOA.org](http://RRRHOA.org) or by mail; PO Box 1463, Monument, CO 80132. The 30 day period for past policies will end April 30. New policies will be posted for comment on the web site in the future at [RRRHOA.org](http://RRRHOA.org).

## ANNUAL CLEAN-UP

**Saturday, June 4, & Sunday June 5, 2022**

Hours: 9am -4pm **when a Board Member is not present. No Board Member-No Dumping.**

You can clear out the basement of a few things that are broken, old and not able to be donated or recycled. 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 previously paid, we will ask you to pay at the site. Our requested donation is \$75 this year.**

In the past we have had issues with illegal, off-hours dumping. If this continues we may need to cease with the event as we cannot control the items in the dumpsters and the waste companies may refuse to take the deposited trash and/or stop providing dumpsters in the future.

## HISTORY OF RED ROCK RANCH HOA

Rosalia McKean volunteered to compile a history of the Red Rock Ranch HOA area, to include historical information, photos and stories. As a genealogist, Rosalia believes that understanding our history can help us appreciate the roots of our neighborhood and develop a sense of unity as a community. The HOA board supports this project. Once completed, this history will be available to all households. Please consider sharing your stories and history of the area with Rosalia. Her contact is: [mckeanrc@gmail.com](mailto:mckeanrc@gmail.com)

## YOUR BACKYARD IS MY VIEW!

You get a feeling of calm when you drive into Red Rock Ranch. Wide open spaces with wildlife wandering through every lot. It is great to see we can live with the wildlife wandering through the area. But this also leaves little room to tuck away a trailer or 2, those super long ladders and some construction materials from the last home improvement job. Please be aware of how you store all those outside items as someone will be able to look out their dining room window and see it all.

El Paso has a rubbish ordinance that considers visual blight that is not compatible with existing land uses that may also pose a fire hazard. They have a long list of what is considered rubbish and can be called upon to see if it warrants further action. Easiest way to avoid that is to keep you yard clear, try to have strategic bushes where trailers and mobile homes are parked, so others only see the "great view".

Trash is something we need to control, especially with our winds and the wildlife in the spring and the fall. Keep your trash cans in your garage or other receptacle until pick up day and then try to have it secured until the truck comes.

## FOREST VIEW ACRES WATER DISTRICT

FVAWD will be connecting the Monument Water Tank to our water system in the vicinity of the corner of Nevins Park. This connection will afford FVAWD the ability to connect to Monument water system in case of an emergency. The construction may not occur until 2023. Nevins park will have a small electrical box near that connection.

## WELCOMING COMMITTEE

The Board is are creating a "Welcome Committee" to welcome new neighbors to our community. If you are interested in being on the committee, or would like more information, please email [info@rrrhoa.org](mailto:info@rrrhoa.org) and Director Julie Pheteplace will contact you with more information.

## COVENANT VOTE

The Board have until May 1, 2022 to collect the Covenant votes. The Single Family aspect of one dwelling per lot, and all dwellings will be for single families will remain in the Covenants. The Covenants state:" 9) Dwellings shall be detached, single-family homes," so a version of a single family will still remain in the Covenants. There are more votes to come. Check out the web site for more detailed information. [RRRHOA.org](http://RRRHOA.org)

## **This is the unapproved minutes from the Member meeting in April 2021**

Members need to approve the Member minutes from last year. We will ask for approval at the member meeting this April 11, 2022

## **Red Rock Ranch Homeowners Assoc Meeting, April 12, 2021**

Kevin gave an introduction to the Zoom meeting and that there would be one vote per property and that there would be some polling.

Board members in attendance: Kevin Guy, Julie Pheteplace, Mark Fears, Elizabeth Lonquist, Skip Chang, Shannon Kittelson, Paul Tillotson, Bill Griffith 29 Lot owners and 13 proxies were present for a quorum.

**March Minutes** approval was postponed.

**Treasurer's report:** Treasurer's report had some updates since the newsletter. Bill reported that he re-registered with the Sec. of State, and annual requirement. HOA started the month with \$25,265.37. \$160 was contributed and there was another \$2,450.00 received that hadn't yet cleared the bank at the time of the meeting. Umbrella insurance expenses were \$319.00 and one ACC fee of \$25 and \$0.21 of interest income. March ending balance was \$25,121.12 including a charge of \$1,133.50 for obligated to FireWise. Newsletter costs were \$527.11 and the mowing bill was paid at \$195.00. About 20% of members have contributed and \$3,835 has been received recently with 15 members contributing more than the suggested yearly dues of \$75.00. There were \$200 coming in from prior years dues. There were \$125 of architectural fees received.

Skip Chang motioned for acceptance of report and Paul Tillotson seconded. Board voted to approve.

### **Budget report:**

Bill reported expenses have been stable from one year to the next. With an estimate of 65% of homeowners in dues and that would bring in approximately \$10,090 in contributions. Architectural fees may bring in \$1,000. Interest is negligible. \$11,095 is expected to come in to the treasury.

Expenses are: Co. Dept. of State are \$10.00, DORA fees \$33.00, CONO membership workshops is \$175.00, Cyber Basement (website support), \$60.00. Covenant editing from attorneys estimated at \$500.00. FireWise at \$500.00 (funds are already set aside for FireWise.) Umbrella insurance estimated at \$4,200.00. Legal fees are anticipated at \$1000.00. Miscellaneous park expenses are budgeted at \$2,000.00. \$585.00 for mowing. NEPCO dues are \$55.00. Newsletter was a little over \$500.00. Picnic budgeted at \$200.00. PO Box has been paid for this year at \$114.00. Additional postage at \$50.00. Cleanup expenses are budgeted at

\$500.00, primarily for the dumpster. Safety deposit box is already paid at \$23.00. Tri-Lakes Cares is usually given a donation of \$200.00 for letting us have meetings in their facilities. That may not be as large due to the ongoing pandemic restrictions. \$100.00 of water expensed for Nevins Park. Website registration has been \$140.00. Anticipated expenses of \$10,985.00 will leave about \$120.00 after expenses.

There were also suggestions/questions about park improvements. Mark was designated as a point person for park improvements. Jean Kraus asked about a survey concerning park usage. Bill said that pickle ball was the majority request. There were no objections the Budget stands.

### **FireWise:**

Julie reported on FireWise efforts towards mitigations and the committees first meetings. Chipping days are June 12, July 17, August 14, and Sept. 18. Up to twelve homes each day can be serviced and pre-registration is required. She urged owners sign up for free assessment for mitigation. She gave the FireWise address as RRRFireWise@gmail.com. Dave Pheteplace gave information about the FireWise program.

### **NEPCO (Northern El Paso County Coalition of Community Associations):**

NEPCO estimates there may be an increase of 39 to 49% in new homes in the Tri lakes area. She also reported on the possible development, Red Rock Acres, and the discussions with the County Planning Commission.

**Annual Picnic:** August 28, Saturday afternoon. All owners are encouraged to participate.

### **Board Positions and Nominations:**

Three Board Member Positions were up for election. Three HOA members ran unopposed and were elected. Julie Pheteplace, Shannon Kittelson and Doreen McLaughlin were elected to 4 year term on the Board.

### **Open Discussion:**

**Monument Water Tank:** Will be placed in Forest View Acres IV, lot 6 in the future.

**Covenants:** There was a majority of lot owners in favor of extending the covenants in perpetuity. The Covenants may need further amending to become current with State and Federal Law. A poll showed about 70% of the lot owners are against having chickens in the HOA.

**Lawsuit:** This will affect how much the Board is able to allocate resources on the park. Complainants stated they will make the lawsuit available to homeowners. Meeting was adjourned at 8:45.