



COMMUNITY NEWS

Wow, who knew 2020 would take such a wrong turn with COVID and end up on Mars. The world really has not been the same.... in time, we will return to "the new normal." We have lost many friends and family to this disease and for that my condolences go out to their loved ones. Neighbors helping neighbors is the best way we can meet the challenges of everyday living.

We have Firewise Dates: June 12, July 17, August 14, September 18. Plan to reduce fuels in our neighborhood, volunteer to help chip and get a great lunch out of the deal! Contact: RRRfirewise@gmail.com Currently there is a proposed development at the intersection of Red Rock Ranch Drive and HWY 105. So far over 75 neighbors have submitted thoughtful, respectful letters to the El Paso County Planning and Community Development Department, all united to protect our area from dense housing, protect the wildlife and promote a rural community. More on this later.

I am hoping to have our annual picnic, please check the website... if the Board thinks it is safe for us to gather we will be at the Pavilion on August 28.

Stay safe, stay well, and hope to see you in the neighborhood!

Beth Lonquist, President

CONTACT THE HOA

This is a voluntary HOA. That means dues are voluntary, and very appreciated. Following the Covenants is mandatory, the covenants run with the purchase of the property in the Red Rock Ranch, Forest View Acres, Clovenhoof area. The HOA has no central place to post notices other than the web site: **RRRHOA.org**

With voluntary dues, we do not have the budget to mail out minutes every month. 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. Due to COVID restrictions and concerns for health and safety, they are 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. Please double check your email for the correct spelling before sending your request. For regular Board meetings please include your topic of concern.

IN THIS ISSUE:

1. Annual Member Meeting: Monday, April 12, 7:00pm, Zoom
2. Firewise information... sign up for Assessments, Volunteering and Chipping!
3. Pay Annual HOA Contribution \$75
4. Annual Cleanup: June 5 & 6
5. Annual Picnic: August 28, 12:00pm
6. Contacts for the El Paso County Planning and Community Development Department and County Commissioners

ANNUAL MEMBER MEETING:

APRIL 12, 2020 7:00 PM

We will have a member meeting by Zoom. I am sorry to not be able to offer a place to meet at this time. To attend the April 12 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. Please double check your email for the correct spelling before sending your request.

DUES

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.

WHAT DOES AN HOA DO FOR YOU?

Lot Owners all signed on the dotted line when we purchased our homes. Part of that contract was agreeing to the terms of the HOA Covenants, Bylaws and Articles of Incorporation.

Recently, a small group of Homeowners are asserting that the RRRHOA Board is not a legitimate Board, the Covenants are not re-certified and the Board should cease all operations, including not enforcing the Covenants. One request of this group is to have the Covenants dissolved.

The Board has been assured by our lawyer that RRRHOA has good legal standing with regards to the HOA certification and the applicability of our covenant to all properties within the HOA area.

It is the responsibility of the HOA Board to respond to complaints from our neighbors with regards to Covenant Violations. Whether we personally agree or disagree with the specific Covenant, we are responsible to enforce all of the Covenants. If there is something you want to change in the Covenants, there is a defined process to make changes. Please ask the Board for a copy of that process. Your Board will respond to violations of the Covenants. If a violation is determined to exist, we will notify that Lot Owner and request a resolution in line with the Covenants, with which we all agreed.

What does the HOA do for our community? The HOA protects home values. Through the adherence to the Covenants, the HOA ensures consistency in the neighborhood. Homes need to be a certain size and maintain a certain curb appeal. Without the HOA there is no guarantee of what undeveloped lots could become or what type of secondary buildings or structures could be installed. The HOA and the Firewise Committee has brought in over \$10,000 in grant money to start our Firewise Program. Check with your homeowner insurance carrier, because we are a certified Firewise Community, you may get a Firewise discount on your premium. The Board continues to fund this effort with your neighbors help to protect our community. The Board secured a free dumpster last year (\$600 savings). The Board continues to look into ways to save homeowners money, facilitate Clean-up weekends, and provide a summer picnic to build a community.

Please, plan to attend the next Member meeting. Show your support for the HOA Board. Show support for your community. We are volunteers, your neighbors, and are continuing to create a community we can all enjoy.

APRIL AGENDA

Member Meeting Agenda:

April 12, 2019

Introductions: Board Members: 5 Required for Quorum

Stats: At present 3/28/21: We now have 207 Lot owners... 42 owners for a Quorum.

Board introduction:

Quorum required: To elect Board Members, suggest covenant changes

Approval of the minutes: March meeting minutes

Treasurer's Report: April Treasurer's report, Annual Budget:

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

New Business:

FireWise: We have for 4 days of chipping this year: June 12, July 17, August 14 and September 18 Assessments, chipping and the Firewise committee. RRRFirewise@gmail.com

NEPCO: Significant information: the area will expand with a potential of 39% increase in a few years.

Park: Mark Fears is leading our repairs of the park.

Annual Clean-up: June 5 & 6: one dumpster provided by the HOA

Annual Picnic: August 28 12:00pm

Nominations:

Next Meeting: May 10, Zoom meeting , 7pm

ANNUAL PICNIC

Save the date: **Saturday, August 28, 2021. 12:00** at the picnic pavilion. We will have a board meeting and continue to update neighbors on Firewise and any other events coming up in the Red Rock Ranch area. 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.



Red Rock Ranch Financials			
Treasurer's 2020 Annual Report / 2021 Budget			
2020 Annual Report		2021 Budget	
Beginning Balance:	\$15,078.71		
Income		Income	
Dues	10,780.00	Dues	10090.00
Architectural Fees	2075.70	Architectural Fees	1000.00
FireWise Grants	958.68	FireWise Grants	
Other (Interest, refunds, etc)	565.55	Other (Interest, refunds, etc)	5.00
Total Income	14,379.93	Total Income	1,1095.00
Expenses:		Expenses:	
Annual Meeting	0.00	Annual Meeting	40.00
CO Department of State	10.00	CO Department of State	10.00
CO HOA Registration (DORA)	33.00	CO HOA Registration (DORA)	33.00
CONO Dues	75.00	CONO Dues & Fees	175.00
Cyber Basement	60.00	Cyber Basement	60.00
FireWise (2019 Carryover)	98.48	Covenant Editing	500.00
FireWise Activities *	726.70	FireWise Activities *	500.00
Insurance	1473.00	Insurance (w/ Umbrella)	4,200.00
Legal Fees	0.00	Legal Fees	1,000.00
Misc Expenses (Park, etc)	197.22	Misc Expenses (Park, etc)	2,000.00
Mowing	0.00	Mowing (3)	585.00
NEPCO Dues	55.00	NEPCO Dues	55.00
Newsletter (w/ postage)	385.95	Newsletter (w/ postage)	500.00
Picnic	0.00	Picnic	200.00
PO Box	114.00	PO Box	114.00
Postage	24.60	Postage	50.00
Ranch Clean-Up	465.00	Ranch Clean-Up	500.00
Safety Deposit Box	22.50	Safety Deposit Box	23.00
Tri Lakes Cares	200.00	Tri Lakes Cares	200.00
FVAWD (water)	4.55	FVAWD (water)	100.00
Website Registration	96.00	Website Registration/Support	140.00
Total Expenses	4041.00	Total Expenses	10,985.00
Ending Cumulative Balance	25,417.64	Ending CY2021 Balance	120.00
* The HOA funds include 1,133.50 of funds dedicated to the FireWise effort.			
The estimated 2021 Dues amount is based on 207 owners, \$75 owner contributions and a 65% participation rate.			

MOCK EVACUATION

Red Rock Ranch area has been chosen for a mock evacuation this year.

This is great practice to prepare your family in case of an emergency and this allows all agencies involved to get a better idea of how to evacuate this area. Our area has been compared to the Paradise area of California: lots of people, close to a forested area and few exits. The more prepared we can all be the easier it will be in an emergency situation.

SITES OF EXCELLANCE FIREWISE 2020 Year in Review----- Director Julia Pheteplace

Even though COVID-19 hampered our efforts, we were able to continue home assessments, resident mitigation, selective road/right-of-way clearing, homeowner education, and neighbor-to-neighbor assistance. We did 8 home assessments and 6 of those properties were mitigated and participated in chipping. There were 4 chipping days with 41 properties participating. Tri-Lakes Monument Fire Protection District provided the chipper and operators at no cost. The chipping days were 5 hours+ with a break for lunch, which was provided by volunteers and paid for by the HOA. An average of 10 Firewise volunteers participated each day, plus the homeowner. Additionally, we created a Tri-fold which shows the available egress routes from our community and helpful tips to prepare for an evacuation. This was posted on our website and is included with this newsletter. Please review it so you will be familiar with all available egress routes in the event of a fire or emergency evacuation.

We have two 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 the HOA area is. There is more information on the RRRHOA.org website, click on the Firewise link at the top of the page.

Below is a breakdown by street of properties who have mitigated in the past 3 years.

Abo Ln	3 of 5
Aspen Rd	2 of 4
El Rancho Way	9 of 19
Forest View Rd	14 of 26
Granite Cr	7 of 8
Limestone	11 of 20
Mesa Verde	0 of 4
Pike View	1 of 4
Pixie Park	2 of 8
Range View	3 of 16
Red Forest	16 of 26
Red Rocks	4 of 10
Sandstone	12 of 26
Sierra Vista	2 of 10
Spruce	4 of 9
Stone View	7 of 14
Vista View Drive	1 of 2

If you would like to have a free home assessment or volunteer please contact RRRfirewise@gmail.com

ANNUAL CLEAN-UP

Saturday, June 5, 2019 & Sunday June 6, 2019

Hours: 9am -4pm

The HOA will provide 1 large roll off dumpster.

Do Not dump anything when a Board Member is not present. No Board Member-No Dumping.

This is a great opportunity to clear out the basement of a few things that are broken, old and not able to donate. We will have one dumpster. We will not take yard trash or pine needles, electronics, or Hazardous Waste. The website has a list of prohibited items. **Residents must be paid up members of the Association to dump items. If you have not paid, we will ask you to pay at the site. Our requested donation is \$75 this year.**

We are having issues with illegal off hours dumping. If this continues we may to cease with the event as we cannot control the items in the dumpsters and the waste companies may stop providing dumpsters.

PARK UPDATE!

COVID has put our park updates on hold... hopefully this will be the year we start our park updates.!

With this being said we will be planning a park clean up around our trash amnesty days. Our ultimate goal for the park cleanup is to clean and paint the shelter, as well as start cleaning the garden area on the north side the tennis court. And start Tennis Court repairs.

In the summer months to come we will be repairing the tennis court, repainting, and are discussing the possibility of putting up basketball hoops as well as

new netting for the court. Would love to see the support of the community with the park clean up!



A moment of silence for all the small animals who have lost their lives in Forest Fires.

2021 RRRHOA Donation

Our requested amount is \$75 or more

The RRRHOA is trying to create a great neighborhood, repair tennis 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

RRHOA BOARD:

Beth Lonnquist, President

Kevin Guy, Web

Bill Griffith, Treasurer

Paul Tillotson, Web

Mark Fears, co Secretary

Skip Chang, Director

Julia Phetepplace, co Secretary

Open position

Shannon Kittelson, Architectural Control Chairman

The Board would like nominations from the members to run for a Director position. This will be a 4 year term. Nominations will be received until the Member meeting April 12, and from the floor on April 12. If there is not a Quorum at the Zoom meeting we will have a written election.

If you would like to help in the neighborhood or be on the RRRHOA Board, please contact us at boardpresident@rrrhoa.org

RED ROCK ACRES

This is the proposed development east of Red Rock Ranch Dr. and HWY 105. Many neighbors have written to the Planning and Community Development Department. Thank you. . The developer is asking for a zoning change to combine both parcels(20 acres and 33.69 acres) in that area and have both parcels allow 1/2 acre lots in the development. That Rezone application goes through the El Paso County Planning and Community Development Department, before the Planning Commission and is ultimately decided by the El Paso County Commissioners. The RRRHOA Board will post on our website any upcoming dates for citizen in person or Zoom input for the planning Commission or the County Board of County Commissioners. .

The Planning and Community Development site for the Rezone application

<https://epcdevplanreview.com/Public/ProjectDetails/167954>

Citizen input is very important, and hopefully will make a difference in this instance. Writing letters is the first step to have our voices heard. If you have not sent a letter, here are the addresses below.

Planning & Community Development Department

2880 International Circle, Suite 110 Colorado Springs, CO 80910

Executive Director: Craig Dossey 719-520-6300 plnweb@elpasoco.com

Project Manager, John Green, 719/520-6442, JohnGreen@ElPasoCo.com

Supervisor, Nina Ruiz, 719/520-6313, NinaRuiz@ElPasoCo.com

El Paso County Commissioners

Centennial Hall, 200 South Cascade Avenue, Suite 100 Colorado Springs, CO 809031.

Stan VanderWerf, stanvanderwerf@elpasoco.com (719) 520-6413 (Our Representative).

Holly Williams, HollyWilliams@elpasoco.com (719) 520-64112.

Carrie Geitner, CarrieGeitner@elpasoco.com (719) 520-64123.

Longinos Gonzales, Jr., LonginosGonzalezJr@elpasoco.com (719) 520-64145.

Cami Bremer, CamiBremer@elpasoco.com (719) 520-6415

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

FOREST VIEW ACRES WATER DISTRICT-----Director Mark Fears

How much do you know about the water you use in your house? The tap or faucet is turned and water almost magically appears. It is such a common part of our lives we don't often spend a lot of time thinking about the marvel of clean, abundant water. In the Ranch, we get our water from Forest View Acres Water District. It is a special district (<https://forestviewacreswd.colorado.gov/sites/forestviewacreswd/files/Colorado-Special-Districts.pdf>) that was established in 1957. As a special district, FVAWD can charge a mill levy on property values and sell bonds for the operation of the district in addition to the fees charged for supplying water services. The water district is governed by a five member board that is publicly elected. It serves approximately 300 households. An interesting fact, only about 5% of water in a water public system is used for drinking and cooking. Water quality in FVAWD is monitored and regulated by the state of Colorado and water quality reports from each year is available on the FVAWD website. Water quality is very good according to state testing. This brings up an interesting condition of living in the Ranch and being served by FVAWD. There aren't a lot of customers but the water district still needs to meet the same requirements as a larger supplier of water such as Denver Water. The costs of operating are spread over a small pool of homes. In 2012, FVAWD undertook much needed repairs and upgrades to the water system that we all use. Money was borrowed, grants were acquired, and fees went up some also. Some of the fees we pay are a result of the infrastructure upgrades that needed attention from 1957 when the water district was formed. Those fees will be with us for as long as we wash clothes, take showers, and put water in our drinks. At this time, the FVAWD board estimates it will need up to another \$5 million dollars in the next five years to maintain and upgrade the system we have now. This is an expected cost without the addition of any new homes in the Ranch area. The board is looking for ways to come up with the necessary funds without resorting to selling bonds to cover the cost. (If incorporated, the proposed new Red Rock Acres development will be required to pay for any additions to the FVAWD infrastructure as a condition of being added to the system.)

The water board states that there is adequate water supply in the district at this time, even with addition of more homes. Their concern is with the aging pipes

and pumping system and how to best pay for upkeep and repairs so that we all have the water we have come to expect. This author attended the January water board meeting. It is my impression that from a strictly business standpoint, the FVAWD board feels the new development is a financial benefit and brings with it the addition of more secured water rights for the district as well as more customers to cover the cost of operations.

ARCHITECTURAL CONTROL

-----Director Shannon Kittelson

One of the most important tasks that your RRRHOA takes on is the monitoring and maintaining of the natural beauty and rural feel of our amazing neighborhood. The process that helps us achieve this task is the Architectural Control or "AC" covenant. Architectural Control procedures are defined in our covenants. The covenants outline that all exterior upgrades and improvements to your property need approval through the RRRHOA. This covenant direction includes upgrades to landscaping, outbuilding additions, roof/deck replacements, fencing, and driveway paving. The architectural control approval process is outlined on our website as well as important guidance on what types of improvements require an architectural approval. On the website you can also find info regarding what some restrictions or qualifications are for certain changes to your property. The Architectural Control Request form (at this point) is not electronic but can be printed and mailed in to the RRRHOA address (PO Box 1463 Monument, CO 80132) or attached to an email to the AC Chairman. The request will be up for discussion at the next Board meeting. We welcome and encourage members to attend our monthly meetings, especially if you have an AC request up for approval. You may also reach out to the board at anytime with questions, through the website. There is a minimum \$25.00 fee for upgrades with no square footage and a fee of 0.10 per square foot for outbuildings, patios, pergolas, and porches. The goal of the RRRHOA board is to assist you in completing your project in compliance with the covenants. Architectural control is in place to help keep the natural feel of our beautiful space that we all enjoy.

FIREWISE FLYER

We have included a Firewise flyer with egress routes from the Red Rock Ranch Area. On nice sunny days, go for a drive and be familiar with all exits.