

# Welcome to

## Ranch of the Rockies

A covenant-controlled community located near Hartsel, Colorado  
in the heart of the Rocky Mountains.



### **Ranch of the Rockies Homeowner's Association**

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# Welcome to Ranch of the Rockies

**Welcome to the neighborhood!** If you're a new or prospective property owner in Ranch of the Rockies, this guide was created for *you* for several reasons: to help acquaint you with the amenities of South Park and the surrounding areas of our community, to provide information useful to newcomers with some tips for living at 9200 ft., and to inform you about the Ranch of the Rockies Planned Community.

## **First a Little History**

The Ranch of the Rockies lies on the southwest edge of South Park valley and comprises approximately 7000 acres with 1501 lots ranging from 2 to 44 acres. There are approximately 360 homes on the Ranch with about 200 families living here year 'round. The average altitude is 9200 ft.

South Park valley is rich with history. The entire valley is fifty-five miles long and thirty-five miles wide. It is the third in a chain of mountain valleys: North Park, Middle Park and South Park which run down the middle of Colorado. The floor of the valley varies from 8500-10,000ft. The original name given to the western part of the valley by the Spaniards was *Valle Salado* (Salt Valley). The French explorers and trappers later used the name *Bayou Salade* (from the Creole) and lastly the American mountain men called it *Bayou Salado*.

The chain of mountains seen from Ranch of the Rockies lying south and west of Hoosier Pass is the Mosquito Range. Several northern peaks in the range are over 14,000 ft. The two humps midway down the range and just northwest of Trout Creek Pass are volcanic piles called Buffalo Peaks. The Mosquito range separates South Park from the Arkansas Valley.



Because of the white salt marshes and springs in the western edge of South Park, the area attracted Indians and trappers who followed the plentiful game found here. Vast herds of bison and antelope grazed here and ducks, geese, beaver, muskrat, otter, mink, and trout inhabited the waterways. Grizzly bear, Bighorn sheep, wolf, mule deer, elk and cougar lived in the mountains. The Utes fought against invading tribes to protect their rich hunting ground. You'll still find arrowheads and other artifacts on much of the Ranch.

Many trappers and explorers traversed the area. Trout Creek Pass (the northern entrance to the Ranch) was the route used to access the Arkansas and San Luis Valleys. This is also where the Denver, South Park & Pacific & the Midland Railroads' tracks crossed on their way over the pass to Buena Vista and beyond. The Midland originated in Colorado Springs and remnants of its tracts (a berm) can be seen crossing the Hwy 24 main Ranch entrance. The railroad stopped here to pick up cattle.

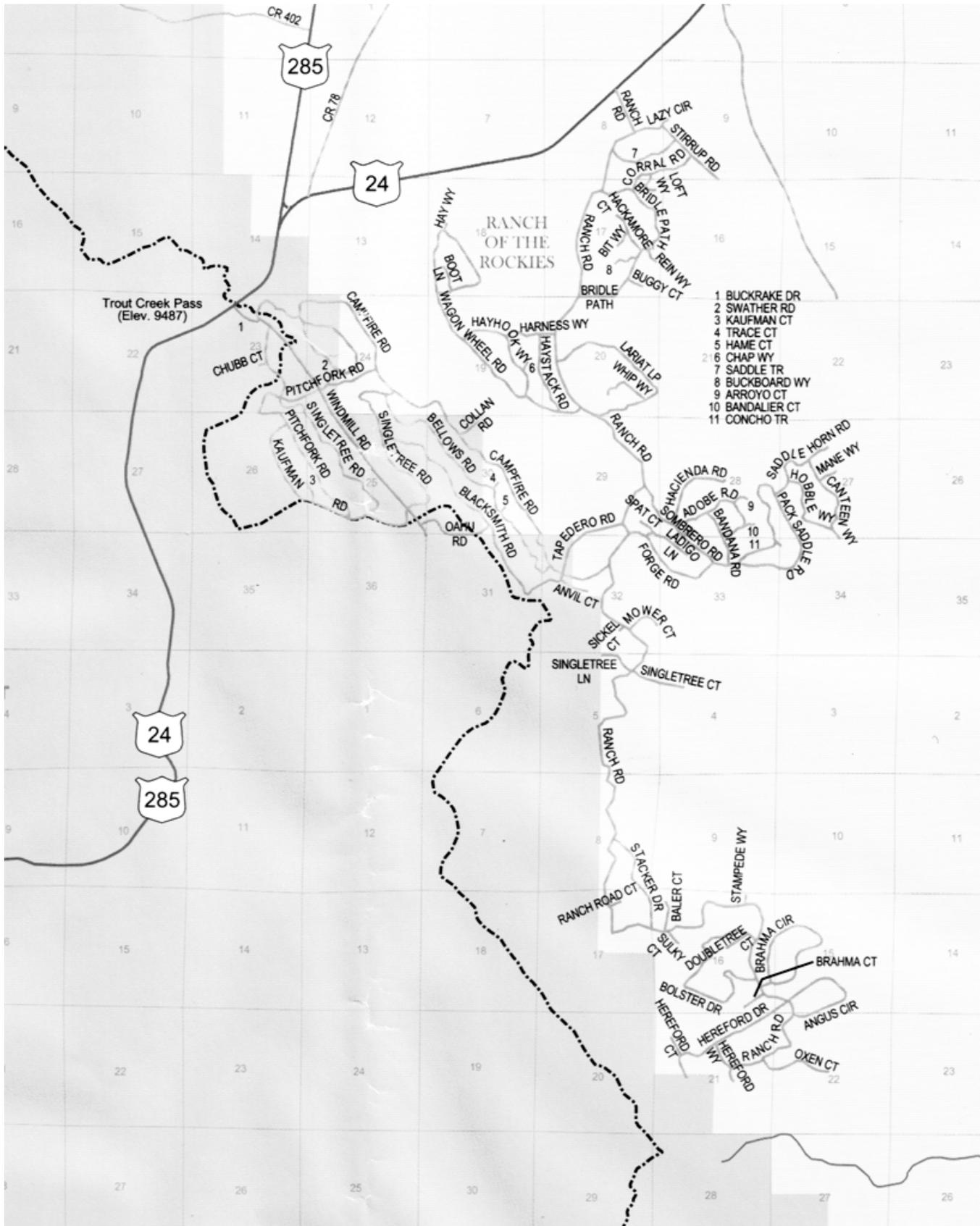
If you look closely, you can find several original log cabins on the Ranch. These are the remains of settlers' homesteads. (Take the self-guided auto tour to find out where they are.)

The land that is now Ranch of the Rockies used to be part of the 87,000 acre Salt Works Ranch, a historical working ranch located just north of Antero Junction on the east side of Hwy. 285 as you're heading toward Fairplay. The Ranch of the Rockies portion was sold around 1968 to the Western Union Corp. which became Western Union Ranch (a.k.a. Ranch of the Rockies). The Ranch of the Rockies was developed by the Hamdun Corporation. The legal name, *Western Union Ranch*, is found on the original documents for the subdivision.

The Sibal Ranch, a large cattle ranch, is our neighbor. You will see some of Sibal's pastures winding in between Ranch of the Rockies property. The Sibal Ranch House with its distinctive red roof can be seen to the east from Ranch Road.

*If you'd like to take a self-guided auto tour of the Ranch of the Rockies, stop by the Ranch office and ask our Ranch Manager for a copy of the tour route. You will discover much about the Ranch along the way.*

# Map of Ranch of the Rockies



# Ranch of the Rockies Association

The following *excerpts* are taken from the Bylaws of the Association. Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the complete *Ranch of the Rockies Association Bylaws*.

## **Bylaw Two – PURPOSES AND OBJECTIVES**

- (a) To support a community designed for safe, healthful and harmonious living.
- (b) To promote the collective and individual property and civic interests and rights of all persons, firms and corporations owning property in the Ranch of the Rockies.
- (c) To care for the improvements and maintenance of the community center, gateways, public easements, parkways, grass plots, parking areas, pastures and facilities of any kind dedicated to the community use, and other open spaces and other ornamental features of the above described subdivision known as the Ranch of the Rockies, which now exist or which may hereafter be installed or constructed therein.
- (d) To cooperate with owners of all vacant and unimproved lots and plots now existing or that hereafter shall exist in the subdivision in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the subdivision and to the value of the improved property therein and to take any action with reference to such vacant and unimproved lots and plots as may be necessary or desirable to keep them from becoming such nuisance and detriment.
- (e) To aid and cooperate with the members of this Association and all property owners in the tract in the enforcement of conditions, covenants and restrictions on and appurtenant to their property.
- (f) In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of the Ranch of the Rockies and their property interests therein.
- (h) To arrange social and recreational functions for its members.
- (j) To regulate and enforce the terms and conditions of the water augmentation plan and court decree concerning the water rights that has been perfected to provide well permits for the Ranch of the Rockies.

## **Bylaw Five - BOARD OF DIRECTORS**

- (a) General Powers: The affairs of the Association shall be managed by the Board of Directors.
- (b) Number, Tenure and Qualifications: The number of Directors shall be five (5) and the term of Directors shall be set up on a rotating basis so that there will be an overlapping of directorate on the Board. There shall be one or more new Directors elected each year at the annual meeting. Based upon this procedure, the new Director(s) elected each year shall fill a three year term. All Directors must be members in good standing.
- (c) Regular Meetings: The Board of Directors shall meet at the times and places it selects.

*Note: All regular and special Board meetings and committee meetings are open to all members or their representatives. Notices of the Board meetings and the previous month's minutes are posted on the bulletin board located below the Ranch office.*

## **Bylaw Six - OFFICERS**

- (a) The Officers of the Board of Directors shall be a President, Vice-President, Secretary, Treasurer, and Member-at-Large.

## **Bylaw Seven – FEES, DUES AND ASSESSMENTS**

- (b) Annual Dues:

(1) Assessments for annual dues shall be based on and assessed against the Individual tracts and the owners thereof, as identified in the original Plat of the Ranch of the Rockies. For the purposes of assessment, tracts of land shall be identified by reviewing the original Plat Document without giving consideration to tracts of land which may have been joined or combined subsequent to the original Plat.

(2) The dues assessment is one hundred ten dollars (\$110) per year per tract subject to such modification as the Board of Directors require.

- (c) Payment of Dues: The annual dues shall be payable in one installment to be paid when an owner becomes a member and all subsequent installments to be paid on or before the due date as set forth by the Board of Directors and every calendar year thereafter during the period of such membership.

# Water Augmentation

Before the Ranch of the Rockies Association (R.O.R.A.) existed, the community was developed and platted as Western Union Ranch (W.U.R.) in the early 1970s by the real estate arm of the Western Union Corporation. At that time, in order for a developer to subdivide an area and sell residential building lots in Park County, Colorado, one of the requirements was that a “Water Augmentation” plan had to be engineered and submitted to the Colorado Water Court for approval prior to the commencement of sales. In the case of W.U.R., that plan was approved and decreed by the court in 1975. This original decree outlined what water rights belong to Ranch of the Rockies Association as well as what reports were required, maintenance issues exist, and how these responsibilities were to be financed and performed. The original decree, 23 pages of legalese, provided for permitting 2167 household use wells and 230 wells, with minimal irrigation rights.

## Amendment—1996

Eventually, in 1987, Western Union sold out to Hamdun, a corporation operated by Jerry Dunn and Harley Hamilton. When the Hamdun Corp. reduced the number of lots to be developed, the water decree was not legally changed through the Water Court to reflect this change. As a result, 115 acre feet of water rights belonging to the Association were wrongfully deeded to the corporation. In order to rectify this situation, in 1994 the R.O.R.A. Board of Directors insisted that the water rights be deeded back to the Association. To insure the 115 acre feet of water rights would not be lost, the Board of Directors hired a water attorney to petition the Water Court to approve the change in the water decree. Part of this petition was to allow horse owners to water their horses from their household use wells. In December of 1996 the Water Court approved this change. The amended decree included a reduction in the number of available household use wells from 2167 to 1271.

*“In 2001, the Ranch of the Rockies Association went to court to obtain absolute rights to 140 acre feet of water collected in Buffalo Creek Reservoir to which only conditional rights had been granted in the preceding decrees.”*

## Buffalo Creek Absolute Rights—2002

In 2001, the Ranch of the Rockies Association went to court to obtain absolute rights to 140 acre feet of water collected in Buffalo Creek Reservoir to which only conditional rights had been granted in the preceding decrees. In March of 2002 the court decreed that the conditional rights associated with the dam and reservoir would continue in full force until 2008 when an application for a finding of reasonable diligence for the conditional rights to become absolute.

## Ranch of the Rockies Association Responsibilities

Part of the original decree called for the formation of an entity to maintain the facilities (reservoir, etc.) in the decree and insure compliance with all the terms (reporting, etc.) of the augmentation plan. Ranch of the Rockies Association was incorporated, as a Colorado non-profit corporation, to perform these functions with the power to assess the member’s dues to cover the expenses for compliance with the plan.



### Maintenance

Every five years the Office of the State Engineer inspects the reservoir and assesses its condition, makes recommendations for repairs (if necessary) and reports this information to the District 1 Commissioner. Prior to our last inspection in 2001, R.O.R.A. spent in excess of \$158,000 on various repairs to get the reservoir area ready for inspection. The inspection results were excellent; however, the inspector recommended several improvements.

R.O.R.A. has spent more than \$30,000 implementing the recommendations. In addition to the physical structure, R.O.R.A. also stocks fish, provides sanitary privies and trash dumpsters for the area.

### Reporting

R.O.R.A. is required to prepare and submit extensive reports to the District 1 Commissioner each year. These reports include such things as the water level of the reservoir at certain times, number of residences, and the number of horses on the Ranch along with the appropriate calculations to determine our consumptive use.

# Declaration of the Ranch of the Rockies, Planned Community

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In the mid 1970s when Western Union's real estate arm developed our subdivision, a declaration of covenants was written to accompany the sale of each lot. Unfortunately, there was a clause in the original declaration which caused the expiration of these covenants after 20 years, unless certain actions were taken. As a result, in 1997 the proper steps were inadvertently not taken, and the expiration occurred. An attempt was made to reinstate covenants in 1999; however, due to the failure to adhere to some specific legal details, the attempt did not accomplish what was desired. Based upon the opinions of four different legal firms, it was determined that the subdivision was without an enforceable declaration of covenants. This condition put the Ranch of the Rockies Association in a risky position of potentially not being able to collect dues and/or assessments that might be required to maintain the common property or operate the Ranch in compliance with the water decrees. Therefore in 2003 and 2004 the Board of Directors and a group of concerned members undertook to have a new Declaration of Covenants drafted by a prominent law firm that specializes in homeowners' association law. In January of 2005 this new Declaration of Covenants was distributed to the owners of each of the 1501 lots in the subdivision, requesting them to sign the new declaration, committing to support the association in the future. At the time of this writing, there has been overwhelming support with owners of ninety percent of the lots submitting their signatures in support of the new declaration.

Since the new Declaration was distributed, the Bylaws of the Ranch of the Rockies Association have been amended to require that to be a "member in good standing" entitled to the benefits of such membership, a member must sign the January 25, 2005 Declaration (the new Declaration is written to be in effect in perpetuity with the land, therefore if a prior owner of the property has signed, any subsequent owner is bound by the document.)

Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the *Declaration of the Ranch of the Rockies, A Planned Community* or pick up a copy from the Ranch office.

## **Membership**

The following is from the Bylaws of the Association. Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the complete *Ranch of the Rockies Association Bylaws*.

### **Bylaw Three --MEMBERS**

(a) Class of members:

The Association shall have one class of member. The qualifications and rights shall be set forth in the Articles of Incorporation.

(1) Membership shall include an undertaking by the applicant to comply with and be bound by the Articles of Incorporation, these Bylaws and Amendments thereto and the policies, rules and regulations at any time adopted by the Association in accordance with these Bylaws.

(2) Membership in this Association shall terminate as provided in the Articles of Incorporation.

(b) Voting rights: Each member in good standing shall be entitled to vote as provided in the Articles of Incorporation. At membership meetings, all votes shall be cast in person or by proxy registered with the Board of Directors.

(3) In order to be a "member in good standing" the property owned by the member must be subject to the Association's current Declaration dated January 25, 2007 and recorded at reception number 645007 of the records of the Park County Clerk and Recorder.

# Rules Section of the Policies & Procedures for the Ranch of the Rockies Association

This introduction is written to inform the owners (or prospective owners) of property in the Ranch of the Rockies (aka, Western Union Ranch) subdivision of some of the provisions of Colorado Revised Statutes, Park County Ordinances and Park County Land Use Regulations (LURs) that apply to lots in our subdivision. These are rules that we must all follow regardless of the Ranch of the Rockies Association (R.O.R.A.) preferences. The Board of Directors of R.O.R.A. has been assured by the current Board of County Commissioners that, contrary to what may have been policy in the past, they intend to take their responsibility for enforcing the LURs very seriously. *The Association has no authority to authorize anything that the LURs, ordinances or Colorado laws, prohibit.*

## **Zoning**

Park County dictates that all Lots and Common Elements in R.O.R.A. are zoned R (Residential). For a detailed description of what is allowed/prohibited in areas zoned R, please contact the Park County Planning Department or view the LURs on their Web site: [www.parkco.us/documentsforreview/LURs](http://www.parkco.us/documentsforreview/LURs). Prior to any excavation or construction for a driveway, septic system, dwelling or accessory structure, the applicable permits must be obtained from the appropriate County agency or department.

## **Easements/Size of Dwelling**

All easements as shown on recorded Plats in Park County must be respected and Rights of Way must be kept open and readily accessible for use, service, and maintenance. The ground floor area of the main structure of any Dwelling, exclusive of open porches, garages, and basements, will be not less than 600 square feet.

## **Mobile homes**

As described in the following excerpt from the Article 4, Section 4, Definitions section of the LURs, Mobile Homes are not allowed:

“Mobile Home: A factory-assembled structure at least fourteen (14) feet wide without a permanent foundation, designed to be transported on its own wheels arriving at the site requiring no construction activities in order to be occupied. The unit is equipped with all the necessary service connections required in order for the unit to be occupied. Removal of the wheels and placement on a foundation does not change its classification as a Mobile Home. By definition, a Mobile Home includes any mobile factory-assembled structure constructed prior to the implementation of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.). Park County does not allow a Mobile Home to be used as a dwelling unit except when placed in a Mobile Home Park or in Recreational Vehicle Park. The term "Mobile Home" does not include travel trailers, fifth-wheel trailers, campers, camper buses, motor homes, modular homes, Recreational Vehicles, or Manufactured Homes. After the building permit has been issued for the primary structure, a homeowner/builder may choose to utilize a Recreation Vehicle or a mobile home as temporary housing while the homeowner-builder is constructing the permanent primary structure.”

## Accessory Structures

Many people have expressed the desire to construct a shed or other accessory structure on their otherwise unimproved lot. The following excerpt from the Article 4, Section 4, Definitions section of the LURs defines Park County's position regarding such structures:

“Accessory Structure: A structure or building customarily and commonly associated with and clearly subordinate to a lawfully existing Principal Building located on the same Lot. For Lots less than thirty-five (35) acres, an Accessory Structure is not permitted unless a Principal Building is in existence and use on the same Lot, or a building permit for such Principal Building has been obtained. An Accessory Structure, regardless of the existence of a Primary Structure, is permitted on parcels thirty-five (35) acres or larger. An Accessory Structure may not be occupied as a dwelling.”

## Signs

Regarding signs, the Park County LURs contain eight pages of information stating what is allowed and prohibited. In addition, the Colorado Common Interest Ownership Act (C.C.I.O.A.), the act which governs Home Owners Associations (H.O.A.s), contains several pages of what an H.O.A. can or cannot control. Between these two governmental dictates, nearly every kind of sign is addressed. Therefore anyone wishing to put a sign on their lot must do a great deal of research, or risk wasting their money and their effort. In addition, R.O.R.A. has determined a need to address real estate signs in the Policies & Procedures Rules.

## Water Wells

The Ranch of the Rockies Association has an obligation to administer the water augmentation plan as adjudicated in Colorado State Water Court. Before beginning construction on any lot, it is very important to obtain a well permit. In order to obtain a permit, it will be necessary to obtain a letter from the Ranch of the Rockies Association stating that the applicant is a “member in good standing” of the Association as described in the By-laws (see page 7 of this packet). We are required to maintain the Buffalo Creek Reservoir, however no one on the Ranch of the Rockies is allowed to dam, divert or collect water in any manner. That includes the fact that, legally, we are not even allowed to collect rainwater in a barrel under our eaves. This means that there is no reason for the Association to make a rule regarding this matter. For Colorado water information:

[www.water.state.co.us](http://www.water.state.co.us)

## Animal Regulations

Anyone owning property on the Ranch who also owns pets or livestock should be aware of the Park County regulation regarding animals.

Park County Animal Control Resolution 95-11 8(a): the Animal Control Resolution of 1995 is very specific regarding loose uncontrolled animals and addresses fines for non-compliance. Therefore, it should not be necessary for the Association to make redundant rules regarding this matter. In addition, since our property is surrounded by agricultural ranches, people who care about their dogs should be aware that it is perfectly legal and within the rights of a rancher to shoot trespassing dogs that are harassing his livestock. We have had instances where that has happened as recently as 2004. Please, for your pet's sake, don't allow them to run at large.

## ATVs and Other Motorized Vehicles

Many people have expressed great disappointment in the fact that they are not allowed to operate their ATVs and other motorized vehicles that are not street legal on the roads within the Ranch. All roads within the subdivision are Park County roads. The Association has absolutely no input or control over how Colorado State laws are enforced upon these roads. The

Park County Sheriff's Office and the Colorado State Patrol both have a presence on the Ranch and may choose to enforce the law on these roads. Anyone with questions about the laws concerning these vehicles or their operation should contact either of those agencies to have their questions answered.

### Common Areas

The Ranch includes several common areas, such as the pavilion area, three large pastures, several out lots and two park sites. These areas are for the use and enjoyment of all the property owners. However, since it is the responsibility of the Board of Directors to care for and maintain these areas, anyone wishing to use these areas should check at the Ranch office to determine what rules may apply. This is especially true in the case of persons wanting to camp or picnic in the pavilion area. The pavilion area may be reserved for special occasions (i.e. family picnics etc.) on a first come first serve basis by contacting the Ranch Manager.

Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the *Rules Section of the Policies & Procedures*.

## Architectural Control

Building plans and specifications are to be submitted to the Ranch of the Rockies Architectural Control Committee for approval before commencing construction. The committee will approve or disapprove the plans and specifications within fifteen (15) days.

## Ranch Manager

It is very difficult to summarize exactly what the Ranch Manager does because the Ranch Manager does a lot of everything! I am here to help basically anyone and everyone in the Ranch by providing information on the Ranch such as road conditions, community areas, upcoming events etc. I also work closely with local municipalities such as Road and Bridge and the Hartsel Fire District to help insure the community is up to date on current events. Maintaining common areas such as the pavilion, burn pit, storage areas, and pastures is also a big part of my job.

### Hours

**Apr. 1 to November:** I am in the office **Wednesday through Sunday, 8 to 12.** After noon, I can be found doing maintenance around our common areas or patrolling the Ranch.

**November to April:** I am in the office **Tuesday through Saturday, 9 to 12.** The reason for working all weekend in the summer is to make myself more available to our seasonal residents who like to spend their weekends camping in the Ranch.

### Office

There is a lot of information available at the Ranch office including maps, contact information, Bylaws, Policies and Procedures, Declarations, self guided ranch tours and FAQs not to mention some very fashionable Ranch wear. There are also some back issues of the Ranch newsletter available.

The following amenities are under the supervision of the Ranch Manager and are available to Members in Good Standing. (See the *Ranch of the Rockies Association Bylaws, Bylaw Three –MEMBERS* on page 7 of this packet.)



A scheduled burn

### Burn Pit

The Burn Pit is located just past the intersection of Ranch Road and Lariat Loop on the east side of the road.

Only wood materials may be left at the Burn Pit. The Hartsel Fire Department oversees the scheduled burns. The hours are: Wednesdays and Saturdays 9:00 a.m. to 1:00 p.m. from April to October. You will be asked for your name and your lot number by a volunteer as you enter the area.

Volunteers are needed to check in members at the burn pit during its operating hours. Please contact the Ranch Manager if you would like to volunteer.

## **Camper Storage**

A gated and locked camper storage area is available near the Pavilion for a minimal yearly fee for those property owners who enjoy camping on their lots during the summer months and need to store their units during the winter months. You will need to contact the Ranch Manager to register your unit. Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the *R.V. Contract*.

## **Compactor, Cardboard Recycling Trailer**

The trash compactor is available for Ranch members in good standing and is located next to the Ranch office. *Please don't leave anything in the compactor except household garbage.* Large items damage the compactor. Any other items (such as batteries, furniture, etc.) *must* be taken to the nearest landfill for disposal. The Chaffee County Landfill is located on Hwy. 285 between Buena Vista and Salida.

A cardboard recycling trailer is located next to the trash compactor.

## **Horse Pasturing**

Ranch of the Rockies has three pastures available for boarding your horses. The maximum number allowed in one pasture is ten and it is on a first come first served for a small fee per horse per season. The summer season is April 15 – October 15. season is October 15 – April 15.

Additionally, our water augmentation plan allows the watering of horses, even persons with “household use” well permits. Such pasturing and keeping of animals individual lots must be in compliance with applicable Park County Land Use Regulations. You may call the Park County Planning Department for a copy of the applicable Animal Regulations.

Please see the Ranch of the Rockies Web site: [www.rotr.org](http://www.rotr.org) to download the *Summer & Winter Pasture Agreements*.



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## **Mailboxes**

Mailboxes locations are: near the main Hwy 24 entrance; next to the fire station at Ranch Rd. and Campfire; and at the north entrance to the Ranch at the top of Trout Creek Pass near the intersection of Windmill and Buckrake Drives. Mailboxes are owned and maintained by the Ranch but administered by the Hartsel Post Office.

## **Park Sites and Dog Run**

Several park sites are available for recreation. No motorized vehicle use is allowed within the park sites. The trails to the park sites are marked. *Please remember, there may be wildlife living in these park sites.* Locations of the park sites are:

- A 40-acre forested hill off Ranch Road between the two Lariat Loop entrances.
- A large hilltop at the intersection of Campfire and Ranch Roads.
- Buffalo Creek Reservoir, a 25-acre private reservoir stocked twice a year with catchable trout, located west of Highway 285 approximately four miles north of Antero Junction. (Use is for members of R.O.R.A. & Campground of the Rockies C.O.R.A.).

A Dog Run is currently being planned on a section of the park site at Campfire and Ranch Roads. The area is planned to include a fenced area approximately 100 yards square, a parking area, and at some point in the future, a gazebo, picnic table, wind break, and an approved grill.



The Pavilion

## **Pavilion, Restrooms and Dump Station**

The open air Pavilion located on Lazy Circle (turn left at the mailboxes as you enter at the Hwy. 24 entrance) is available for social gatherings all year. Windbreakers and heaters have been installed for use in case of inclement weather. The Pavilion seats about 70. There are seven large picnic tables that hold 10 people each. A public address system is available upon request. *Please contact the Ranch Manager to reserve the Pavilion.*

Public restrooms are located next to the Pavilion. The restrooms are usually open from the beginning of May to the end of September *as long as the night temperature does not dip below freezing.*

A Dump Station is available for camping units and R.V. use during the same months as the restrooms to allow R.V. owners to prepare their vehicles for winter. The Dump Station is closed when the night temperatures dip below freezing.

## **Living at Altitude**

The average altitude at Ranch of the Rockies is 9200 ft. The altitude affects many things: your health, the way you cook, gardening, etc. *People with heart disease and/or lung disease may not be able to stay at higher* you have a serious medical condition, be aware the closest hospital is in Salida the Rockies Regional Medical Center), 44 miles from the Ranch.



*altitudes. If (Heart of hotter. Drinking altitude*

- ***Drink lots of water.*** There is less oxygen, the air is dryer, and the sun is You may notice dizziness or shortness of breath while your body adjusts. lots of fluids is necessary to keep you hydrated and to prevent symptoms of sickness. Eventually your body will adjust to the altitude (about 6 weeks) and the symptoms you noticed when you first moved here will disappear. Talk to your doctor if you are still experiencing symptoms after 6 weeks.
- ***Use lots of sunscreen.*** Remember, you're closer to the sun. It's easy to forget that. When gardening, hiking, etc., always wear sunscreen.
- ***Don't forget moisturizing lotion.*** The dryer air affects your skin. Keep lotion handy, especially in the winter, to prevent cracking.

## **High Altitude Gardening**

### **Gardening Fever?** *By Trish Chambers*

As a new homeowner in Ranch of The Rockies, and coming from 25 years in Woodland Park, I know that periods of false spring get my heart pounding to plant something. But to be wise, I won't make that effort until after June 8<sup>th</sup>. In making plans, as you may be doing, for the true gardening season here, I'll turn to a trusted helper—a wonderful CSU Extension study of 66 mountain communities. The CSU graph shows a wide variety of plants that they found thriving successfully at 9,000-10,000 ft. elevation. I thought it might be helpful to list of few of their suggestions:

- Annuals (plants blooming only one year): Geraniums, Marigolds, Pansies and Petunias
- Perennials (plants that return year after year): Columbine, Campanula Glomerata Clustered Bellflowers, Goutweed, Centuarea Montana Cornflowers, Alaska Shasta Daisies, Sweet William Dianthus (actually a bi-annual), Bleeding Heart, Foxglove, Icelandic Poppies, German bearded Iris, Perennial Sweetpeas, Tiger Lilies, Graden Lupine, Forget-me-Nots, Common Peonies, Oriental Poppies, Globeflower Trollium and Johnny Jump-up Violas.

- Groundcover: (low growing & spreading): Dragon’s Blood Sedum, Goldmoss Sedum, Hens and Chickens, and Dwarf Tansy.
- Shrubs: Shrubby Cinquefoil also called Potentilla, Serviceberry, Siberian Peashrub, Mountain Mahogany, Peking Cotoneaster, Savin Juniper, Rocky Mountain Juniper, all common lilacs (“syringa vulgaris”), Persian Lilacs and European Cranberry Viburnum. For areas where water collects that stay damp—Salix Willows and Bog Birch.
- Deciduous Trees: Aspen, Canada Red “Shubert” Cherry (very small fruit—not good for pies), and Seedless Narrowleaf Cottonwoods
- Evergreens: Douglas Fir, Blue Spruce, Ponderosa Pine, Foxtail Pine, Limber Pine and Bristlecone Pine.

**Tips:**

- **Choose** planting locations that get plenty of sun and if possible, some wind protection (rock walls, a wooden fence, a circle of stumps, etc). Give special consideration to choice if the area is boggy.
- **Buy** only healthy 1-2 gal. size perennials, shrubs in 5 gal. size or larger, groundcover in inch pots or larger, deciduous trees in 5 gal. or larger or balled 10 ft. trees, evergreens in gal. or larger.
- **Dig** the hole twice as large as the root ball.
- **Add** bagged mushroom compost or topsoil to the backfill soil around the root ball (2/3 native soil to 1/3 enriched product) and create a wide water well around the plant hole after backfilling.
- **Water** all new plantings with a root stimulant or root starter just after watering them first time.
- **Fertilize** with a balanced fertilizer every two weeks during the growing season for maximum growth.
- **Plan** for protection from deer and rabbits with deer netting, Bobbex spray—sprayed regularly, chicken wire, a high wall around the area, etc. Remember a desperate animal will find a way to your gardening treasures even if you haven’t noticed animals around your house before!



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FINALLY, don’t rush out and plant anything just because the snow melts. Be patient. Save a plant from a late frost. Happy gardening!

## High Altitude Cooking

*Think adjustment.* Your favorite recipes from sea level may not work here or may need some adjustment. Because water boils at a lower temperature at this altitude due to less air pressure, this means that cooking your favorite recipe may take longer than you’re used to. Water boils faster but is not as hot. Therefore, hard boiled eggs take longer to cook, meat may be tougher, cookies may be flatter, and bread and cakes may cave in. If you’re prepared for these developments ahead of time, your frustration will be lessened. Usually small adjustments in the recipe are all that’s needed. A high altitude cookbook is necessary!

## Miscellaneous (but important) Things You Should Know

We have a wonderful community here at Ranch of the Rockies. An important part of living here is getting to know your neighbors. Because a lot of property owners live here part-time, if you’re going to be a full-time resident, it will be important for you to know who is living nearby. Sometimes dealing with “mother nature” can be a challenge here in the high country. If you come from the city, things won’t be the same. The services most of us were used to don’t exist here or take longer to happen. Here are some things you will need to know:

### Preparing for Inclement Weather

**Being prepared** is the most important advice we can offer! During the fall, winter & spring months (November-April), make sure you have plenty of food in the pantry and a supply of emergency candles, a battery-powered radio and flashlights in case of power outages. Always keep your propane tank filled. A propane truck may not be able to get up your driveway after a

storm and it may be several days before they try again. The propane companies are on *their* schedule, *not yours*. Make sure you have an adequate supply of prescription medicines. A four-wheel drive vehicle is a necessity for navigating your driveway and the other roads, especially if you're planning on living at the Ranch full-time. Winterize your vehicle with winter tires; keep the gas tank full and the radiator at sub zero rating. Temperatures here can drop to -20.

It would be wise to invest in a wood-burning, heat producing stove and make sure you have adequate firewood. If you purchase a pellet stove that requires electricity, select one with a battery backup system.

A battery back up for your propane system would also be advisable so you can cook. Remember also, if the power is off, your well pump won't work. Keep some extra drinking water on hand.

If you are not planning to live here in the winter, winterize your home before you leave in the summer. This means you should drain all pipes, turn your well pump off, make sure your propane tank is filled and set your thermostats to the lowest setting to preserve your propane supply.



The winter of 2007-08 made some roads especially difficult to navigate.

## Roads

All roads in the Ranch (except your driveway) are County roads and are maintained by the Park County Road & Bridge (R & B) Department based in Fairplay. (Primary, secondary and tertiary roads are effected differently. Call the County about how this effects you.) All roads in the Ranch are dirt and will remain that way. The expense of paving the main roads is prohibitive. There are 62.54 miles of County roads on the Ranch. Speed limits are posted and enforced by the Park County Sherriff's Dept. Park County is a very large and the equipment used for grading and plowing is limited budget constraints. The R & B Department does the best

to grade and plow our roads, but sometimes due to prolonged adverse weather and the demands of keeping the roads in drivable condition *everywhere* in the County;

response time may be slower. All primary roads such as Ranch Road are graded or first, then all secondary or emergency route roads, and then ternary roads. It may be several days after a snowstorm before your road is plowed, especially if you live on a ternary road. You may check with the R & B Department to see how your particular road is classified. Knowing this before a snowstorm will lessen your anxiety. When the County is experiencing extreme weather conditions, such as high winds and consecutive snowstorms, it may take longer to get your road plowed. Under these conditions, it is wise not to venture out on the highways. High winds will cause whiteout conditions. *Remember, you are responsible for plowing your driveway.*



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## Fire Protection

There are two volunteer fire stations on the Ranch under the auspices of Hartsel Fire District. The stations are manned by volunteers and the Hartsel District is always happy to welcome new volunteers. Station number 3 is across from the Ranch office on Ranch Road near the Hwy. 24 entrance. 5 is located near the intersection of Ranch and Campfire Roads. The three storage tanks are located at: fire station number 5, near the mailboxes at the Trout Creek Pass, and at Ranch Road and Angus Circle.



Fire Station 5 near Ranch Rd. & Campfire

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## School Bus Stops

Residents of Ranch of the Rockies may choose between Chaffee County and Park County public schools. The Chaffee County public school bus stop (for schools in Buena Vista) is located at the north entrance to the Ranch at the top of Trout

Creek Pass. The Park County (Fairplay schools) bus stop is located at the intersection of Hwys. 24 and 9. Call the respective schools for the pick up and drop off times.

## Wildlife

Remember, we are in a rural area and the wildlife was here first! We have many beautiful birds (including eagles and hawks), rabbits, hares, mice, packrats, and also larger animals such as badgers, bobcats, coyotes, mountain lions, bears, elk and deer. There is a good possibility that one or more of them live in or near your yard! Always be careful when hiking in the forest areas or park sites and be prepared to defend yourself if you happen to meet one of these neighbors on your way. *Remember to protect your pets and children!* While driving, be aware of the possibility of elk or deer crossing the highway in front of your car. These animals can weigh between 400 -700lbs. and can do a lot of damage to your vehicle.



Bull elk

The South Park Ranger District office in Fairplay (intersection of Hwys. 285 & 9) has some excellent information about living in bear country and how to avoid having a close encounter.

Remember, if a bear finds an easy food source such as pet food, trash, garbage, birdfeeders (yes, birdfeeders), it will return to the source repeatedly. Don't let your yard or garage become a bear hangout. Use airtight containers for these food items inside a storage area. *your garbage outside.* Don't put meat or sweet food scraps in a compost pile. Clean grills after each use. Please never feed a bear. Remember "A fed bear is a dead bear becomes a nuisance by returning to the same location for food, it often killed. Colorado's black bears receive an ear tag and markings following the first nuisance encounter with people. According to state policy, a second serious encounter, or "second strike," means the bear must be killed. In Colorado, bears enter their dens to hibernate in late October and males in early November. Many bears leave their dens in the spring when snow is still on the ground and are very hungry.



A recent visitor to Boot Lane

become a *Never leave outdoor bear.* If must be serious

Check under your car hood *daily* during the summer months for small animal nests (packrats and rabbits). They love to nibble on those wires and insulation. Preventing these nests could save you a big bill at the repair shop or a sudden stop on the highway.

## Fun Activities & Recreation

This is a great place to live for all kinds of activities! The surrounding South Park area and Chaffee County offer many wonderful things for the family to do year 'round. One way to discover what's going on is to check out these Websites:

**Events & Recreation** [www.southparkevents.com](http://www.southparkevents.com) and [www.arkansasvalleyliving.com](http://www.arkansasvalleyliving.com)

**Local Newspapers** [www.theflume.com](http://www.theflume.com); [www.themountainmail.com](http://www.themountainmail.com); [www.thechaffeecountytimes.com](http://www.thechaffeecountytimes.com)

## Ranch Activities

Many get-togethers happen all year at the Ranch: Chili Cook-offs, picnics, Christmas parties and more. Several groups meet each month: Creative Crafters (quilting, etc.), and an Astronomy Club (you don't need a telescope to attend) just to mention a couple. Check the quarterly newsletter *The Ranch of the Rockies Express* for details. If you aren't on the newsletter mailing list, stop in the Ranch office to notify our bookkeeper or download it from the Ranch Website: [www.rotr.org](http://www.rotr.org). The Ranch Website has a wealth of information and community forums you may participate in. Check it often for updates.

## Area Activities & Recreation



The Ranch is in a perfect location for all kinds of activities: Several ski resorts are within an hour’s drive; mining towns like Alma, ghost towns such as St. Elmo and Tin Cup, and horseback riding are all close by. Breckenridge is an hour’s drive over Hoosier Pass on Hwy 9, and a half hour down Trout Creek Pass (Hwy. 285/24) will take you to some of the world’s best white water rafting in the Arkansas River. You can hike a “14er” and relax in the Mt. Princeton Hot Springs all in one day. Music and arts festivals in Fairplay and Salida, County fairs, annual Burro and Llama museums, historical reenactments and much more are all available. The American Legion offers Bingo every Friday at 7 Buena Vista. World Class Gold Medal fishing is just a few down the Hwy. Antero Reservoir, just north off Hwy. 24, is for superb trout fishing and our own Buffalo Creek Reservoir, just north of Antero Junction off Hwy. 285 is another option. (Pick up a fishing permit for Buffalo Creek our Ranch Manager.) There is also Tarryall Reservoir east of Jefferson and Eleven and Spinney Reservoirs just east of Hartsel. Your friends and relatives will be



Restocking at Buffalo Creek Reservoir

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## Let’s Get Started!

*If you want to begin building your home, here are a few pointers on how to get started.*

Your building adventure starts at the Park County Development Services Building. The offices are located on County Road 14 on the east side of Hwy. 285 just a block stoplight at Hwys. 285 & 9. The Development Services Building is the two-story red your left just past the Sheriff’s complex.

❶ The **Planning Department** will approve your “plot plan” (a drawing of your desired placement of your house, septic system and driveway). *Note:* The plat of your lot your Warranty Deed which the Planning Department will need can be obtained at the Clerk & Recorder’s Office on Main St. in Fairplay.

❷ After your plot plan is approved, you will be directed upstairs to the **Environmental Health Department** where you will obtain permits for your driveway and septic system.

❸ The final step is the **Building Department**. After your driveway and septic permits are *approved*, you may submit your house plans to the Building Department.

Most contractors will obtain these permits for you as part of your building package. All of the offices listed above have documents, brochures and applications available for downloading on their Park County Websites:

[www.parkco.us/countyoffices](http://www.parkco.us/countyoffices).

All Ranch property is zoned “Residential.” You may look at the Park County Land Use Regulations (LURs) on the Park County Website: [www.parkco.us/documentsforreview/LURs](http://www.parkco.us/documentsforreview/LURs) to see what is and is not allowed by Park County on Residential property. There is also a copy of the LURs in the Ranch office. *Note: Always read the Ranch Rules before starting your building project.* If the Rules are *more* restrictive than Park County’s LURs, then the Ranch Rules must be adhered to.



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# Community Phone Numbers

EMERGENCY .....**911**

Hartsel Fire Protection ..... 719-836-3500

Park Co. Sheriff..... 719-836-4121  
(Non-Emergency # Fairplay)

South Park Ambulance ..... 719-836-2055

Hospital (Salida)..... 1-719-530-8221

## Ranch of the Rockies Service Numbers

### Electric

I.R.E.A. .... 1-719-687-9277  
(Intermountain Rural Electric Assoc.)

### Propane

Bailey Propane..... 1-303-838-5411

Ferrellgas ..... 719-836-0378

All Star Gas ..... 719-836-2474

### Telephone

So. Park Telephone ..... 1-888-837-6400

Qwest (Info.)..... 1-800-244-1111

Qwest (Repair)..... 1-800-573-1311

### Well/Water Information

Co. Division of Water Resources  
(Denver) ..... 1-303-866-3587

## Other Numbers (Fairplay)

Animal Control ..... 719-836-4380

Hartsel Post Office ..... 719-836-2617

Senior Center (Fairplay)..... 719-836-1455

Co. Division of Wildlife ..... 719-836-2207

## Park County Government (Fairplay)

*Administrative Offices* ..... 719-836-4201  
(County Commissioners' information)

*Assessor's Office* ..... 719-836-4183  
(Property & tax information)

*Building Department*..... 719-836-4255  
(Building permits, inspection scheduling)

*Clerk & Recorder* ..... 719-836-4230  
(Deeds, vehicle registration, voting info.)

*Environmental Health*..... 719-836-4267  
(Driveway & septic permits, E.H. complaints)

*Mapping Department* ..... 719-836-4290  
(Addressing, maps)

*Park Co. Courthouse* ..... 719-836-2940  
(Combined Court/Jury Line)

*Planning & Zoning* ..... 719-836-4254  
(Land use, zoning, land use complaints)

*Public Health*..... 719-836-4161  
(Community health issues, assistance)

*Road & Bridge* ..... 719-836-4283  
(Road maintenance)

\*Information in this Welcome Packet is intended for informational purposes. We are not endorsing the vendors listed. There also may be other choices.

The information has been verified to the best of our ability at time of printing.

If there are any discrepancies between what is written in this publication to the Governing Documents of the association, the Governing Documents take precedence.