



.....
COMMUNITY

Once again, we are asking the community to come together and stand behind the Board. There will be another election for Board positions that are vacant due to Board members leaving and terms expiring. Red Rock Ranch HOA has a voluntary Board and can only continue to be meaningful and viable with community involvement and participation.

Red Rock Ranch HOA was formed to be a community where folks are there for each other. However, upon acquisition of property within the HOA, there is an agreement to follow the rules set out in the Covenants. RRR HOA has had a practice of voluntary dues. Therefore, although the HOA dues are voluntary, following the covenants is mandatory. This can only work if everyone is following those few rules and each owner is considerate of their neighbors.

Wildfire is always a concern, as we live so close to the State and National Forest. FireWise has become a focus for our community. Mitigation needs to be a lifestyle when living in our beautiful area. With mitigation some homes have survived catastrophic wild fires... I am hoping the ongoing mitigation work we do in our neighborhood will help that survivability. Remember, if you feel you need to evacuate early in an emergency situation, go!

Were you able to get a FireWise 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." 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 Board has 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
.....

IN THIS ISSUE:

1. Annual Member Meeting: 7:00pm, Monday, April 14, in person, 166 Second St, Monument
2. FireWise: Volunteer, Assessments and Chipping!
3. Pay Annual donation HOA Contribution \$75
4. Annual Picnic: June 7, 12:00pm
5. Sign up for email blasts of policy changes

CONTACT THE HOA

This is a voluntary HOA. That means dues are a donation, 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 Board** tab.

RRRHOA BOARD MEETINGS:

RRRHOA Board meetings are held the second Monday of each month at 7pm., as 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 for the next meeting and send out a Zoom meeting notice to your email. If you have a concern to present at Board meetings please include your topic of concern.

ANNUAL MEMBER MEETING:

APRIL 14, 2025 7:00 PM

The Board will have a member meeting at the Chamber of Commerce house at 166 Second St. in Monument.

We will elect 3 board members. Steve Collins and Amber Dern have been nominated by the board to run for a position on the Board. Director Chris Jones is running for the position that is expiring in 2025, he currently is serving on the board.

2025 RRRHOA Donation

Our requested amount is \$75 or more

The RRRHOA is trying to create a great neighborhood, support FireWise efforts and fund repair tennis/pickleball courts and mowing of the parks. All this does cost money, but with your help we can become a better neighborhood.

Donations have been used to support community improvements, 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 14, 2025 7:00pm

Introductions: Board Members

Quorum: Board 5, Members 42

Board & member introduction:

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

Approval of the minutes: March minutes (Board)

Approval of April minutes 2024 (members)

Treasurer's Report:

April Treasurer's report, (Board)

Annual Budget:

Member Budget Approval, (Members)

FireWise: Red Rock Ranch needs volunteers for the Committee, we have dates for chipping.

Join us RRRHOA@firewise@gmail.com

Covenant updates:

New Board member election

Board member terms

2021-2025

2022-2026

2023-2027

S. Majestic

E. Lonquist

C. Williams

J. Pheteplice

K. Guy

L. Quinlan

C. Jones

W. Griffith

S. Miller

italic/underlined are positions under consideration for elections

Open Forum:

Annual Picnic: June 7, 2025,
12:00pm

Next Board Meeting:

May 12,

Zoom meeting, 7:00pm

Request to join can

be done through the website.



ANNUAL PICNIC

Saturday, June 7, 2025. 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.

FIREWISE 2025

FireWise Needs You!

Your HOA Board has sponsored our community as part of the National FireWise program which brings several benefits to the HOA members. First, being a FireWise community may entitle you to a several hundred dollar savings on your homeowners insurance. Check with your carrier to see if they offer savings; USAA does.

Second, HOA FireWise volunteers have responded to several hundred HOA member requests to chip slash. Contact FireWise via rrrfirewise@gmail.com to schedule support, we expect to have several Saturday chipping days when the fire department publishes their schedule. To qualify for this support you just need to pay your HOA dues. The discount I get from my homeowners insurance provider far exceeds the HOA dues.

Finally, we are always looking for volunteers to help out on chipping days, which average about 5 hours with a complementary lunch where you can meet and visit with your neighbors.

If you would like to have a free home assessment or volunteer, please contact RRRFireWise@gmail.com

DONATIONS

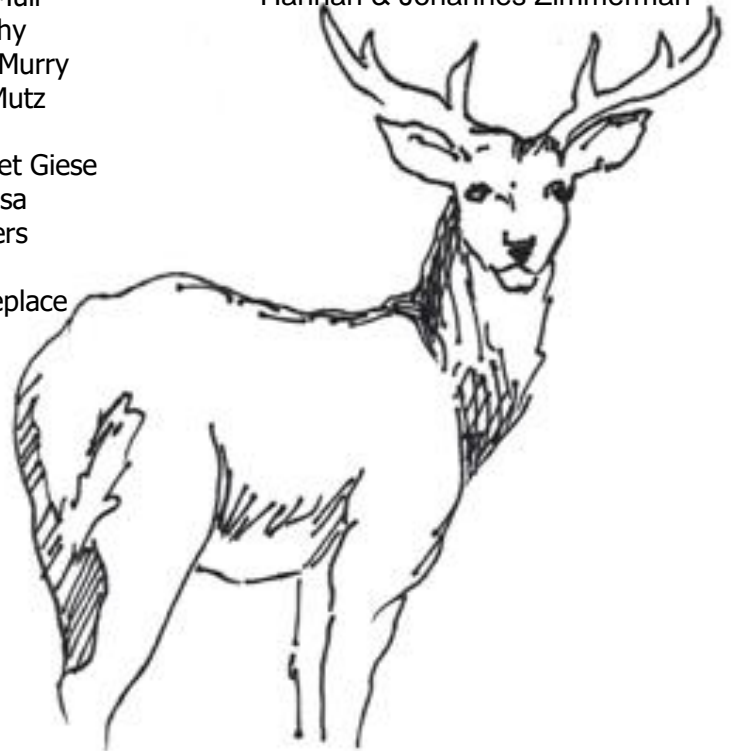
The suggested annual contribution of \$75 will keep the HOA solvent, support FireWise, start repairs on the Park and create a better neighborhood for everyone. In 2024 there were 49% of the homeowners that contributed. Please contribute. We have a great committee who are doing a tremendous amount of work for your neighborhood. If you are participating in FireWise or other Board sponsored activities, the dues must be paid prior to the events.

THANK YOU 2024 CONTRIBUTORS

Kim & Chris Abeyta
Eryn & Colin Alexander
Carolyn & Richard Anderson
Melissa & Stephen Andrichak
Kathleen & Jeffery Baker
Patricia Barker-Farley &
Randy Barker
Jeanette & Jim Bergeron
Anne Bevis & Robert Goldman
Holly & Rex Bicki
Bohn Family
Heidi Juell & Dennis Book
Diane & Jack Britton
Rebecca & Patrick Burkhart
Diana Cangelosi
Cindy & Brent Carrington
Terre & Kevin Christensen
Cally Hollaway & Stephen Collins
Kathy & Gary Davis
Thomas Dermody
Amber & Christopher Dern
Micheale & Lowell Duncan
Suzanne & Charlie Erwetowski
Deborah Ferguson
Suzanne & Thomas Ferrell
Raquel & Josh Folph
Julia Furrer
Diane & Michael Gaines
Janet Galloway
Denise Geller & Ron Medo
Cindy Goodwin
Nan & Don Graber
Gerilyn Grange
Nancy & William Griffith
Kathleen & Kevin Guy
Judith & Stephen Hamilton
Laurie & David Hann
Bonnielee & John Hildebrant

Ute & Peter Hill
Gregory Hoffman
Leslee & Bret Hull
Tamara & Chris Jones
Jan & David Jones
Paula & Tom Kelly
Shannon & Troy Kittelson
Lana Lawson & Jason Kraus
Gloria & Fred Lanyon
Joline Lee
Roxanne & John Lehn
Gordon Leiser
Kimberly & Kevin Leonard
Elizabeth & Keith Lonquist
Jeffery Mailloux
Nancy & John Mann
Kim & Jeff Margolin
Rosalia & Paul McKean
Abbie & Richard McArdle
Susan & Gary McClendon
Sondra & Robert Michaels
Michelle & Daniel Miller
Sandra & Scott Miller
Cherice & Christopher Monsen
Cynthia & Eric Moritz
Becky & Brad Moulden
Anna & Michael Mazingo
Deborah & James Muir
Joan & Rollin Murphy
Deborah & Gifford Murry
Kathleen & David Mutz
David Naumann Jr.
Sally O'Brein & Janet Giese
Mary & Ronald Pausa
Tina & Kevin Peppers
Susan Permut
Julia & David Pheteplace
Deborah Phillips

Mary & Jack Pruet
Laura & John Quinlan
April & Sean Reish
PK Robinson
Linda & Walter Sales
Marisa Paukovich &
Matthew Shuetz
Matthew Skahill
Carolyn & Christopher Slavsky
Darcey & Michael Smith
Sara & James Smith
Lydia & Steven Smith
Evelyn & Joseph Suckow
Diane Jansen & Paul Swanson
Laurel Taylor
Deborah & Todd Teske
Karla & Dave Thompson
Mirum & Frank Vidakovics
Amber & Joseph Vigueria
Sandra & William Voitt
Andrew Wacker
Susan & Jeffery Walker
Tracey Pearce & Darren Wheatley
Sharon & Richard Williams
Theresa & Craig Williams
Mary & James Zalmanek
Everly & Eckhart Zimmerman
Hannah & Johannes Zimmerman



Treasurer's 2024 Annual Report / 2025 Budget

| 2024 Annual Report | | 2025 Budget | |
|---|--------------------|-------------------------------------|---------------------|
| Beginning 2023 Balance: | \$27,537.00 | | |
| Income | | Income | |
| Member Contributions | 9,010.00 | Dues * | \$8,704.00 |
| Architectural Fees | 1,958.00 | Architectural Fees | 800.00 |
| Other (Interest, refunds, etc) | 3.00 | Other (Interest, refunds, etc) | 5.00 |
| Total Income | \$10,971.00 | Total Income | \$9509.00 |
| | | | |
| Reserve CD | | Reserve CD | |
| Initial transfer | 20,005.00 | Initial Reserve Balance | 20,365.00 |
| Interest | 360.00 | Interest (Estimated) | 895.00 |
| 2024 ending balance | 20,365.00 | Estimated End of Year Balance | 21,260.00 |
| | | | |
| Expenses: | | Expenses: | |
| Annual Meeting | 50.00 | Annual Meeting | 35.00 |
| CO Department of State | 10.00 | CO Department of State | 10.00 |
| CO HOA Registration (DORA) | 35.00 | CO HOA Registration (DORA) | 45.00 |
| CONO Dues | 0.00 | CONO Dues | 0.00 |
| Covenant Editing (Printing) | 0.00 | Covenant Editing | 0.00 |
| Cyber Basement | 50.00 | Cyber Basement | 60.00 |
| FireWise Activities | 406.00 | FireWise Activities ** | 500.00 |
| Insurance | 1648.00 | Insurance | 2,500.00 |
| Legal Fees | 42.00 | Legal Fees | 1,200.00 |
| Mowing | 834.00 | Mowing | 700.00 |
| NEPCO Dues | 55.00 | NEPCO Dues | 55.00 |
| Newsletter (w/ postage) | 298.00 | Newsletter (w/ postage) | 500.00 |
| Nevins Park (misc) | 366.00 | Niven's Park Upgrade, Misc | 500.00 |
| Picnic | 0.00 | Picnic | 50.00 |
| PO Box | 194.00 | PO Box | 200.00 |
| Postage | 302.00 | Postage (Misc) | 300.00 |
| P. Defense Expense | 597.00 | P. Defense Expense | 3000.00 |
| Ranch Clean-Up | 1028.00 | Ranch Clean-Up | 0.00 |
| Red Rock Acres Communications | 0.00 | Red Rock Acres Communications | 100.00 |
| Safety Deposit Box | 22.00 | Safety Deposit Box | 25.00 |
| Tax Return | 0.00 | Tax Return | 0.00 |
| Tri Lakes Cares | 0.00 | Tri Lakes Cares | 0.00 |
| FVAWD (Water) | 0.00 | FVAWD (Water) | 50.00 |
| Web Site Registration | 23.00 | Website Registration/Version Change | 250.00 |
| Web Site SSL Support | 10.00 | Web site SSL Support | 75.00 |
| ZOOM License | 197.01 | ZOOM License | 200.00 |
| Total Expenses | \$6138.00 | Total Expenses | \$10,355.00 |
| Ending Cumulative Balance 2024 | \$12368.79 | Ending CY2025 Balance | <\$846.00 |
| | | | |
| * Estimated 2025 Dues income based on 211 owners, \$75 owner contributions at a 55% participation rate. | | | |
| **The HOA funds include \$544.27 of 2024 of funds dedicated to the FireWise effort for 2025. | | | |
| ***Income shortfalls are to be covered by Reserve Fund interest, as necessary. | | | |

RRHOA BOARD:

| | | | |
|------------------|-----------------------------|-------------------|--------------------------------|
| Beth Lonnquist | President | Shannon Kittelson | Architectural Control Chairman |
| Craig Williams | Vice President | Kevin Guy | Web Master |
| Bill Griffith | Treasurer | Laura Quinlan | Director, Zoom coordinator |
| Julia Pheteplace | Secretary, FireWise Liaison | Chris Jones | Director |
| | | Scott Miller | Director |

RED ROCK RANCH HOMEOWNERS' ASSOCIATION
Notice of Member Meeting of the Red Rock Ranch Homeowners Association
will be held at 7:00 p.m. on April 14, 2025
at 166 Second St., Monument, Colorado.

Dear Owners,

Upon determination of the majority of the Red Rock Ranch Homeowners Association Board of Directors, at the Annual Member Meeting scheduled for April 14, 2025, one of the agenda items will be for the purpose of electing three Directors to the Board to fill the positions. The new terms will expire in 2029. These are the positions currently held by Chris Jones, Shannon Majestic and Julie Pheteplace. The Board is comprised of nine Directors. Per the Association Bylaws, terms of office for Board members are four (4) years. The existing Directors with terms extending to 2026 and 2027 are not affected by this election.

Nominations will be accepted by the Association prior to the Special Meeting (nominations may be made in writing to the Board) or from the floor during the Meeting. In order to take action at the meeting, a quorum of twenty percent (20%) of all Owners entitled to vote must be present in person or by proxy. Each Lot will have one vote and a Lot Owner is entitled to one vote per open position on the Board, regardless of the number of lots owned. Assuming a quorum is met, the three candidates with the highest number of votes will be elected to the vacant positions. Per the Association Bylaws, if the election is contested, i.e. more candidates than open positions, the election shall be held via secret ballot.

The agenda for the Member meeting is in the accompanying newsletter

The Association's Board of Directors encourages all Owners to attend this Member Meeting. However, if you cannot attend the meeting, a proxy is attached. **An Owner may name a neighbor, friend, Board Member, or other adult individual as proxy.**

**PROXY FOR MEMBER MEETING OF THE OWNERS OF THE
RED ROCK RANCH HOMEOWNERS' ASSOCIATION**

The Red Rock Ranch Homeowners Association ("Association") will be holding a Member Meeting of the Owners on April 14, 2025. The location and time of the meeting are included in the formal notice of meeting.

Proxy and General Powers

I/We will not be able to attend the above-referenced Member Meeting. I/We represent myself/ourselves to be an Owner(s) of the following Lot within the community (insert address): _____

I/We do hereby appoint, constitute and grant my (our) proxy to _____
as our agent for purposes of obtaining a quorum, and to vote on all matters that may be voted upon by the undersigned at the Member Meeting with all the powers that I/we would possess if present at the Member Meeting in person.

This proxy is only valid for the Member Meeting of Owners being held on April 14, 2025, for the election of three Directors. All previous proxies given are revoked. This proxy shall be void only if the undersigned cancels this authority in writing or attends the meeting and votes in person. The undersigned hereby ratifies and confirms any and all acts and things that his or her agent may do or cause to be done under this agency relationship.

Owner (as title is held) Date Owner (as title is held) Date
Legal signature - DO NOT PRINT Legal signature - DO NOT PRINT

RETURN YOUR PROXY TO:
Red Rock Ranch Homeowners Association
PO BOX 1463
Monument, CO 80132

Proxies can also be hand delivered by the proxy giver to the Member Meeting and presented before the meeting starts. Alternatively, you may also return your proxy to the Association by hand delivery to any Board member or via email to ballots@rrrhoa.org. Please email any questions to info@rrrhoa.org and a Board member will respond. All proxies must be received prior to the start of the Member Meeting.

DRAFT MINUTES:

April 22, 2024 Red Rock Ranch Homeowners Association Annual Member Meeting at Tri-Lakes Chamber of Commerce Community Building

Meeting called to order by President Lonquist at 7:02pm.

Board members present: President Lonquist, Vice President Miller, Treasurer Griffith, Director Pheteplice, Director Kittleson, Director Quinlan, Director Jones, and Director Guy.

Members present: Approximately 40 Members in attendance.

Introduction: Board of Directors introduced themselves and then the HOA Members introduced themselves.

Architectural Control: Robert and Sandra Michaels submitted a request for approval of new construction on Stone View. After review, Vice President Miller made a motion to approve the request and Director Jones made the second. The request was approved unanimously. Joe and Amber Viguera submitted a request for approval of an attached garage on Limestone. After review, Director Kittleson made a motion to approve the request and Director Quinlan made the second. The request was unanimously approved.

Approval of the minutes: Director Jones motioned to approve the March meeting minutes and Vice President Miller made the second. Minutes approved by the board without exception.

Approval of April 2023 Member Meeting Minutes: Minutes were reviewed by members and Mrs. Yack made a motion to approve the minutes while Mr. Andrichak made the second. The meeting minutes were approved by a majority of members in attendance.

Treasurer's report: Treasurer Griffith reviewed the April Treasurer's report. Beginning balance was \$28,654.93, there were \$471.54 in deposits and \$150 in expenses leaving an ending balance of \$28,976.31. Director Guy made a motion to approve the April Treasurer's report and Director Quinlan made the second. Board approved April Treasurer's report unanimously.

Annual Budget: Treasurer Bill Griffith reviewed the 2024 budget. Anticipated income is \$9,709.00 and anticipated expenditures are \$9,655.00. Mrs. Yack inquired about budget vs. actual and Treasurer Griffith answered her question. Mr. Andrichak made a motion to approve the budget and Mrs. Christensen made the second. The budget was approved by a majority of the members present.

Park Master Plan: Vice President Miller provided several options for the park that the planning committee reviewed. 1. Playground equipment-not recommended due to liability and cost. Mrs. Christensen inquired about the liability issue- insurance would be higher and possibility of lawsuit.

2. Walking path- not recommended because there are already many hiking trails in the area.

3. Dog park- not recommended due to fencing expense and clean up responsibility.

4. Replace tennis court- not recommended due to quotes of \$100K to completely removed old court and replace with new one. The committee consulted with a company in Denver to resurface the tennis court which Palmer Lake used and it cracked in one month. The court could be repainted for pickle ball for \$1800. The committee recommends deferring until we have more money.

Costs for mowing the park run approximately \$250 per mow. Anticipate members will volunteer to mow the park. The bus stop area is being mowed by Director Jones, Mr. Christensen and Mr. Tillotson.

Thank you!!

The current flag pole is not in good condition and the members were asked if they would like the pole replaced so that we can fly the American flag at the park. Vice President Miller made a motion to approve \$700 to replace the flag pole. Mr. Colgan made the second and offered to help installing the pole. The expense was approved unanimously. There was a discussion about fund raising for the park. Director Jones suggested adding local companies' advertisements to our newsletter and the website. Director Guy is looking into a group rate garbage service which would increase membership participation. A suggestion was made to add an option for park fund on the member dues form.

New Board Member Election: Clarification on HOA election facts was provided during the meeting by Vice President Miller. The Board fully complies with Colorado law and RRR HOA governing documents (Articles of Incorporation, Bylaws, Covenants, and legal agreements) for elections. Our HOA Bylaws task the Board to nominate candidates for the Board. The Board is also allowed to appoint members to the Board if a position opens up mid-year. The newsletter announces the Board nominations. HOA members may self-nominate in advance of or at the annual member meeting. It is the duty of the Board to ensure a quorum is met, and the Board accomplishes this by soliciting proxies. Every HOA member has the same right to campaign and

collect proxies. Board members do not lose those rights once they become volunteer directors. Colorado law and HOA governing documents do not prohibit Board endorsements of candidates. Governing documents are available on the website, rrrhoa.org.

Candidates for 3 open positions are: Mrs. Quinlan, Mr. Jones, Mr. Williams and Mrs. Yack. Each candidate was given time to speak about themselves and answer any questions from the members. Mr. Williams was unable to attend so Director Pheteplace read his written statement. The members placed their votes and they were counted by Mrs. Lehn and Mrs. Dern. The candidates receiving the most votes are: Mrs. Quinlan, Mr. Jones and Mr. Williams.

Firewise: This year's dates for chipping with the Fire Department are June 29 and September 7. Members should email rrrfirewise@gmail.com to get on the schedule and to schedule an inspection of your property. Volunteers are needed for the FireWise committee as well as on chipping days. Pamphlets regarding mitigation and emergency preparedness were handed out to attendees. Mr. Yack thought these were very informative and suggested we distribute them to all members. If you would like fire mitigation information email rrrfirewise@gmail.com.

The National Forest Service will be doing a controlled burn in the open space that was mitigated earlier off of Mt. Herman Road. This should take place sometime in May or June.

EMAIL BLAST SIGN-UP If you want to be included in an HOA Email Blast of new policies, and proposed Covenant changes please sign up. To give permission for the HOA to email you with a policy update and notices you need to go to the website, RRRHOA.org. Then go to the "Contact Board" tab and on the bottom left of that page there is a box to mark. The HOA will receive an email that you want to be included in an email blast of new Policies and other notices.

Development in the area: There was discussion about the proposed development Red Rock Acres and a proposed development across Highway 105. Members were encouraged to let their concerns be known.

Annual Picnic: The annual picnic will be June 7 at noon. Bring a lawn chair and a dish to pass. Meat and drinks will be provided by the Board. Annual Clean-up: June 15 & 16 8am-4pm. Do not dump if a board member is not present.

Next Board meeting: May 13, zoom meeting 7pm. Request to join can be done through the website.

Treasurer Griffith made a motion to adjourn the meeting and Steve? made the second.

President Beth Lonnquist adjourned the meeting at 9:10 pm.

End draft

HOA MEMBER THREATENS HOA

A resident on Pike View Way has threatened the Red Rock Ranch (RRR) Homeowners Association (HOA) with a Cease-and-Desist letter with veiled threats of a lawsuit if the Board of Directors continues to enforce the covenants. His principal issue is how the Covenants were renewed in May 2010, 15 years ago. On the advice of legal counsel, the Board of Directors, representing the interests of our 200+ HOA members, do not agree with the Pike View resident's assertion and will enforce the existing covenants unless or until a court determines that the covenants are unenforceable. The HOA strives to maintain your property values because the covenants underpin maintaining property values and community standards and this is a direct threat to those values.

The HOA Board continues to responsibly and fairly administer the covenants to maintain property values, approve architecture requests, ensure financial stability, maintain common areas, and provide beneficial services to members including Firewise and spring cleanup. Furthermore, the Board has regularly filed required documents on behalf of the HOA with the Internal Revenue Service, the Colorado Business Registry, and the Department of Regulatory Agencies.

The Board will keep you informed of this issue at the monthly Board meetings and through meeting minutes posted at rrrhoa.org to the best of the Board's ability.

EMAIL BLAST SIGN-UP

If you want to be included in an HOA Email Blast of new policies, and proposed Covenant changes please sign up. To give permission for the HOA to email you with a policy update and notices you need to go to the website, RRRHOA.org. The go to the "Contact Board" tab and on the bottom left of that page there is a box to mark. The HOA will receive an email that you want to be included in an email blast of new Policies and other notices.

BENEFITS OF AN HOME OWNERS ASSOCIATION (HOA)

The internet has a number of articles on the benefits of HOAs. Our annual HOA donations are only \$75. Below is a summary of the major benefits.

Maintain Insurance coverage for the Board of Directors and General Liability according to the Bylaws. This also cover insurance during HOA Firewise work days.

Maintain property values. This is the most important benefit an HOA brings and is accomplished through covenants. Covenants provide a set of standards agreed upon by its members to ensure consistent appearance throughout the neighborhood through rules regarding exterior maintenance and landscaping. Covenants are a contract agreed upon by homeowners at purchase of the property within the HOA.

Community connection. HOAs provide opportunities to serve on the Board of Directors and through community events build a stronger sense of community. The Firewise program offers fire mitigation and the Spring Cleanup provides a way to dispose of unneeded things we tend to accumulate over time. These programs are available to members paying the annual dues.

Architectural controls. New structures and modifications to existing structures are reviewed for approval to ensure consistency with community standards.

Conflict resolution. This addresses noise policies, short-term rentals, parking restrictions, etc.

Financial stability. The HOA maintains a funding reserve to address common area maintenance, improvements, and unexpected issues.

Maintained common areas. The HOA maintains our two parks.

FIREWISE 2024

In 2024, Red Rock Ranch received a FireWise Renewal designation! This is an annual application for the HOA. We provided chipping to 31 properties. To keep this designation, that may give you a discount on your Homeowner's insurance, the FireWise committee works hard to collect data from homeowners.

The overall investment for Firewise is calculated with volunteer hours, money spent on contractors to remove trees and a chipper rented, needles removed, landscaping to fire adapt your property and hours spent in FireWise education.

Anything you do to mitigate your property can be used when compiling data for the Red Rock Ranch FireWise application.

Thank you to all who have participated and volunteered their time. Your voluntary HOA dues support the FireWise program so don't forget to send your donation today!

WHO LET THE DOGS OUT?

There are aggressive dogs in the area. At least one resident has suffered minor injuries trying to protect their dog in a fight initiated by another's dog. If you have an aggressive dog, please train your dog to not attack. This was an unprovoked attack.

Just a reminder, it is against the law to allow your dog off leash in El Paso County (except in designated areas). The Humane Society, under contract to El Paso County provides Animal Law Enforcement services to Red Rocks Ranch. Their primary function is enforcing ordinances and statutes that address domestic animals. They enforce laws pertaining to animals running at large, noisy pets, licensing, etc. They are able to impound free-running or aggressive pets and to assess a fine to the pet's owner(s). So please be a good neighbor, don't allow your dog(s) to run free in the "Ranch" and train your dog to be a good neighbor.

