



RED ROCK RANCH HOME OWNERS ASSOCIATION

Red Rock Ranch News

MARCH 2023

COMMUNITY NEWS

We live in a great neighborhood with neighbors that are there for each other. There are changes coming all around, some distant and others are in our back yards. The Board is keeping an eye on the development at Red Rock Ranch Dr. and 105 to the south of 105 (Red Rock Acres) and there is a second development on the north side of 105 (Elephant Rock Villas).

The Tennis Courts have been painted for pickleball and there will be a clinic in May. Join us.

Wildfire is always a concern, as we live so close to the State and National Forest. FireWise has become a focus for our community. **We need more volunteers to continue our Firewise program.** This program has spread nationally and internationally and it would be a shame to not continue the goal for the survivability of our neighborhood. Mitigation needs to be a lifestyle when living in our beautiful area.

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." 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 is going to ask for another covenant change vote. As times have changed and "legal definitions" change, Red Rock Ranch HOA needs to update the Covenants to the will of the majority.

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 Lonnquist,

President RRRHOA

IN THIS ISSUE:

1. Annual Member Meeting: 7:00pm, Monday, April 17, in person, 300W HWY 105, next to Jarrito Loco
2. Firewise: Volunteer, Assessments and Chipping!
3. Pay Annual HOA Contribution \$75
4. Annual Cleanup: Annually or Bi annually
5. Annual Picnic: August 26, 12:00pm
6. Solicitation of comments by April 17 on Covenant Amendment

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 president 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 and send out a Zoom meeting notice to your email. For regular Board meetings please include your topic of concern.

ANNUAL MEMBER MEETING:

APRIL 17, 2022 7:00 PM

The Board will have a member meeting at the Chamber of Commerce house at 300W Hwy105, next to Jarrito Loco in Monument.

We will elect 3 new board members, a Covenant discussion and emergency evacuation. There are two positions open and Director Mark Fears will run for re-election

ANNUAL PICNIC

Saturday, August 26, 2023. 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.

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.

2023 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 17, 2023

Introductions: Board Members

Quorum: Board 5, Members 42

Board & member introduction:

Approval of the minutes: March minutes (Board)

Approval of April minutes 2021

(Members: there was not a quorum in April 2022 minutes available in the 2022 newsletter on the website)

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.

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

Covenant discussions: Current Covenant Vote will be mailed out May 30 and needs to be returned by July 30. Board members will be visiting the neighborhood to collect the 51% votes needed to settle this issue in July.

New Board member election

Annual Clean-up: Does the membership want to continue the annual clean-up every year... or every other year?

Annual Picnic: August 26, 2023, 12:00pm

Next Board Meeting: May 8, Zoom meeting, 7pm
Request to join can be done through the website.

PICKLE BALL AT THE PARK

Now have pickleball at the RRR Park. Were you able to attend the pickleball demonstration, play and questions and answers last fall? There was a great turnout. This spring, May 20, 2023 at 10am David Jones will host an introductory pickleball lessons to interested community members. There will be paddles and balls so no need to purchase anything. Please Email djjdds.dj@gmail.com to sign up.

LET'S BE NEIGHBORS

With the properties being open, by design, wildlife travels through easily. Knapweed is a noxious weed that loves our drought conditions. Keeping your property mowed prevents seeding and spread of this noxious weed. El Paso County has regulations for weeds and brush over 9" that is considered a public health or safety hazard, Mowing your area will prevent a fine from the county.

Loose and aggressive or excessively barking dogs make it difficult to walk and visit neighbors and enjoy our peace and quiet. El Paso County Animal Control can be notified of any of these situations. When walking your dog, please remember to scoop the poop.

We have lions, tigers and bears, oh my! Well not tigers. But trash is an attractant for the critters, so please keep your trash in the garage until garbage day.

FIREWISE 2023

FireWise Needs You!

The National Fire Protection Association (NFPA) oversees grassroots, community-based wildfire preparedness program called FireWise USA®. FireWise USA is intended to help neighbors learn about their fire risks and take action to protect their communities. Residents interested in pursuing wildfire mitigation activities to reduce the likelihood of structure ignition and loss can apply for their community to become recognized as a FireWise site. (www.NFPA.org)

The RRR HOA president, Beth Lonnquist, was instrumental in creating our FireWise program in 2016 and it has been very successful. RRR has been nationally recognized as a "Site of Excellence" by NFPA. We are all volunteers, neighbors helping neighbors making our community safer in the event of a wildfire.

In 2022, we provided chipping to 57 properties, the FireWise committee spent 52 hours mitigating right of ways, 59 hours were spent on committee work, and the 57 homes spent a total of 1292 hours mitigating their property. 20 hours were spent attending Northern El Paso Committee (NEPCO) meetings. There were 4 chipping days and approximately 36 cubic yards of slash was chipped on each of those days for a total of 144 cubic yards. 15 yards of yard waste was also collected at the clean up day.

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 them in.

We have FireWise assessors available to provide a free wild fire risk assessment. Some insurance companies will give a discount on your homeowner's insurance if you live in a FireWise certified community, which Red Rock Ranch is. There is more information on the RRRHOA.org website, click on the Firewise link at the top of the page.

The FireWise Committee is in need of board members and chipping day volunteers. The board meets once a month from spring to fall. Chipping day volunteers will receive a t-shirt and a hot lunch.

Ways you can participate:

1. Request a property assessment
2. Mitigate your property and sign up for a chipping day
3. Join the FireWise Board
4. Volunteer on chipping day to either move slash or prepare lunch

If you would like to have a free home assessment or volunteer please contact

RRRFireWise@gmail.com

COVENANT VOTE

Due to continuing legal requirements, we plan to change the RRR HOA (Association) covenants to explicitly detail the rules regarding hen chickens and other livestock. In order to ensure that the covenant reflect the desires of the members, a vote for the option that best reflects your desired covenant amendment. We will mail the votes after a 30 day comment period. To change the covenants, we must have a vote of at least a majority of RRR HOA (Association) Lots in favor of the change(s).

Option 1: Not to allowing Chickens: Hen chickens and other livestock should not be allowed on a permanent or temporary basis.

Option 2: Yes to allowing Hen Chickens: With adequate additional rules, for instance, no roosters, hen chickens can be kept in the neighborhood, but no other livestock should be allowed on a permanent or temporary basis.

Current Covenant: RRRHOA Restrictive Covenants, 16 April 2002 Page 1 of 4

RED ROCK RANCH SUBDIVISION (INCLUDING RED ROCK RANCH, FOREST VIEW ACRES, AND CLOVEN HOOV ESTATES) RESTRICTIVE COVENANTS DATED APRIL 16, 2002 INCLUDING AMENDMENTS FROM 2017 AND 2022.

(20) The discharge of firearms or the setting off of fireworks within the subdivisions are not allowed. No non-domestic animals, including horses, pigs, poultry, cattle, or goats, may be kept on any lot or property, either temporarily or permanently. No excavation for sand, gravel, or earth shall be made upon any lot or property unless the sand, gravel, or earth be used thereon. No well for the production of or from which there is produced any water, oil, or gas shall be dug or operated upon the property. No laundry, bedding, garments, or anything of like nature shall be hung on the property where visible to the public.

Proposed:

Option 1: Not to allowing Chickens

(20) The following subjects shall be limited or prohibited within the Subdivisions of the Association as follows:

a. Firearms and Fireworks. The discharge of firearms or the setting off of fireworks

within the subdivisions are not allowed.

b. Household Pets. Except as otherwise permitted herein, no animals or livestock (included but not limited to: cattle, sheep, goats, swine, horses, hen chickens, roosters, and poultry) wild or domesticated shall be homed, raised, bred, kept, or boarded in or on the lot or property, either temporarily or permanently.

i. Exception to these restrictions: provided, however, that the Owners of each lot may keep bona fide household pets (including dogs, cats, or other household pets), so long as such pets are not kept for commercial purpose and are not kept in such manner as to create a nuisance to any resident of the Lots. Household pets are defined as animals solely kept for companionship in the household and are not kept for economic purposes. Examples of these economic purposes include the supply of products such as meat, dairy products, eggs, wools, leather or used to plough the land for agricultural purposes. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets. The number of pets permitted per household is four (4), by El Paso County Ordinances & Rules and Regulations.

c. Excavations. No excavation for sand, gravel, or earth shall be made upon any lot or property unless the sand, gravel, or earth be used thereon. No well for the production of or from which there is produced any water, oil, or gas shall be dug or operated upon the property. No laundry, bedding, garments, or anything of like nature shall be hung on the property where visible to the public.

Option 2: Yes to allowing Hen Chickens

(20) The following subjects shall be limited or prohibited within the Subdivisions of the Association as follows:

a. Firearms and Fireworks. The discharge of firearms or the setting off of fireworks within the subdivisions are not allowed.

b. Household Pets. Except as otherwise permitted herein, no animals or livestock (included but not limited to: cattle, sheep, goats, swine, horses, roosters, and poultry) wild or domesticated shall be homed, raised, bred, kept, or boarded in or on the lot or property, either temporarily or permanently.

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four (4), by El Paso County Ordinances & Rules and Regulations.

ii. Exception to these restrictions: An Owner may request Board approval to maintain a reasonable number, no more than 8, hen chickens on their property as long as such chickens are confined to a secure enclosure that is unobtrusive and that has received prior approval of the Architectural Control Committee. Such enclosures must meet all other Architecture Control requirements. No roosters are permitted.

c. Excavations. No excavation for sand, gravel, or earth shall be made upon any lot or property unless the sand, gravel, or earth be used thereon. No well for the production of or from which there is produced any water, oil, or gas shall be dug or operated upon the property. No laundry, bedding, garments, or anything of like nature shall be hung on the property where visible to the public.

Please send comments by May 14 to the board at: board@rrrhoa.org

DEVELOPMENT IN OUR AREA RED ROCK ACRES

Red Rock Acres: proposed development east of Red Rock Ranch Dr. and HWY 105, with a new developer. The current proposal is for 38 homes on half acre lots. as of printing they have not filed with El Paso County for a Site Development Plan. Many of the arguments we presented at the Rezoning hearing will be considered at this stage in the development if we present them again.

Concerns should be sent to the EDARP site for the El Paso County Planning and Development Committee and the El Paso County Board of County Commissioners.

ELEPHANT ROCK VILLAS

This development is located across 105, within Palmer Lake Town boundaries, below the Recovery Center. They are proposing 52 duplexes and triplexes in that area. This is considered commercial property, but the density is not consistent with the master plan and there are many issues with direct access to HWY105.

Concerns should be sent to the EDARP site for the Palmer Lake Planning and Development Committee and the Palmer Lake Board of Trustees.

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. When the applications are open, we will need more letters to be written.

If you can help or need additional information, please write to RedRockRanchUnited@gmail.com

Treasurer's 2022 Annual Report / 2023 Budget

2022 Annual Report		2023 Budget	
Beginning 2022 Balance:	\$17,311.24	Income	
Income		Dues *	8,580.00
Dues	10,985.00	Architectural Fees	1,000.00
Architectural Fees	1,303.00	Other (Interest, refunds, etc)	5.00
Other (Interest, refunds, etc)	2677.00	Total Income	\$9585.00
Total Income	14,965.00		
Expenses:		Expenses:	
Annual Meeting	0.00	Annual Meeting	35.00
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	0.00
Covenant Editing (Printing)	450.00	Covenant Editing	500.00
Cyber Basement	60.00	Cyber Basement	60.00
FireWise Activities	934.00	FireWise Activities *	500.00
Insurance	3,503.00	Insurance	4,000.00
Legal Fees	1972.00	Legal Fees	1,000.00
Mowing	0.00	Mowing	50.00
NEPCO Dues	55.00	NEPCO Dues	55.00
Newsletter (w/ postage)	512.00	Newsletter (w/ postage)	500.00
Nevins Park (misc)	799.00	Niven's Park Upgrade, Misc	550.00
Picnic	0.00	Picnic	50.00
PO Box	176.00	PO Box	180.00
Postage	411.00	Postage (Misc)	50.00
Ranch Clean-Up	1,180.00	Ranch Clean-Up	1,200.00
Red Rock Acres Outreach	0.00	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)	0.00	FVAWD (Water)	50.00
Web Site SSL Support	77.00	Web site SSL Support	75.00
ZOOM License	97.00	Website Registration/Support	350.00
		ZOOM License	100.00
Total Expenses	\$10,411.00	Total Expenses	\$9,567.00
Ending Cumulative Balance	\$21,865.00	Ending CY2022 Balance	\$18.00
* Estimated 2023 Dues income based on 208 owners, \$75 owner contributions at a 55% participation rate.			
* *The HOA funds include 654.39 of funds dedicated to the FireWise effort for 2023.			

RRHOA BOARD:

Beth Lonquist	President
Skip Chang	Vice President
Bill Griffith	Treasurer
Mark Fears	Secretary

Shannon Kittelson
Julie Pheteplace
Kevin Guy
Paul Tillotson
Laura Quinlan

Architectural Control Chairman
FireWise Liaison
Web Master
Web Master
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 17, 2023
at 300 Hwy 105, Monument, Colorado.

Dear Owners,

Upon determination of the majority of the Red Rock Ranch Homeowners Association Board of Directors, the purpose of electing three Directors to the Board to fill the positions currently held by Mark Fears, Skip Chang and Paul Tillotson, the terms of whom will be deemed to have ended at the Member Meeting. The Board is comprised of nine Directors. Per the Association Bylaws, terms of office for Board members are four (4) years and the three people elected to fill those seats will serve until 2027.

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. 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 17, 2023. 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 17, 2023, 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.