



COMMUNITY

Once again, we are asking the community to come together and stand behind the Board. There will be another Special Election for Board positions that are vacant due to Board members leaving. There are three appointed Board members running for those positions. Your vote will confirm these appointees. Red Rock Ranch HOA has a voluntary Board and can only continue to be meaningful and viable with community involvement and participation.

Red Rock Ranch HOA was formed to be a community where folks are there for each other. However, upon acquisition of property within the HOA, there is an agreement to follow the rules set out in the Covenants. RRR HOA has had a practice of voluntary dues. While the HOA dues are voluntary, following the covenants is mandatory. This can only work if everyone is following those few rules and each owner is considerate of their neighbors.

Wildfire is always a concern, as we live so close to the State and National Forest. FireWise has become a focus for our community. Mitigation needs to be a lifestyle when living in our beautiful area. With mitigation some homes have survived catastrophic wild fires... I am hoping the ongoing mitigation work we do in our neighborhood will help that survivability. Remember, if you feel you need to evacuate early in an emergency situation, go!

Were you able to get a FireWise 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.

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 Lonquist, President RRRHOA

IN THIS ISSUE:

1. Annual Member Meeting: 7:00pm, Monday, April 22, in person, 166 Second St, Monument
2. FireWise: Volunteer, Assessments and Chipping!
3. Pay Annual HOA Contribution \$75
4. Bi Annual Cleanup: June 15
5. Annual Picnic: June 8, 12:00pm
6. Sign up for email blasts of policy changes

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: select **Board of Directors** tab then **Contact Board**.

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 for the next meeting and send out a Zoom meeting notice to your email. If you have a concern to present at Board meetings please include your topic of concern.

ANNUAL MEMBER MEETING:

APRIL 22, 2022 7:00 PM

The Board will have a member meeting at the Chamber of Commerce house at 166 Second St. in Monument.

We will elect 3 board members. Director Laura Quinlan, Director Chris Jones and Director Craig Williams that have been appointed by the board are running for those positions.



2024 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 22, 2024 7:00pm

Introductions: Board Members

Quorum: Board 5, Members 42

Board & member introduction:

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

Approval of the minutes: March minutes (Board)

Approval of April minutes 2022 (see website, newsletter 2023 for a written copy of the minutes)

Treasurer's Report:

April Treasurer's report, (Board)

Annual Budget:

Member Budget Approval, (Members)

FireWise: Red Rock Ranch needs volunteers for the Committee, we will have dates for chipping.

Join us RRRHOA@firewise@gmail.com

CCIOA issue statement

New Board member election

Board member terms

2021-2025 2022-2026 2023-2027

S. Majestic E. Lonquist C. Jones

J. Pheteplace K. Guy L. Quinlan

C. Williams W. Griffith S. Miller

italic/underlined are positions under election consideration

Annual Clean-up: June 15 and 16

Annual Picnic: June 8, 2024, 12:00pm

Next Board Meeting:

May 13,

Zoom meeting, 7:00pm

Requests to join can be done through the website.



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.

ANNUAL PICNIC

Saturday, June 8, 2024. 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.

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 raccoons, birds, fox, skunks, dogs and other critters, so please keep your trash in the garage until garbage day.

FIREWISE 2024

FireWise Needs You!

Your HOA Board has sponsored our community as part of the National FireWise program which brings several benefits to the HOA members. First, being a FireWise community may entitle you to a several hundred dollar savings on your homeowners insurance. Check with your carrier to see if they offer savings; USAA does.

Second, HOA FireWise volunteers have responded to several hundred HOA member requests to chip slash. Contact FireWise via rrrfirewise@gmail.com to schedule support, we expect to have several Saturday chipping days when the fire department publishes their schedule. To qualify for this support you just need to pay your HOA dues. The discount I get from my homeowners insurance provider far exceeds the HOA dues.

Finally, we are always looking for volunteers to help out on chipping days, which average about 5 hours with a complementary lunch where you can meet and visit with your neighbors.

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

FIREWISE 2023

In 2023, Red Rock Ranch received a FireWise Renewal designation. We provided chipping to 42 properties. To keep this designation, that may give you a discount on your Homeowner's insurance, the FireWise committee works hard to collect data from homeowners.

The overall investment for Firewise is \$22,643... that is calculated with volunteer hours, money spent on contractors to remove trees and a chipper rental, needles removed, landscaping, mitigation hours spent in FireWise education, etc.

Anything you do to mitigate your property can be used when compiling data for the Red Rock Ranch FireWise application, so please report your mitigation hours.

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 your donation today!

VOLUNTEER FOR YOUR HOA

The Board is looking for volunteers to help maintain the park. This can include minor repairs, mowing, edging, and clean up in the park. If interested please contact the Board on the website.

We are also looking for volunteers on chipping days for FireWise efforts in the neighborhood.

FIREWISE GOES NATIONAL AND INTERNATIONAL

Our FireWise program that we established in 2016 with the help of The Tri lakes Methodist Church set a template for a mitigation program that was distributed throughout the western United states and then was picked up by Spain... and now is currently becoming a forum for a Colorado State program.

ANNUAL CLEAN-UP

Friday-Sunday, June 15 - June 16, 2024

Hours: 9am -4pm **when a Board Member is present. No Board Member....No Dumping.**

You can clear out the basement of a few things that are broken, old and not able to be donated or recycled. We will not take yard trash or pine needles, electronics, or Hazardous Waste. The website has a list of prohibited items. **Residents must have already submitted their 2024 RRRHOA Dues to participant in the dump. If you have not previously paid, we will ask you to pay at the site. Our requested donation is \$75 this year.** In the past we have had issues with illegal, off-hours dumping. If this continues we may need to cease with the event as we cannot control the items in the dumpsters and the waste companies may refuse to take the deposited trash and/or stop providing dumpsters in the future.

DEVELOPMENT IN OUR AREA RED ROCK ACRES

Red Rock Acres: proposed development southeast of Red Rock Ranch Dr. and HWY 105, with a new developer.

The current proposal is for 55 homes on less than 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 when there is an EDARP application. If you can help or need additional information, please write to RedRockRanchUnited@gmail.com



Treasurer's 2023 Annual Report / 2024 Budget

2023 Annual Report		2024 Budget	
Beginning 2022 Balance:	\$21,864.88	Income	
Income		Dues *	\$8,704.00
Dues	10,575.00	Architectural Fees	1,000.00
Architectural Fees	940.00	Other (Interest, refunds, etc)	5.00
Other (Interest, refunds, etc)	2.68	Total Income	\$9709.00
Total Income	\$11,517.68		
Expenses:		Expenses:	
Annual Meeting	35.00	Annual Meeting	35.00
CO Department of State	10.00	CO Department of State	10.00
CO HOA Registration (DORA)	43.00	CO HOA Registration (DORA)	45.00
CONO Dues	0.00	CONO Dues	0.00
Covenant Editing (Printing)	348.87	Covenant Editing	300.00
Cyber Basement	10.00	Cyber Basement	60.00
FireWise Activities	755.38	FireWise Activities *	500.00
Insurance	3,869.83	Insurance	4,000.00
Legal Fees	0.00	Legal Fees	1,000.00
Mowing	0.00	Mowing	150.00
NEPCO Dues	55.00	NEPCO Dues	55.00
Newsletter (w/ postage)	110.86	Newsletter (w/ postage)	500.00
Nevins Park (misc)	64.30	Niven's Park Upgrade, Misc	700.00
Picnic	0.00	Picnic	50.00
PO Box	188.00	PO Box	200.00
Postage	0.00	Postage (Misc)	200.00
Ranch Clean-Up	0.00	Ranch Clean-Up	1,200.00
Red Rock Acres Outreach	0.00	Red Rock Acres Communications	100.00
Safety Deposit Box	22.50	Safety Deposit Box	25.00
Tax Return	0.00	Tax Return	0.00
Tri Lakes Cares	0.00	Tri Lakes Cares	0.00
FVAWD (Water)	0.00	FVAWD (Water)	50.00
Web Site SSL Support	50.00	Web site SSL Support	75.00
Web Site Registration	96.67	Website Registration/Support	250.00
ZOOM License	186.24	ZOOM License	150.00
Total Expenses	\$5,845.65	Total Expenses	\$9,655.00
Ending Cumulative Balance 2023	\$27,536.91	Ending CY2024 Balance	\$54.00

* Estimated 2024 Dues income based on 211 owners, \$75 owner contributions at a 55% participation rate.

* *The HOA funds include \$450.33 of 2023 of funds dedicated to the FireWise effort for 2024.

RRHOA BOARD:

Beth Lonquist President
 Scott Miller Vice President
 Bill Griffith Treasurer
 Julia Pheteplace Secretary, FireWise Liaison

Shannon Kittelson Architectural Control Chairman
 Kevin Guy Web Master
 Laura Quinlan Director, Zoom coordinator
 Chris Jones Director
 Craig Williams 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 22, 2024
at 166 Second St., Monument, Colorado.

Dear Owners,

Upon determination of the majority of the Red Rock Ranch Homeowners Association Board of Directors, at the Annual Member Meeting scheduled for April 22, 2024, one of the agenda items will be for the purpose of electing three Directors to the Board to fill the positions. The terms will expire in 2027, 2025. Among these, the position currently held by Laura Quinlan and the position currently held by Chris Jones is to be affirmed to 2027. The Board is comprised of nine Directors. Per the Association Bylaws, terms of office for Board members are four (4) years. The existing Directors with terms extending to 2025 and 2026 and 2027 are not affected by this election.

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. Each Lot will have one vote and a Lot Owner is entitled to one vote per open position on the Board, regardless of the number of lots owned. 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 22, 2024. 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 22, 2024, 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
Legal signature - DO NOT PRINT

Owner (as title is held) Date
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 at 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.

MAINTENANCE & RESTORATION OF YOUR RRR PROPERTIES

It is the intent of the RRRHOA board to encourage the maintenance of RRR properties by the owners. In the interest of eliminating questions as to what requires an approval and what does not require an approval from the Board 2 categories are presented.

Routine maintenance and restoration of existing structural elements are not considered 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, play structures, etc...) or significantly modify or expand existing structures (re-roof, re-siding, additions, landscaping) continue to require architectural approval in accordance with the covenants.

So how does a homeowner get Architectural Committee approval for my project?

- * Visit the architectural control tab on the RRRHOA website. (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.

Fees are:

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

EMAIL BLAST SIGN-UP

If you want to be included in an HOA Email Blast of new policies, and proposed Covenant changes please sign up. To give permission for the HOA to email you with a policy update and notices you need to go to the website, RRRHOA.org. Then go to the "Contact Board" tab and on the bottom left of that page there is a box to mark. The HOA will receive an email that you want to be included in an email blast of new Policies and other notices

RED ROCK RANCH HOA CCIOA STATUS

Over the last several months, 2 of our more than 200 Homeowners Association (HOA) members have questioned whether the Red Rock Ranch (RRR) HOA Board is complying with the Colorado Statute governing HOAs, specifically the Colorado Common Interest Ownership Act (CCIOA). The Board obtained legal counsel from two law firms that specialize in HOA issues. After reviewing the HOA documents, we were advised by counsel that the RRR HOA is exempt from most CCIOA compliance based on the following.

The Board solidified the HOA position on CCIOA with legal guidance to further our exemption from CCIOA. In 2017 the Board amended the Covenants to specify four statues from CCIOA the Red Rock Ranch HOA must comply with.

Then in 2022 the Board contracted with another legal firm that stated RRR is indeed exempt from based on multiple factors: Formation date of the HOA, the amount collected in annual dues.

Because our dues are donations and not mandatory, the HOA is put in an additional position to not be required to follow all of CCIOA.

With greater than 51% financial support from homeowners allows the RRRHOA to pay for insurance and maintenance of open spaces, Firewise and other activities within the HOA. Purchasing property within the RRRHOA area obligates owners to comply with

Covenants/Declarations, as Covenants/Declarations go with purchase of the land.