

RED ROCK RANCH HOMEOWNERS ASSOCIATION

RED ROCK RANCH NEWS

SUMMER NEWSLETTER AUGUST, 2007

TENNIS ANYONE?

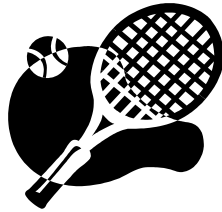
CONTRIBUTED BY KELLY MCGUIRE, JIM BERGERON AND JOLINE LEE

Responding to several homeowner requests to repair the tennis court, members of the Board of Directors have investigated options to restore, refurbish and even upgrade our facility.

We have discovered that the existing concrete slab is in very good condition as it is. There are several cracks in the surface and some grass is growing through in places.

The expansion packing is mostly missing between the four separate sections but the structure is level and doesn't show any apparent heaving. The overall slab measures 48 ft x 110 ft (5280 square feet). The net is barely serviceable but the net posts are operable and in need of minor repairs. The court surface needs concrete patching and painting. The restoration will be simple and relatively inexpensive. Necessary repairs and replacement parts and labor will also be tolerable. Life expectancy of these repairs is about six years.

Refurbishing the court is another matter.



Concrete filling and patching would be enhanced with a surface treatment similar to that of drywall taping and smoothing before painting. This process will fill and cover cracks to slow water entry and prevent uneven expanding and contracting and the ensuing surface spalling. This would be followed by replacing the expansion packing, surface painting and net replacement plus the repairs described above to include replacement of the net posts. Life expectancy of the repairs is about eight to ten years except for the paint.

Upgrades will allow the court to be used for multiple activities. One potential product is the Sport Court, a surface cover that facilitates many differing uses such as tennis, volleyball, badminton, full or half court basketball (or both), soccer, in-line skating sports, standard roller skating, skateboarding to include jumps as well as shuffleboard and hopscotch. Other options also exist. This

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NEPCO

CONTRIBUTED BY DAVID WEBER

NEPCO is the abbreviation for the "Northern El Paso County Coalition of Community Associations." This organization consists of over 18 local Home Owner Associations. Their purpose is to provide an information exchange between member organizations regarding issues affecting property rights and values, HOA operations and land use activities.

This group is currently monitoring state legislation and actions by the city of Monument and El Paso County regarding zoning, other land use issues and HOA regulation.

The RRRHOA is considering joining this organization. Information gained from this association will be posted on the local website and in future newsletters.

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481-9665
- *Jim Bergeron, Secretary*
481-2624
- *Bill Martin, Treasurer*
481-3673
- *Dr. David Bohn, Director*
481-8203
- *Frank Chuba, Director*
487-0371
- *Fred Lanyon, Director*
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- *Phyllis Moore, Director*
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- *David Weber, Director*
481-8826

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COURT PROPOSALS DETAILED

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“COSTS WILL ALWAYS DRIVE WHAT WE DO AND THE TENNIS COURT WORK WILL BE NO EXCEPTION”

treatment will require the simple repairs to the concrete followed by the installation of the plastic surface that is a Sport Court exclusive.

The added sports will require additional equipment for each sport. For example, basketball will require court marking as well as goals, posts and nets. Volleyball will require court marking and an elevated net. Life expectancy for the surface is more than twenty years. Paint markings will last about twelve years.

Where do we go from here? We conducted a poll on the HOA website and the answers were varied as to the repair options. Most respondents favored repairs as such, but the majority of those also asked for a wider field of use for the facility. It seems there isn't much demand for a tennis only option. The court has enjoyed only limited use for tennis for many years. We have all noticed this lack of use and perhaps that is what drove the responses. An additional consideration is the increasing number of young children on the Ranch. There are no other recreational facilities available up here to service their needs. It may simply be time to recognize that fact and reach out to them by expanding our complex at the tennis court site. There are several other related ideas floating around which could eventually be incorporated there.

Costs will always drive what we do and the tennis court work will be no exception. We have a bid for about \$8300.00 from the Lakewood office of Hellas Construction Co. for the refurbishing option. This company is well known nationally and specializes in this type of work. They have performed this type of repairs for the Colorado Springs Parks and Recreation Department for several years and enjoy a good reputation.

As a result of our survey we asked Rocky Mountain Court Builders, a Sport Court distributor, to propose a multi-use option for our consideration. They inspected our facility and responded with three bids which offered three court surfaces



from which to select. Their bids also included the optional court equipment and markings described above as well as the concrete repair work to sustain our slab. These bids ranged from \$25,500.00 to \$31,000.00. This company is based in Parker, Co and enjoys a good reputation. They offer many references and provided pictures of their work. Sport Court is a national brand and has offered these widely popular products since the mid 1970s.

From these two bids we extrapolated a repair only cost estimate approximating \$3,000.00 for the patching, painting and repairs described back in the second paragraph.

The general consensus is this is a lot of money (which we don't have) to commit to a facility that receives such limited use. Conserving the resource is important for sure, but to invest large dollar amounts would demand greater usage. The greater use scenario drives us to the higher cost (multi-use court) option, even if we don't use the Sport Court surface.

It would seem the answer would be to test the multi-use court theory to determine if greater use demands materialize. If they do then it might be prudent to investigate ways to pay for the improvements (through loans, donations, sponsorships, memberships and so forth). Really, it is a homeowners' decision. If we do decide to invest any substantial amounts of money on the court, that will come

back in increased property values in the long run. The court and pavilion complex belongs to us all and it is the first thing to see when entering the Ranch.

Accordingly, the Board would like to hear from the homeowners on this issue. Please don't be shy; the greater the input, the better the decision will be. We will have the facts, figures, related papers and photos at the picnic on Aug 25 for everyone to review. We will also prepare a short presentation to generate interest and discussion.

See You There!

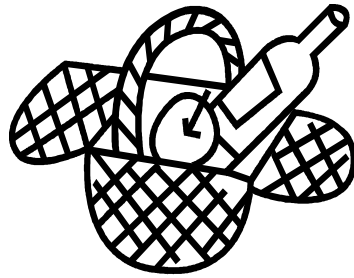
“UPGRADES WILL ALLOW THE COURT TO BE USED FOR MULTIPLE ACTIVITIES.”



PICNIC AND ANNUAL MEETING

CONTRIBUTED BY JOLINE LEE

Due to a suggestion by one of our residents, we are holding the picnic in August this year. In previous years the picnic was held in September when the weather was more unpredictable. Hopefully the timing change will make the event more enjoyable for everyone.



Our annual business meeting will follow the picnic. We will be discussing, among other things, plans to turn the tennis court into an all purpose sports court. We are always interested in your concerns and/or suggestions to make the area a more pleasant environment in which to live.

We will meet at the park pavilion at 1 pm on Saturday August 25th. The HOA will provide meat, buns, condiments, drinks, paper plates and plastic eating utensils. We ask that everyone bring a side dish such as salad, dessert etc, with a serving utensil. Our seating is limited so we would also suggest you bring your own chairs.

Please plan to attend and bring neighbors who are new to the area. Former residents are always welcome...the more the merrier.



WEBSITE ACTIVITY

Take a look at the website.

News regarding the community (including the water district) are posted frequently. The recent court use poll received many responses. Look for more polls in the future. Have a favorite picture? Send it in for everyone to see. Got a comment. Post it to the discussion board.

INFORMATION REGARDING ARCHITECTURAL CONTROL FEES

CONTRIBUTED BY BILL MARTIN



No structure, building (including storage sheds), fence, solar panels, satellite television dish exceeding 24 inches in diameter or two in number, outside light, tennis court, swimming pool, nor other such facilities shall be erected, placed, or altered on any lot within the subdivisions until the plans, design, and location thereof have been approved in writing by the Committee and payment of a fee is made to the Committee. The Committee will establish and publish a fee schedule (see below)

Non-livable structures, attached or not, will be 10 cents per square foot with a \$25 minimum. New homes will be 10 cents per square foot with a \$250 minimum, plus a \$100 refundable landscaping fee. Fences, split rail or white picket, need approval, but no fee is attached.

2007 DONATION FORM (CLIP AND MAIL)

2007 Donation Form

Thank you for helping us defray the costs of the RRRHOA!

Please return your 2007 donation at you earliest convenience. Donors will be listed in the next newsletter. Our suggested amount is \$35. The Association currently operates without mandatory dues.

Know a new neighbor, or someone with a change of address? Please enclose a note so that we can update out mailing records. Feel free to pass on this newsletter as well.

Thanks to those who have already donated!

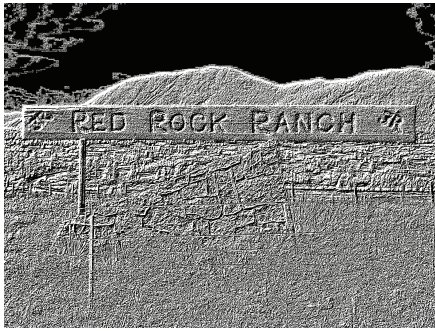
MAIL TO: RRRHOA, PO Box 1463, MONUMENT, CO 80132

Name: _____

Address: _____

E-mail: _____

Phone: _____



RED ROCK RANCH HOMEOWNERS ASSOCIATION

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Monument, CO 80132

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WE'RE ON THE WEB

WWW.RRRHOA.ORG

RED ROCK RANCH HOMEOWNERS ASSOCIATION SEMI-ANNUAL REPORT AS OF JULY 1, 2007

BEGINNING BALANCE: 1-1-2007	6548.79
INCOME;	
VOLUNTARY CONTRIBUTIONS	4180.00
ARCHITECTURAL CONTROL FEES	471.20
<u>INTEREST EARNED</u>	<u>93.47</u>
TOTAL	4744.67
EXPENSES:	
DONATION-FIRE DEPARTMENT	100.00
NEWSLETTER-PRINTING & POSTAGE	222.61
ELK CREEK MEADOWS-MOWING	225.00
POST OFFICE-STAMPS	39.00
PEOPLES NAT'L BK-CHECKS-SAFETY DEP	61.15
RURAL COLO DEVELOPMENT-TUITION	120.00
WEB DOMAIN NAME- 3YRS	21.51
FLOWERS FOR RESIDENT HOMEOWNER.....	17.07
<u>FOREST VIEW WATER DISTRICT-WATER.....</u>	<u>6.55</u>
TOTAL.....	812.89
ENDING BALANCE:	10,480.57

RRRHOA meetings are held the second Monday of the month at 7pm in the community room of the Tri-Lakes Fire Department (18650 Hwy 105). Email boardpresident@rrrhoa.org to confirm time or location and to request the discussion of specific issues.

THANKS TO OUR 2007 CONTRIBUTORS

Jim & Mike Bergeron
David & Lesa Weitz
Gary & Kathy Davis
John & Dolores Novotny
Richard & Sharon Williams
James & Germaine Roberts
Deborah & Dwight Miller
Wayne & Barbara Ingwalson
Don & Nan Graber
MaryAnn Luis
Col John & Nancy Mann
Nonna Patitucci
Jay & Ana Alexander
Mary Nevins
Russell Hale
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Gifford & Deborah Murray
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Christopher & C. Slavsky
Karla Allen
Rita & Tom Thieme
Jeffrey L. Mailloux
Karen Conway
Marissa McMillan
William & Valerie Martin
Ron & Mary George
Susan Gates & F. Malmstrom
Paul & Shelly Tillotson