

RED ROCK RANCH HOMEOWNERS ASSOCIATION

# RED ROCK RANCH NEWS

SPRING NEWSLETTER      MARCH , 2014

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## RRRHOA SPRING 2014 ACTIVITIES

-KELLY MCGUIRE

**Neighborhood Garage Sales:** We had such a great time and turnout last year that we will repeat the effort this Spring. Many of the details remain as they were last year, but there will be several changes made. Volunteer planner-coordinator extraordinaire, Lucy McGuire, will again oversee the effort and will again require several helpers to complete the tasks. Physical work and time requirements will be minimal. She will employ the Woodmoor model again and will feature advertising, printed maps with directions, participant addresses and items for sale, directional signs, contact info and etc. She plans to set up a welcome/ info booth and map station at the turnout on Red Rock Ranch Road just above the creek. Other Homeowners Associations in our area have expressed a desire to participate in the event so we will contact them to work out a joint effort agreement. Cost for advertising and handouts will be minimal, but will be a bit higher than last year's bargain. Payment is necessary only for those participants wanting to be listed on the info brochures. Other residents are welcome to stage their own event (on their own property).

The event will be conducted **Friday, Saturday and Sunday (any or all 3 days), May 30 and 31, and June 1**. Participants pick your own days. Advertised hours will be **8:00 AM – 3:00 PM** daily. Please contact Lucy at 481-9377 to reserve your volunteer space or to pre- register. She will send you a sign-up packet (non binding) via e-mail.

**Annual Clean-up:** We will hold the annual clean-up effort, featuring 30 cubic yard dumpsters, on the weekend following the Garage Sale weekend. This year's dates are **Friday thru Sunday, June 6, 7, & 8**. Dumping hours will be from **8:00AM until 4:00 PM** daily (or until the dumpster is full that day). The event will be adjacent to the tennis court at Nevins Park. We are planning to handle slash again this year. Also, we will host an informal swap opportunity in conjunction with the clean-up. Bring your stuff to the tennis court pavilion to swap or share and we will hold it separate from the dumpster items until someone claims it. Residents feel free to claim stuff as well. **NO SALES** will be conducted in this effort. **NO liability** will be assumed by your HOA. RRR residents only, please.

You must be a current, paid up member of the Red Rock Ranch Homeowners Association to enjoy free participation in the clean-up event.

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## STATUS AT 18375 SPRUCE ROAD

-KELLY MCGUIRE

Most residents have already heard that a home on Red Rock Ranch is currently being leased by Shadow Mountain Recovery for use as a recovery house for their drug and alcohol programs. This activity violates our covenants on several points and we have asked our attorney, Mr. Lenard Rieth, to notify them to vacate the premises. They, of course, object and now we have a bit of conflict. I have elected to handle the effort through the legal process and have sought help from El Paso County in our bid. The county is still staffing the issue and will contact me when they have something to offer. I don't expect much real help there, but I expect them to at least advise me of the rules, regulations, safety requirements, police and fire issues, personal protective considerations and the like.

The county does not become involved in homeowner matters so they will not interfere as long as we remain legal. I do not intend to violate anything, but I still have a hard time believing a group can willfully violate our covenants and seek refuge behind a claimed court order. I guess we'll see.

Meanwhile, we'll pursue the county for the legal status of everything and hope we can prevail. I expect the Shadow Mountain folks will get tired of us sooner rather than later.

## FINANCIAL UPDATE

-BILL MARTIN

Voluntary donations for 2013 came in at 142 donors of the 190 homeowners on the ranch. this is a 75% participation rate, the highest ever recorded since our inception in 1985 and in most years significantly higher. Thanks, we appreciate your effort.

Regarding the shadow mountain recovery sale, we don't know how long this will take, what our legal costs will be, or if we will win this battle. however, the outcome could have the potential to affect all our property values. We know there are reasons why the 25% choose not to donate in past but we have a good reason now and really need and appreciate your donation. This is a small investment to protect a valuable asset. Thanks, again.

## MAINTENANCE & RESTORATION OF RRR PROPERTIES

-FRANK CHUBA

It is the intent of the RRRHOA board to encourage and facilitate the maintenance and upkeep of RRR properties by the owners. In the interest of eliminating unnecessary administration for routine maintenance and restoration of existing structural elements on RRR properties the board does not consider the following types of projects to be "alterations" as defined in the covenants and therefore these projects do not require architectural approval by the board.

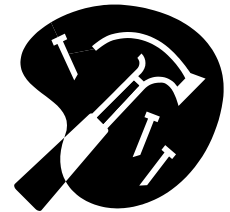
Projects of this type would include but not be limited to:

- Repainting, re-staining structures to their original color.
- Repaving existing driveways (No expansion or rerouting).
- Repairing, replacing existing fences with the same type of fence.
- Repairing, resurfacing existing decks. (No expansion of deck area)

Projects which add new elements (sheds, antennae, decks, etc) or significantly modify or expand existing structures (re-roof, re-siding, additions) continue to require architectural approval in accordance with the covenants.

So how do I get Architectural Committee approval for my project?

- Visit the architectural control tab on the RRRHOA website. ([www.rrrhoa.org](http://www.rrrhoa.org))
- Review the covenants as they apply to your project.
- Download and complete the Architectural Request form.
- Email/contact the Committee chairman or any board member and advise them that you are seeking architectural approval.
- Attend the next RRRHOA board meeting to present your request. (Second Monday of the month)
- Submit payment of the fee at the board meeting or by mail to the PO Box listed on the architectural request form.



The goal of the RRRHOA board is to expeditiously assist you in completing your project in compliance with the covenants. We recommend your attending the board meeting as the most efficient way to complete the process. Bring your architectural control request form, plans, color samples and anything else that will assist in showing your project. You will be placed first on the meeting agenda to minimize your time involved in the process and have the opportunity to directly address any questions that may come up. On larger projects and new dwellings you may want to have your contractor be present or represent you.

We applaud our residents' efforts to maintain and beautify their properties and will continue to facilitate their efforts in any way we can as a board.

## THANKS TO OUR 2013 CONTRIBUTORS

JACK THIEL  
FRANK CHUBA  
JOLINE LEE  
DWIGHT MILLER  
PATTI FARLEY BARKER  
TONY RUMUNNO  
CAROLYN GAERTNER  
DANIEL MILLER  
JEFFREY MAILLOUX  
DANNY ROSE  
KAREN CONWAY  
GARY McCLENDON  
SEAN REISH  
LAURIE HANN  
KEVIN GUY  
S.J. O'BRIEN  
MICHAEL SMITH  
DAVID MUTZ  
ANDREW WACKER  
DONALD BELL  
SHERRY BOHN  
ROXANNE LEHN  
CHRIS ABEYTA  
CHARLES PIECHOTA  
BARBARA HARDIN  
FRED LANYON  
EVA&MATT HORNUMG

DIANA CANGELOSI  
COL. JOHN MANN  
RUSSELL C. HALE  
ANNE BEVIS  
ROLLIN MURPHY  
EDDIE TAYLOR  
KRISTINE PARKER  
GIL MOORE  
DAVID JONES  
MARISA McMILLEN  
A.J. RILEY  
KELLY McGUIRE  
GILDA PERSONETT  
DALE EKBERG  
SHEILA PAYTON  
TOM KELECY  
STEVE BLANTON  
MATT SKAHILL  
DIANA GAINES  
FRANK VIDAKOVICS  
AMY MADRUGA  
KEITH LONNQUIST  
DENISE GELLER  
DOREEN McLAUGHLIN  
IRIS JOHNSON  
WILLIAM MARTIN  
JAMES WARNER  
TOM KELLY

JIM ZALMANEK  
JOHN NOVOTNY  
LINDA SALES  
SUSAN COTTRELL  
KATHY DAVIS  
GAYLE PREHEIM  
CAROL CROWLEY  
PAT BURKART  
KETCH NOWACKI  
DAVID NAUMANN  
PETE HILL  
JIM MUIR  
RON GEORGE  
ROBERT FIX  
BILL VIOTT  
THERON FELMLEE  
VALERIE CAPP  
THOMAS DAVIS  
BRENT CARRINGTON  
CHAS. ERWETOWSKI  
TODD TESKE  
SUSAN PERMUT  
DENNIS HELFENSTEIN  
GREG HOFFMAN  
LAURIE MOZINGO  
STEPEN VANEK  
PAUL HOCKERSMITH  
PAUL TILLOTSON

JIM BERGERON  
JOHANNES ZIMMERMANN  
DAVID TROUDT  
JAY ALEXANDER  
SCOTT MILLER  
BRENDA MAILLOUX  
STEPHEN HAMILTON  
ROWLAND HARVEY  
GORDON LEISER  
PETE PETTIGREW  
JAMES ROBERTS  
ECK ZIMMERMANN  
BRETT HULL  
DON GRABER  
JEFF WALKER  
KRIS HELWIG  
GERILYN GRANGE  
GERALD MARSICO  
TOM THIEME  
SONDRA WAYMAN  
DARREN GROB  
TOM GUENTHER  
ADAM AND MARY  
GIFF MURRAY  
MARK FEARS  
GREGG GIRTIN  
NANCY WILKINS  
RICHARD MOODY

BILL GRIFFITH  
KEVIN KRAUS  
TOM SCOTT  
PAUL ROBINSON  
KEVIN CHRISTENSEN  
MAX WILLIAMS  
RICHARD ANDERSON  
TOM DEUTSCHLANDER  
ROGER CLARK  
GRAIG PELTIER  
THAD HANDRICK  
KENNETH DUNPHEY  
DAVID SARGENT  
CHRIS SLAVSKY  
CRAIG KETELS  
BRAD MOULDEN  
SUZANNE FERRELL  
JOHN HILDEBRANDT  
KARLA THOMPSON  
JULIA PHETAPLACE  
JENNIFER KOBACK  
DAVID WEBER  
CRAIG WILLIAMS  
LOWELL DUNCAN  
JOSEPH DILLOW  
DAVID&LESA WEITZ  
CARL GUSLER

## NEIGHBORHOOD WATCH

-JIM BERGERON

Red Rock Ranch residents have been fortunate with a very low crime rate, but it pays to be alert since criminals are always on the look-out for an easy way to make an illegal buck. Living in unincorporated El Paso County, our police coverage is the Sheriff's Department which consists of a little over 125 patrolmen working three shifts to patrol the 2,158 square miles in the county, so it behooves us to keep an eye on our own and our neighbor's property.



Some very basic things the crooks look for are accumulated newspapers and/or mail at a residence indicating an absence from the home. Snow in a driveway that has not been shoveled or does not have footprints leading to the mailbox or paper tube can be an indication to these folks that no one is home and might be a prime target. A house that is dark or is completely lighted 24 hours a day is a dead give-away.

Easy things to help thwart the bad guys include:

- Let a neighbor know when you will be away and provide them with a telephone number where you can be reached in an emergency.
- Have a neighbor or relative pick up your mail and newspaper if you prefer to not stop the service temporarily.
- Purchase inexpensive timers that can be put on lamps in various rooms.
- Most neighborhood kids would be willing to earn a few dollars by shoveling your driveway or just making several tracks in the snow from the house to the mailbox.
- If a suspicious car is seen around the neighborhood, get a description and if possible, a license plate number, but do not approach the vehicle according to the sheriff.

In an emergency, dial 911. For non-emergency calls to the Sheriff's office, dial 390-5555.

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**

- Kelly McGuire, President 481-9377
- Jim Bergeron, Secretary 481-2624
- Bill Martin, Treasurer 481-3673
- Frank Chuba, Director 487-0371
- Fred Lanyon, Director 481-6012
- Craig Ketels, Director 481-2470
- Michelle Miller, Director 338-9725
- Jim Zalmanek, Director 481-2712
- David Weber, Director 481-8826

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 JANUARY 1, 2013	14,868.00
VOLUNTARY DONATIONS	5385.00
ARCHITECTURAL CONTROL FEES	1003.80
INTEREST	16.99
GARAGE SALE NET INCOME	3.27
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TOTAL INCOME:	6409.06
EXPENSES:	
HUB INTERNATIONAL INSURANCE	1967.00
TRI-LAKES DISPOSAL	750.00
BRUSH CHIPPING	500.00
ELK CREEK MOWING	513.25
TRI-LAKES PRINTING	491.59
TRI-LAKES CARES DONATION	250.00
LEGAL SERVICES	173.50
PARK FENCE REPAIR	108.00
POST OFFICE BOX RENT & STAMPS	102.00
PICNIC EXPENSE	88.66
SAFE DEPOSIT BOX & CHECKS	72.50
FVAWD-WATER	16.98
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TOTAL EXPENSE:	5033.48
ENDING BALANCE DECEMBER 31, 2013	16,243.58

Fire season will be upon us soon. The Waldo Canyon and Black Forest fires have made all of us wary. As responsible homeowners, we can reduce fire risk through mitigation. Information about improving fire safety is available on the following websites: Healthy Forests and Rangelands [www.forestsandrangelands.gov](http://www.forestsandrangelands.gov), Firewise [www.firewise.org](http://www.firewise.org), or Colorado Firewise at [www.csfs.colostate.edu/](http://www.csfs.colostate.edu/). The Tri-Lakes Monument Fire Protection District offers fire mitigation assessments and recommendations. To schedule a complimentary appointment, call 484-0911 or go to [www.tri-lakesfire.com](http://www.tri-lakesfire.com). The Red Rocks Ranch Homeowners' Association also supports fire mitigation through the annual Spring-Clean Up. Dues-paying homeowners can bring their cleared brush to be hauled away. - Jim Zalmanek



**2014 DONATION FORM (CLIP AND MAIL)**

Please return your 2014 donation at your earliest convenience. Donors will be listed in the next newsletter. Our suggested amount is being held at \$35. The Association currently operates without mandatory dues. Donations are used for park maintenance, association expenses and community improvements.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_