

## RED ROCK RANCH HOMEOWNERS ASSOCIATION

# RED ROCK RANCH NEWS

SPRING NEWSLETTER      MAY , 2017

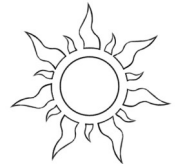
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### COMMUNITY NEWS

PENNED BY BOARD PRESIDENT BETH LONNQUIST

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Spring is really trying to arrive in Monument and I can hardly wait. Walking around and talking to neighbors this past winter in the ranch was great. Thank you to all who took the time to talk with Cathleen Guy and myself about the covenant definition and changes and why we needed to update them. The changes have passed and the paperwork has been filed with El Paso County.



With the passing of the Covenant Changes, the board has created a policy with the process of how to proceed with enforcement. We will still try to discuss any problems and complaints with the lot owner and resolve any issues without a lot of fuss. This is how the HOA has operated since 1996, and had been very successful, until a couple of years ago. The RRRHOA board will continue this policy and only go further when the issue at hand cannot be resolved easily. The Covenant Enforcement Policy is on the web site under "Information->RRR Covenants". If anyone has any questions, please feel free to contact any HOA Board member.

We have an opening on the board, and we would like to keep nine Directors on the board, if possible. I know everyone is very busy, but this is one place you can make a difference in your neighborhood where you live. Our Red Rock Ranch Board meets on the 2nd Monday of every month at 7pm. Check on our web site for the address.

I am looking forward to seeing everyone at the annual picnic, Saturday August 26. The pot luck is always great and the barbecue is running full steam ahead! I would like to start a Firewise discussion at the picnic. We will have materials available and I will have small immediate things that can be done to reduce your home's risk. I would like the Firewise program to be expanded beyond our HOA, with the other HOA's also participating. This is a great way to make this neighborhood a little more safe.

See you in August

### SUMMER EVENTS

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**Picnic** The picnic and annual meeting is scheduled for Saturday August 26 at Nevins Park (The pavilion).

This is a good time to meet some neighbors, hear the latest community information and ask questions of the board. Please bring a side dish to share and a chair. The HOA will provide drinks and a grilled main dish. Check the website for announcements if bad weather is present.



**Cleanup** The HOA is again sponsoring a spring cleanup weekend. The dates will be **Jun 3,4,5** from 8am to 4pm. These date are **SAT-MON**. No slash or yard waste will be taken this year due to the prohibitive cost of the chipping. We hope to bring it back in 2018. Black Forest Slash is available to take all tree and pine needles and is located at 12391 Herring Rd. They are open: Tuesday and Thursday 5-7:30, Saturday 7-4 and Sunday 12-4. If there is empty dumpster space Monday after 2pm we may be able to take limited slash, first-come, first-served. Please check before loading up. **REMEMBER: No Hazardous Material (including oil/gas).**

We require that you be a current, paid up member of the HOA (\$50) 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.

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[See the website at rrrhoa.org for additional rules and information.](http://rrrhoa.org)

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**

- Beth Lonquist, President 548-0455
- Jim Bergeron, Secretary 481-2624
- David Weber, Treasurer 481-8826
- Frank Chuba, Arch Director 487-0371
- Bill Griffith, Director 481-2049
- Kevin Guy, Director 338-7032
- Fred Lanyon, Director 684-4360
- Jim Zalmanek, Director 481-2712
- **Open Spot. New Volunteer! Call if interested**

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.

ANNUAL TREASURER'S REPORT

|  |            |
|--|------------|
| BEGINNING BALANCE AS OF 1/1/2016 .....   | \$15891.33 |
| INCOME;                                  |            |
| VOLUNTARY DONATIONS .....                | \$5587.60  |
| ARCHITECTURAL CONTROL FEES.....          | \$616.00   |
| INTEREST EARNED .....                    | \$7.28     |
| TOTAL INCOME: .....                      | \$6210.88  |
| EXPENSES:                                |            |
| PHILADELPHIA INTERNATIONAL INS.....      | \$1928.00  |
| ANDERSON,DUDE & LEBEL (LEGAL) .....      | \$3389.50  |
| TRI-LAKES DISPOSAL (clean-up).....       | \$2200.00  |
| ANGRY SQUIRRELL .....                    | \$3100.00  |
| CYBER BASEMENT .....                     | \$10.00    |
| FRED LANYON(fence) .....                 | \$87.28    |
| CLAIR BRENNENAN (MOWING AT PARK).....    | \$195.00   |
| TRI-LAKES PRINTING .....                 | \$414.68   |
| TRI_LAKES CARES (2 years).....           | \$400.00   |
| HOME DEPOT(fence) .....                  | \$282.21   |
| POSTAGE-BOX RENT/POSTAGE.....            | \$256.00   |
| PEOPLES BANK-SAFE DEPOSIT BOX/CHECKS ... | \$50.00    |
| NEPCO .....                              | \$35.00    |
| TOTAL EXPENSE.....                       | \$12347.67 |
| ENDING BALANCE AS OF 12/31/16 .....      | \$9754.54  |

STANDARD MISCELLANEOUS HOA TOPICS

Thankfully we live in a neighborhood where with some exceptions, we have a limited number of issues. As a review, here are some of the topics that we and other HOA boards seem to hear about a lot.

- **Roaming and barking dogs:** Please realize that others may be more sensitive to your pets presence and leavings. Please pickup after them as you walk about the neighborhood and don't allow them to roam free. It is unsafe for the animal and residents. If you need to report an issue call El Paso County Animal Law Enforcement at 473-1741.
- **Speeding/Auto Noise:** We have curvy roads with lots of blind turns. We know it's a long 2 minute drive from Hwy 105 to your house but take the extra 15 seconds and be safe. Gunning the engine may sound good to you but probably not to the tired mother who's baby just got down for her nap. Please be considerate and maintain the peaceful environment we all moved here for.
- **Pot Holes:** At least on some streets, the county has been around and done repairs. You can report road problems online at [http://adm2.elpasoco.com/transprt/service\\_request.asp](http://adm2.elpasoco.com/transprt/service_request.asp) or call 520-6460. The HOA board has no special access to get them fixed faster.
- **Messy/Cluttered Yards/Houses:** Just because you put that trash pile where you can't see it doesn't mean it's not an eyesore to your neighbor. Please don't let trash and yard waste sit around. Throw it away or bring it to the clean-up in June!

**2017 DONATION**

Please return your 2017 donation at your earliest convenience. Donors will be listed on the website.

**Our requested amount is \$50.**

This is an increase for the first time in over 10 years due to increased expenses and activities. 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. There is no need to return this form if the names and address on your check is correct. Otherwise please indicate your correct name and address so we may send mailings to the correct place.

*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