

## RED ROCK RANCH HOMEOWNERS ASSOCIATION

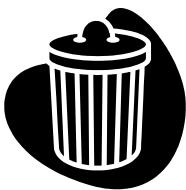
# RED ROCK RANCH NEWS

FALL NEWSLETTER

AUGUST, 2008

### SPRING CLEAN WRAPUP

REVIEWED BY CRAIG KETLELS



By all accounts the RRR residents took full advantage of the spring cleaning opportunity held at the park in early June. The event filled the 2 dumpsters in short order. All those who stopped by loved the idea and suggested it be repeated annually. The board decided to eliminate any confusion by ordering one dumpster for each of the three days at the next clean event. Please remember to send in your annual \$35.00 donation as this is how this event as well as continued park improvements are funded. As many as six residents who dropped off refuse during the clean up weekend hadn't bothered to send in their donation.

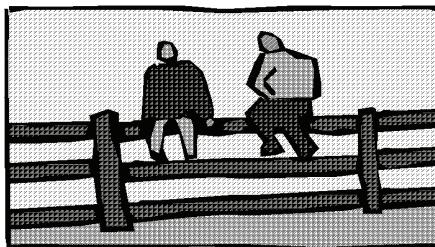
So please donate to a better community in the Ranch. Also, please take time to read the news letter. It contains contributions from our RRRHOA board members. I am always amazed with their civic/community commitment to all of the ranch residents. Please take time to thank them when you have the chance. See you all at the picnic on the 6<sup>th</sup> of September.

### THE NEIGHBORHOOD

PENNED BY FRANK CHUBA

RRR is an outstanding neighborhood in which to live. This is largely due to the fact that it is populated by industrious, independent, concerned, compassionate folks possessing a healthy dose of that most uncommon attribute, common sense. But even in the best of communities disputes and misunderstandings can arise. When that happens what is the best approach to take?

It all starts with the covenants of our association. This is the basic contract between neighbors specifying minimum standards governing the relationships between residents. Since the covenants are a written contract between the residents they are enforceable in civil court, but the intent of the covenants is not court enforcement but self-compliance on the part of the residents. If the disagreement relates to the covenants remember the old adage we learned as kids. Clean up your own back yard before complaining about someone else's. It behooves each of us to look at ourselves



first in any disagreement to make sure that we are complying with the covenants prior to pointing any fingers at others.

What if the disagreement has nothing to do with the covenants? The solution usually resolves itself through communication. Your neighbor probably didn't move into RRR to personally antagonize you. More likely he is pursuing his own self-interest and in many cases may be unaware that this is causing a problem with his neighbor. A good conversation can usually resolve the matter.

Sometimes the situation is more complicated or communication is stifled by the emotions of the moment. Often a third party can help both sides see the situation in a different light and help to get positive communication going. Your RRRHOA board of directors stands ready to assist neighbors in working out issues by facilitating communication and offering alternatives.

*(Continued on page 2)*

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## THE NEIGHBORHOOD (CONT)

PENMED BY FRANK CHUBA

(Continued from page 1)

Remember your board is not a police force or a tax collector. The primary interests of the RRRHOA board are to manage the common assets of the residents, provide a contact point between external parties and our residents to address issues of concern and to facilitate the flow of information both to and from the residents.

The responsibility of being a good neighbor belongs to each of us individually. Remember the "Three Cs" of being a good neighbor:

**Covenants** – Personally uphold the covenants as regards your own conduct.

**Communication** – Dialog with your neighbors so that each of you understands what is important to the other and can work together to accommodate each other.

**Collaboration** – Work with your board and others to address issues of concern.

## TENNIS COURT NEWS

IMPLEMENTED BY KELLY MC GUIRE

We didn't receive a large response to our survey regarding the upgrade or repair of the tennis court. Several homeowners made very generous donations to the cause but we only collected enough money to do the repairs necessary to protect our investment. Perhaps we'll try again next year.

Several new parts have been ordered or purchased to repair the net. The pulling winch is on hand now so we'll get it mounted to tighten up the net until the new one arrives. We inventoried the supplies needed to repair the west fence and will purchase them at Home Depot soon. Two homeowners volunteered to do that repair with help from some of us. We are setting that up now and expect to finish the repair by mid August.

We will repair the surface cracks in the slab and get it painted as soon as the contractor can get here. It is a small job (to him) so we will have to wait our turn. It shouldn't be too long.

Please send us your thoughts and desires regarding the tennis court. In the meantime, stop and play a set or two. If tennis isn't your thing, bring a book and hang out at the pavilion. It's mighty peaceful there and the plants are so pretty. See you at the picnic.



## ANNUAL PICNIC

We will meet at the park pavilion at 1 pm on Saturday September 6th. The HOA will provide meat, buns, condiments, drinks, paper plates and plastic eating utensils. We ask that everyone bring a side dish such as salad, dessert etc, with a serving utensil. Our seating is limited so we would also suggest you bring your own chairs.

Our annual business meeting will follow the picnic. We are always interested in your concerns and/or suggestions to make the area a more pleasant environment in which to live. Please plan to attend and bring neighbors who are new to the area. Former residents are always welcome...the more the merrier.

## FIRE DANGER ON RED ROCK RANCH

SCRIPTED BY PHYLLIS MOORE

The danger of fire in our area is growing with the increasing dryness of the grasses and shrubs along roads and around homes. This danger, added to the fact that we are being asked to conserve water and the likelihood of water shutoffs for repairs to water lines and installation of regulating valves makes it imperative that we all work at preventing fires.

Homeowners can help protect property by clearing away all dry grass, pine needles and clippings next to our houses. We can also trim shrubs and oak brush around our homes. We should be sure to have water hoses connected to our outside faucets and ready for quick use in putting out small grass fires. We all have shovels and hoes on hand, I'm sure, to help keep a fire from spreading. Keep buckets handy, also.

A worrisome problem is the tall, dry grass along the roads on

the ranch. One spark in the wrong place, with a breeze, could start a grass fire which can spread out from the side of the road faster than we think.

Please be sure, when driving, to keep any matches, cigarettes, cigarette butts and any other hot material inside your car. Please use car ashtrays while in the car and empty ash trays in your garbage at home, not on the pavement or by the road.

We are fortunate to have a fine stand of pines and spruce on the slopes around us and around our homes. Let's all work to keep those trees green and growing. Look at the terrible loss of trees and shrubs on the side of Mount Herman from the fire in 1989 and don't let that happen here in our area or anywhere in our communities.

## 2008 DONORS

Capt Diane Cangelosi, USN	Gordon Leiser	Gil&Phyllis Moore	David&Laurie Hann
David&Sondra Wayman	Russell C. Hale	Ben&Joline Lee	Mary L. Nevin
Richard Anderson	Gregg Girtin	Gifford&Deborah Murray	Wayne&B. Ingwalson
George& Carolyn Anderson	Dwight&Deborah Miller	Craig&Mary Ketels	Marisa McMillen
John and Dolores Novotny	Jay&Ana Alexander	Pat&Rebecca Burkart	Ken&Rose Dunphey
Brian&Angela Hendrix	Chas&Suzann Erwetowski	Kelly&Earl Turner	Keith&Elizabeth Lonnquist
Gilda Personett	Bill & Sandy Viott	Randall&Susan Phillips	Dan Calderwood
K.Deavenport&Jeff Dull	Scott &Sandy Miller	Eddie&Patricia Taylor	Ron&Mary George
Timothy Sobik	David&Cheryl Sargent	Danny&Shelley Rose	F. W. &Carol Crowley
Charles&Nancy Piechota	Jacqueline Ewald/Cook	Valerie Wolverton	David&Linda Naumann
Kajetan Nowack	A. J. &Nancy Riley	Jeffrey&Susan Walker	Corey&Mollie Eberly
Edward Tanguay	Kevin&Cathlene Guy	Johannes&Bettina	Karen Conway
R. Goldman&Anne Bevis	W. Arlen&Iris Johnson	Zimmermann	Jack Thiel
David&Lisa Weitz	Jeffrey Mailloux	Gerilyn Grange	Lowell&Michaele Duncan
Barbara Hardin	Jim&Deborah Muir	Tom&Rita Theime	Rich&Joanne Wimberly
Paul&Marguerite Robinson	Melissa&Kevin Oldenburg	Skip Albright&Barbara Brown	Sonny Horak
William Griffith	Dion&JenniferArrellno	Eva&Matthew Hornung	Merlin Pettigrew
Christine Elders	Paul&Shelly Lee	Ron Medo&Denise Geller	John&Bonnie Hildebrandt
Michelle Parmeter&David Martin	James&Germaine Roberts	Paul Swanson&Diane Janzen	Rollin&Joan Murphy
Tony&Monica Ramunno	Sally O'Brien	Max&Sharon Williams	Rowland Harvey
Matthew&Eileen Skahill	David&Sherry Bohn	Kelly&Lucy McGuire	Kevin&Terre Christensen
Ltc Craig&Theresa Williams	Stephen&Judy Hamilton	Thomas Deutschlander	Kris H Abel&Mike Helwig
Randy&Patti F. Barker	Doreen McLaughlin	Frank Chuba	G. Bruce Sadeik
G.J.&PM Serveiss	Gary&Susan McClendon	Suzanne&Thomas Ferrell	Joseph&Linda Dillow
Marcia Mazurowski	Eck&Beverly Zimmermann	C. Jan& David Jones	Paul&Shelly Tillotson
Tom&Marilyn Scott	Andrew Wacker	Thad&Leecy Handrick	Theron&Patricia Felmlee
Mary Ann Luis	Chris&Carolyn Slavsky	Jim&Mike Bergeron	William&Valerie Martin
Gary&Kathy Davis	Paul&Rose Hockersmith	Brad&Becky Moulden	Roger K. Clark
Nancy Slade	Carl&Kay Gusler	Thomas&Laura Kelecy	Paul&Deborah Catallo
Brett&Leslie Hull	Don&Nan Gruber	Nonna Patitucci	
	David&Sandra Weber	Michael&Laurie Mozingo	

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

- *Craig Ketels, President* 481-2470
  - *Jim Bergeron, Secretary* 481-2624
  - *Bill Martin, Treasurer* 481-3673
  - *Joline Lee, Director* 481-9665
  - *Frank Chuba, Director* 487-0371
  - *Fred Lanyon, Director* 481-6012
  - *Kelly McGuire, Director* 481-9377
  - *David Weber, Director* 481-8826

# DYAD PETROLEUM GAS DRILLING

WRITTEN BY DAVID WEBER

As everyone is probably well aware of by now, Dyad Petroleum has applied for permission to develop two exploratory wells on its leases on the Forest Service property west of the association. The board has agreed to develop a position statement for the regulatory agencies relative to the residents' concerns. The board feels that it should not take a stance either pro or con as far as the desirability of the activity is concerned. We can however, make sure that any issues related to the activity specific to the associations residents are addressed by the company and Forest Service. Please call me or any other board member with any specific concern that you might have that you feel we should bring to the agencies and company. The water board and other community citizen's groups are also addressing many of these concerns. See frerc.org for one such citizen's group website. We are specifically looking for concerns that may not have been considered by these groups.

## 2008 DONATION FORM (CLIP AND MAIL)

Thank you for helping us defray the costs of the RRRHOA!

Please return your 2008 donation at your earliest convenience. Donors will be listed in the next newsletter. Our suggested amount is \$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!

RED ROCK RANCH HOMEOWNERS ASSOCIATION  
SEMI-ANNUAL REPORT AS OF JULY 1, 2007

Beginning Balance as of January 1, 2008 .....	\$ 9780.37
<b>Income:</b>	
Voluntary Contributions .....	4010.00
Tennis Court Donations .....	2270.00
Architectural Control Fees .....	25.00
<u>Interest Earned</u> .....	46.07
<b>Total Income</b> .....	<b>\$ 6351.07</b>
<b>Expenses:</b>	
Spring Clean-up Dumpster Charge .....	680.00
Newsletter printing and Postage.....	294.55
Elk Creek Mowing at park.....	225.00
Safe Deposit Box Rent .....	50.00
Postage Stamps .....	42.30
FVAWD-Water Usage at Park.....	33.94
State of Colorado annual Renewal fee.....	10.00
<b>Total Expense</b> .....	<b>\$1335.79</b>
Ending Balance as of August 1, 2008 .....	\$14795.65

- 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](mailto:boardpresident@rrrhoa.org) to confirm time or location and to request the discussion of specific issues.*

## 2008 DONATION FORM (CLIP AND MAIL)

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MAIL TO:

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Thanks to those who have already donated this year!

RRRHOA, PO Box 1463, MONUMENT, CO 80132

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

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

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

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