



Red Rock Ranch News

Red Rock Ranch
Homeowner's
Association

July, 2004
Summer Newsletter

Neighborhood Crime Watch contributed by Jim Bergeron

Now is the time to be alert for renewed criminal activity. Although we have not had any new reports of new criminal activity since the series of break-ins in February and March, burglars will often return to an area when residents land police have had time to lose interest in security.

RRR is registered with the El Paso County Sheriff's office as a member of Neighborhood Watch, and in light of recent events, it is time to review some very basic things we should all be aware of. Under the guidelines of Neighborhood Watch, we are all asked to be on the alert for any unusual activities in our individual neighborhoods. That doesn't mean we have to be snoops, but it does mean we should be aware of anything that seems out of the ordinary. In one watch area in Monument, a man saw a moving van pull into the driveway of a neighbor who he knew was on vacation. He immediately pulled his vehicle in front of the van and called the police. The van driver tried to escape, causing damage to the blocking vehicle, but was apprehended and is now a guest of the state in Canon City. It would probably have been more appropriate to get a license number and call the police rather

than risk your vehicle (and possibly safety), but it is nice to see that some people are willing to get involved.

If you do see something or someone who is suspicious, and does not seem to fit into the neighborhood, get a good description (gender, height, weight, ethnicity, make of car, plate number). Note the time and date, and do not hesitate to call the police. Better safe than sorry. Do not approach the individual: if he is committing a crime, he may be armed.

Around the house, keep your doors locked. Do not admit someone into your house if you do not know him/her. Especially if you are working in the back yard, make sure your front doors and garage doors are locked (most property thefts take place in a home with an open garage door). Do not put mail in your mailbox for pickup if it contains checks: make the extra effort to go to a postal drop box. When you are away for an extended period of time, stop mail and newspaper deliveries, or have a neighbor pick them up for you (jogging through the Ranch, I am

amazed at the homes I see with several days' accumulation of newspapers in the drive: a perfect invitation to a burglar, who knows the occupants are nowhere nearby).

Invest in a timer to turn a light on and off in the living room and bedroom so that it appears someone is home while you are on vacation. Etch an ID number on your valuables so they can be identified at the police station.

Conduct a written and photographic inventory of your property in case of theft or fire (a video camera works nicely for this).

A final tip that has nothing to do with burglary: when going away for extended periods of time, turn off the water supply to the washing machine. Hoses in this arid climate develop dry rot and often burst without warning. Many homeowners have returned to find extensive damage to floors and drywall that could have been avoided by simply turning off the faucet to the washing machine.

Why Restrictive Covenants contributed by Joline Lee

Every time I turn into Red Rock Ranch from Highway 105 I think how lucky we are to be living in such a beautiful area. But times are changing. All one has to do is get off at the Monument exit to realize that.

Red Rock Ranch has certainly changed over the years. We seem a community that values

our privacy and really doesn't want or need anyone telling us what to do.

The covenants that were drawn up by Hugh Nevins when he started the Ranch are simple and straightforward, meant to preserve the beauty of our area. For the most part they are honored by all of us who live here.

Still, it might be good for each of us to look around from time to time, decide if we would like ourselves as a neighbor and ask if we are doing all we can to preserve the beauty that surrounds us.

Inside This Edition:

FIRE SEASON - P. 2

BOARD MEETING NOTES - P. 2

SPEEDING ON THE RANCH - P. 3

UNLICENSED VEHICLE RULES - P. 3

ARCHITECTURAL CONTROL - P. 3

TREASURER'S REPORT P. - 4

ANIMAL CONTROL LAW - P. 4

Red Rock Ranch Homeowners Association Board of Directors

- Joline Lee, President
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
481-6012
- Scott Miller, Director
481-8138
- Phyllis Moore, Director
488-0721
- John Sharp, Director
481-8725

Fire Season is Here - Time to Get Ready!

Fire season is back. With another dry summer predicted, residents are urged to begin taking precautions.

Trim and chip all dead vegetation on your property. The scrub (Gambel) oak in the area is especially heavily stressed by the record drought, and in many cases is being infected by the oak borers. Homeowners should be especially vigilant about trimming and chipping dead and dying oak. You may also wish to consider spraying your scrub oak with Liquid Seven (Carbaryl) now and again in July.

Keep the grass near your home mowed, and the vegetation anywhere on your lot trimmed to a reasonable level. Remove all grass clippings and dry vegetation from your property.

Use extreme caution when grilling or performing any other activity outdoors which might create a fire hazard. Keep a water hose hooked up and nearby, and avoid hazardous activities on windy days.

Keep your gutters clean. One of the primary means by which a wildfire spreads to homes is when sparks are carried by the wind into leaf and pine needle-filled gutters. Modern shingles themselves are generally very fire resistant, but burning gutters will quickly spread a fire into the roof and walls of a home.

Keep the non-emergency number of the Tri-Lakes Fire Protection District handy to report smoke: 481-2312. Of course, if you have an actual emergency to report, dial 911.

SCAM ALERT:

THERE HAVE BEEN SEVERAL REPORTS IN EL PASO COUNTY OF PEOPLE OFFERING YARD WORK TO ELDERLY RESIDENTS, AND ASKING TO BE PAID IN ADVANCE. THE "WORKERS" TAKE THE MONEY AND DISAPPEAR WITHOUT DOING ANY WORK. IF YOU NEED YARD WORK, DEAL ONLY WITH SOMEONE YOU KNOW, OR SOMEONE REFERRED BY A FRIEND.

News from Recent RRRHOA Monthly Meetings...

Xeriscape For the Park?

The RRRHOA Board continues to discuss the best way to improve our park, based on input from the residents.

A plan to try planting donated trees was ultimately rejected by the board as not being cost-effective, and unlikely to succeed due to the ongoing drought. The board is considering a xeriscape plan for the park. Xeriscape would be attractive, appropriate for the climate, and would set a good example for homeowners. Board members and residents are encouraged to visit the Colorado Springs

Utilities Xeriscape Garden on Mesa Drive for ideas.

The board also continues to consider cost-effective ways to turn the current tennis court into an attractive and useful multi-purpose court, and invites your ideas.

Treasurer's Report:

Treasurer Bill Martin reported at the June monthly meeting a bank balance of \$16,587.38. Seven residents have donated \$280 this year to date. Association expenses since the first of the year are \$243.17.

Mountain View Electric Work:

Mountain View Electric Association is planning to replace power lines in part of the Ranch in this year. At the June board meeting, the board approved up to \$1,575 to fund an engineering study to determine the cost and feasibility of burying all remaining overhead power lines on the Ranch. Residents should read all correspondence from MVEA carefully to see how they are affected, and call MVEA if they have any questions. Having the lines buried may involve additional costs to the homeowners, so the board is watching the project carefully.

2004 Donation Form (Clip and Mail)

2004 DONATION FORM

THANK YOU FOR HELPING US DEFRAY THE COSTS OF THE RRRHOA!

PLEASE RETURN YOUR 2004 DONATION AT YOUR EARLIEST CONVENIENCE. DONORS WILL BE LISTED IN AN UPCOMING NEWSLETTER.

KNOW A NEW NEIGHBOR, OR SOMEONE WITH A CHANGE OF ADDRESS? PLEASE ENCLOSE A NOTE SO THAT WE CAN UPDATE OUR MAILING RECORDS.

MAIL TO:

RRRHOA, PO BOX 1463, MONUMENT, CO 80132

NAME: _____

ADDRESS: _____

E-MAIL: _____

PHONE: _____

Speeding on the Ranch contributed by Jim Bergeron

Speeding on the Ranch has been addressed in every newsletter and it seems that the only effect it has had is to have drivers increase their speed. It is recognized that many drivers are not residents of the Ranch and come from Palmer Lake through Forest View Estates, from Forest View Estates itself, or from Sunburst Estates, and do not receive this quarterly newsletter.

However, that does not excuse anyone from exceeding the speed limit, or even STOPPING at stop signs,

no matter how quaint that may seem. This writer had a neighbor introduce me to his teenage son as "the man who actually stops at stop signs." Wonder what message we are giving our children? The speed limit is posted at 30 MPH on Red Rock Ranch Drive and if everyone obeyed that law, imagine the fewer vehicles we would see in the water at Miller's Pond, especially on those snowy days? Why not take the time to start the workday a few minutes earlier and just drive the speed limit? Maybe you could even save money on Pepsid!

**Please Help
Support Your
Red Rock Ranch
Home Owners
Association by
Mailing in Your
2004
Contribution
Today!**

County Ordinance Forbids Unlicensed Vehicles

Residents are reminded that it is both a violation of the covenants and of law to store unlicensed, non-operational vehicles on residential property in El Paso County.

Residents may not operate a vehicle restoration or repair business on their residential property in the Ranch. Residents who are restor-

ing a vehicle for their own personal use should keep it stored inside a garage and out of sight, or remove it from the Ranch to an authorized storage facility.

Architectural Control Fees

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 structure, 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.

**Please Observe the County
Leash Law!**

County law requires that dogs be kept under control. In other words, they must be kept on a leash while you are walking them on the streets of the Ranch, and confined to your home or your property at all other times. Dogs are not allowed to wander onto other residents' property or into public areas.

Several residents have recently reported that while walking their dogs, on leash in public areas, they have been bothered by loose and sometimes very aggressive dogs that are wandering the neighborhood or are left unattended in someone's yard.

Loose animals should be reported to the Humane Society, 719.473.1741. Violators will be fined.

Dogs may be off-leash on National Forest land.

RRRHOA Treasurer's Report

BEGINNING BALANCE 1-1-2003	9678.38
INCOME:	
VOLUNTARY CONTRIBUTIONS	3395.00
ARCHITECTURAL CONTROL	1050.50
INTEREST EARNED-CHECKING	<u>160.27</u>
	4605.27
EXPENSES:	
SCA INSURANCE AGENCY	1452.00
PARK MOWING-MAINTENANCE	530.00
RECORDING-FAX-PRINTING	181.72
POSTAGE	74.00
BOXRENT-SAFETY DEPOSIT BOX	86.00
PICNIC EXPENSES	<u>23.30</u>
	2347.02
ENDING BALANCE 12-31-2003	11,937.13

**THE RED ROCK RANCH HOMEOWNERS ASSOCIATION Meets on the
second Monday of each Month
at 7:00 P.M. at the Tri-Lakes Fire Department**

**Please join us there and get involved in keeping your community a great
place to live!**