

## RED ROCK RANCH HOMEOWNERS ASSOCIATION

# RED ROCK RANCH NEWS

FALL NEWSLETTER      SEPTEMBER, 2006

### WATER DISTRICT EVENTS

As most residents are aware, the issues surrounding the Forest View Acres Water District continue. On September 7th, Patricia Unger was sentenced to 6 months prison with work release and 6 years of supervised probation for felony theft. She also repaid \$300,000 with an agreement to repay \$15,000 more.

The Water Board has also submitted a ballot question asking residents for permission to issue \$8 million in debt to finance capital improvements and other costs. A full packet of information was mailed to residents by the water district in early September. The HOAs of Shiloh Pines and Red Rock Ranch have offered their existing meetings as forums for presentation and discussion of this issue.

Meetings were held on September 10th and 11th and an additional presentation is proposed for the regular RRRHOA meeting on October 9th.

Several postings with different perspectives concerning the Water Board's actions have

been presented on the website discussion board. Other residents have attended the monthly meetings and presented their views concerning the bond issue and the possible involvement of the Monument water system as an alternative to the proposed bond.

Your HOA will continue to be involved as a neutral facilitator of discussion and information distribution concerning this issue. Residents are encouraged to obtain as much information as possible and to make an informed vote at the election.

Normal Water Board District meetings are held at the Tri-Lakes Fire Station #1 at 5:30pm on the 4th Thursday of each month. Agendas are posted on the pavilion at the HOA park.

For additional information contact Lisa Johnson of Special District Management Services, Inc. at (303) 987-0835.



### BOARD MEMBERS

- Joline Lee, President  
481-9665
- Jim Bergeron, Secretary  
481-2624
- Bill Martin, Treasurer  
481-3673
- Dr. David Bohn, Director  
481-8203
- Frank Chuba, Director  
487-0371
- Fred Lanyon, Director  
481-6012
- Lorraine Hodge, Director  
488-1301
- Phyllis Moore, Director  
488-0721
- David Weber, Director  
481-8826

### PICNIC AND ANNUAL MEETING

CONTRIBUTED BY LORRAYNE HODGE

The annual RRRHOA picnic will be held on September 23, 2006 at the HOA park beginning at 1pm. BBQ! Meat, buns, condiments and drinks will be furnished.

Please bring a side dish -- salad, dessert, etc and silverware. Also a chair if you would like one, seating at the picnic tables is limited.



The annual business meeting will be held following the picnic.

All residents are encouraged to come and meet their neighbors and board members and to see the park improvements made over the last year! We would like to extend grateful thanks to all those who have helped make the park better.

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## NEW TO THE RANCH

CONTRIBUTED BY JIM BERGERON



It's a "Pheasant" Day

In case you have not observed, something new has been added to Red Rock Ranch, in addition to the landscaping project at the Park. Yes, we now have a few pheasants living on and around the Ranch. One of the residents, in cooperation with the Department of Wildlife, has released several dozen of these beautiful birds that seem to have taken up

residence in the Cloven Hoof Estates. It is hoped that they will nest and raise young in the wild.

Since these birds were not raised in the wild, they do not have the natural fears normally seen, and may be easy prey for the fox and coyotes that are so prevalent, but hopefully their numbers will increase and make our Ranch

their home. With the brilliant colors of the male, they would certainly be a welcome addition. It would be a good idea for motorists to be aware of them since they do cross the roads and streets with no fear of automobiles.

## COVENANTS

CONTRIBUTED BY JOLINE LEE

"PLEASE  
REMEMBER THAT  
THE COVENANTS  
ARE IN PLACE TO  
PROTECT, NOT  
TO PUNISH"

There are many questions asked about the enforcement of our covenants. Sometime ago we consulted an HOA attorney and he assured us that our covenants are legal and binding. However, because we have chosen not to make our yearly \$35.00 dues mandatory, the board does not have the legal power to enforce them.

The course of action is for the homeowner who feels a particular covenant is being violated to have that covenant enforced. Usually all that is required is to visit the person (usually a neighbor) to see if

they understand the violation and the effect it is having on the neighborhood. The primary goal of the covenants is to uphold property values by ensuring that the neighborhood provides a safe and enjoyable place to live.

If all means of communication fail, legal action may become the only avenue to pursue. According to the attorney, that is a simple procedure that begins by filing a \$25.00 claim with Small Claims Court. The

matter is then heard by a judge to determine if there has been a violation and which method shall be used for enforcement.



The HOA board is always available for consultation or mediation.

Everyone should have a copy of the covenants. If you

do not, contact a board member and we will see that one is made available to you.

Please remember that the covenants are in place to protect, not to punish.



## WHAT DO YOU WANT YOUR HOA TO BE DOING?

CONTRIBUTED BY DAVID WEBER

Beyond the ongoing purpose of the HOA to monitor the covenants, the board has taken on several projects for the neighborhood. These include the maintenance and improvement of the park,

facilitating resident meetings to discuss the Patricia Unger and Water Board Bond issues, keeping in contact with county officials about the state of the local roads and providing a website for infor-

mation and discussion.

What else would you like to see? The board members would like to hear. Please contact us by phone or use the online website and email.

## SPEEDING

CONTRIBUTED BY JIM BERGERON

It seems as if every newsletter has a paragraph about speeding on the Ranch, but it must be addressed since the situation is getting worse rather than better. The speed limit on Red Rock Ranch Drive is 30 MPH and the road includes a rather tight curve near the Association Park, plus a very tight one near Miller's Pond. There are also double traffic lines indicating "no passing" that many motorists simply ignore if they deem the vehicle in front of them is going too slow for them.

We tend to think of speeders as the younger generation, but as an observer, I witness many adults of both sexes speeding merrily along and then jamming on the brakes as a curve is approached. As autumn approaches, with the unpredictability of freak snowstorms,

we can expect to see an occasional car in Miller's Pond as we have in the past. Fortunately, the pond is shallow so there is not much chance of drowning unless the car overturns and no one can get out.

Please slow down and leave for work or school just a few minutes earlier so the temptation to speed is not there. It is not worth the possibility of striking a deer, or even worse, a person. The El Paso County Sheriff Department has been active in northern El Paso County with speed traps, and if you are given a ticket, it is usually worth four points on your driver's license, a fine, and an increase in insurance rates. Is it really worth it?



## INFORMATION REGARDING ARCHITECTURAL CONTROL FEES

CONTRIBUTED BY BILL MARTIN

No structure, building (including storage sheds), fence, solar panels, satellite television dish exceeding 24 inches in diameter or two in number, outside light, tennis court, swimming pool, nor other such facilities shall be erected, placed, or altered on any lot within the subdivisions until the plans, design, and location thereof have been approved in writing by the Committee and payment of a fee is made to the Committee. The Committee will establish and publish a fee schedule (see below).

*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, plus a \$100 refundable land-*



## 2006 DONATION FORM (CLIP AND MAIL)

2006 Donation Form

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

Please return your 2006 donation at your earliest convenience. Donors will be listed in the next newsletter.

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!

MAIL TO: RRRHOA, PO Box 1463, MONUMENT, CO 80132

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

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

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

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



## 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**

## 2006 RED ROCK RANCH HOMEOWNERS ASSOCIATION TREASURERS REPORT AS OF 8/15/06

BEGINNING BALANCE 1-1-2006	14,319.22
INCOME:	
VOLUNTARY CONTRIBUTIONS	4600.00
ARCHITECTURAL CONTROL FEES	419.80
INTEREST EARNED	230.40
INSURANCE REFUND	31.00
TOTAL INCOME	5281.20
EXPENSES:	
HIGH COUNTRY GARDEN	3000.00
NEWSLETTER	254.27
MOWING	212.50
FIRE DEPARTMENT-DONATION	100.00
BOX RENT-STAMPS	89.00
MISCELLANEOUS- TOTAL	79.19
TOTAL EXPENSES	3,34.96

ENDING BALANCE 8-15-2006 15865.46

RRRHOA meetings are held the second Monday of the month at 7pm in the community room of the Tri-Lakes Fire Department (18650 Hwy 105).  
Email boardpresident@rrrhoa.org to confirm time or location and to request the discussion of specific issues.

## THANKS TO OUR 2006 CONTRIBUTORS

JAMES&MIKE BERGERON  
DON&LORRAYNE HODGE  
JOHANNES ZIMMERMAN  
PAUL SWANSON&DIANE JANZEN  
W. ARLEN&IRIS JOHNSON  
PAUL&MARGUERITE ROBINSON  
COL. TOM&GILDA PERSONETT  
SCOTT&JENNIFER MUNGER  
DAVE&JULIE TROUDT  
TOM&MARILYN SCOTT  
KEVIN&CATHLENE GUY  
ROBT&COL. ALEDA AHLGREN  
W. RANDALL&SUSAN PHILLIPS  
CRAIG&MARY KETELS  
PATTI FARLEY-BARKER  
SCOTT&SANDY MILLER  
ROBT. GOLDMAN&ANNE BEVIS  
CHRIS&CAROLYN SLAVSKY  
GARY&SUSAN MCCLENDON  
LOWELL&MICHEALE DUNCAN  
MARCIA MAZUROWSKI  
KRISTINE&MILES PARKER  
JEFF DULL&GEANELLE DAVENPORT  
DAVID MARTIN&M. PARMETER  
KENNETH&ROSE DUNPHEY  
CLIFFORD&DEBORAH MURPHY  
PAUL&ROSE HOCKERSMITH  
DION ARELLANO  
MARSHA&VIRGIL MILLER  
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JOHN R. SHARP

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JEFFREY&DEBORAH FERGUSON  
CHAS. &SUZANNE ERWETOWSKI  
TOM&RITA THIEME  
JOHN&JOAN GREEN  
JOSEPH DILLOW  
DAVID&LAURIE HANN  
KEVIN&TERRE CHRISTIANSEN  
RICHARD&JOANNE WIMBERLY  
PYLLIS&GIL MOORE  
JOHN&DOLORES NOVOTNY  
BEN&JOLINE LEE  
CAROL&F. W. CROWLEY  
BRIAN&ANGELA HENDRIX  
PAUL&SHELLY LEE  
TONY&MONICA RAMUNNO  
GARY&KATHY DAVIS  
CHRISTINE ELDERS  
PAUL C. CARVER  
RUSSELL C. HALE  
GORDON LEISER  
GERILYN GRANGE  
BOYD&CAROLYN RUNYAN  
MARY L. NEVINS  
MARY ANN LUIS  
JOHN&CHRIS SAYER  
MERLIN PETTIGREW  
BILL&SANDY VIOTT  
JACQUELINE EWALD COOK  
FRANK CHUBA  
CARL&KAY GUSLER

DAVID&JAN JONES  
ROLLIN&JOAN MURPHY  
KAREN CONWAY  
THOMAS DEUTSCHLANDER  
DAVID&SONDRA WAYMAN  
JEFF&SUSAN WALKER  
BRETT&LESLIE HULL  
BURTON&BARBARA HARDIN  
DAN CALDERWOOD  
ANDREW WACKER  
MARISSA MCMILLEN  
LEW&RUTH KOFOED  
GEO.&CAROLYN GAERTNER  
GREG GIRIIN  
S. GATES&F. MALSTROM  
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PAMELA&CHAD CHERRY  
PAUL&SHELLY TILLOTSON  
EDWARD TANGUAY  
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WILLIAM M. GRIFFITH  
DAVID&SHERRY BOHN  
THAD&LEECY HANDRICK  
JAMES&GERMAINE ROBERTS  
KETCH NOWACKI&K FOLEY  
DANNY&SHELLEY ROSE  
NONNA&JAMES PATITUCCI  
PAT&REBECCA BURKART  
THERON&PATRICIA FELMLEE  
CHAS. &NANCY PIECHOTA

JAY&ANA ALEXANDER  
JAMES&ANGELA WARNER  
MELISSA&KEVIN OLDENBURG  
JAMES&DEBBIE MUIR  
STEPHEN&JUDY HAMILTON  
MICHAEL&KRISTINE HELWIG  
ECK&BEVERLY ZIMMERMAN  
DON&NAN GRABER  
A.J. &NANCY RILEY  
EDWARD&LUCY MCGUIRE  
JOHN&BONNIE HILDEBRANDT  
DENISE GELLER&RON MEDO  
JOHN&CHARLOTTE OLSON  
DAVID&LYNDA NAUMANN  
SUZANNE&THOMAS FERRELL  
BRAD&BECKY MOULDEN  
RICHARD&SHARON WILLIAMS  
PATRICIA&EDDIE TAYLOR  
COL. JOHN&NANCY MANN  
S. J. O'BRIEN  
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SUSAN PERMUT  
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PAUL MORTON  
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DALE&CAROLYN EKBERG  
TIMOTHY SOBIK  
WM.&VAL MARTIN