



January 2022

STILL WINTER!



FROM YOUR PRESIDENT PHIL STICE.....



I hope this article finds you all well, happy and warm. Since our last newsletter, just as the seasons have changed, so have a lot of things on the Ranch. We now have a new HOA board, and have launched a search for a new Ranch Manager and Bookkeeper. I want to personally thank Josh for his hard work and service. I also want to thank Cedra for all her hard work and the many hours she has put in on our behalf. The Ranch is the kind of place where people step forward to fill a need. A special thanks goes out to John Adams, who is our acting Ranch Manager; and Nancy and Karen for temporarily handling bookkeeping duties. As Board President, I appreciate the willingness and the great spirit of all. I know we may not always see things the same way, but with kindness, willingness and openness we will find our way to a common vision for the Ranch community.

I also appreciate all the support that has been given to me during this time of rapid change. I welcome you all to be part of the process of moving forward. We have a lot of issues to resolve. I am available to talk to you and will value and consider all of your ideas.

FROM YOUR TREASURER, KEN BELLINGER....

My wife and I have been owners of two lots in the Ranch of the Rockies since 2006, and full time residents since 2016. I am an ordained minister with over 38 years' experience, 11+ years as a civilian minister, and over 26 years as an active duty Army Chaplain with worldwide experience, including 15 months combat in Iraq.

I currently teach a weekly men's Bible study on the Ranch. I also serve you as the Treasurer of the Hartsel Fire District Board. I have a business management degree, and have worked as a consultant with the OK Small Business Administration advising numerous businesses of different types on how to improve their business plans.

As your Treasurer I will work to improve financial responsibility, and insure policies and procedures are in place to improve transparency and accountability. That will help put the Ranch of the Rockies on the road to long-term success financially, at the same time protecting our water rights. I look forward to working with you to realize the goals outlined above.

BUDGET



FROM YOUR MEMBER-AT-LARGE, DARRYL ATHERTON....

My wife and I have owned property on the ranch since 1979. We were both in the Navy. After leaving the Navy, we went to work for Coors. We've lived here full-time since retiring from Coors in 2006. I was a member of the board for three years about 11 years ago. We have made many friends here over the years, and enjoy living here. I think it may be the best place to live in Colorado if you want pretty scenery, great neighbors and peace.

FROM YOUR SECRETARY, DAN WEISKE.....



Hello, ROTR neighbors. I'm honored to serve as your new Secretary. Our family has been coming up to the Ranch since 2012. We've lived in Colorado since my departure from the military in 1997, stationed at Ft Bragg. Our Ranch home is on an 11-acre lot near the National Forest. Over the past decade, we've seen hundreds of elk, the yearly frozen hunter staring at either deer or elk at our fence line, and the massive number of hummingbirds that pass-through the mountains stopping nearby. Our family has always enjoyed our time on the Ranch. It has been a retreat from the insanity of the city, and allowed us to enjoy everything the outdoors provides.

Although I'm not at the Ranch full time, you're likely to see me rolling up Ranch Rd waving as I pass. I'm here a lot. That's why I wanted to help. This is my community too. At some point, I plan on retiring here, like many of you have done.

One of the major issues I see is that the Board doesn't communicate effectively to the members. We're focused on some of the wrong problems. I believe the Board needs to be laser focused on protecting the water rights and ensuring we have the funds in the future to repair or replace what is needed for the reservoir. I am always available to meet with neighbors, either in person or on Zoom, and look forward to helping where I can.

FROM YOUR VICE-PRESIDENT, GINA MADDOX....

It's a new year with a new board in place, and I'm grateful for the opportunity to serve in a new capacity as your Vice President. It's exciting to begin working with our new board members, Dan Weiske, Ken Bellinger and Darryl Atherton; and to continue working with our new board president, Phil Stice. I admire the talents and experience my colleagues bring to the board; and look forward to robust discussions searching for the best solutions for our community. In spite of some big challenges I'm optimistic about our future.



I love the Ranch of the Rockies community and have watched the daily acts of kindness committed by so many of my neighbors. When we help the life of one person here on the ranch, one neighbor, we have helped our community. Coretta Scott King said,

The greatness of a community is most accurately measured by the compassionate action of its members.

I see that happen every day here on the ranch: neighbors helping neighbors, strangers helping someone stuck in a snowdrift, and skilled and talented individuals stepping up to volunteer in various roles to support the board and serve the community. This is what makes us love our neighborhood the way we do.

It's a new year with a new focus for 2022. Working together we can accomplish so much but the work starts with each of us as individuals. Our community reflects each of our individual contributions. I'm thankful for the positive contributions of each and every one of you. Let's make 2022 a great new year here on the ranch!



The Manager's Corner
by _____

Ranch of the Rockies is lucky to have our past Ranch Manager, John Adams, also a great volunteer, step into the Ranch Manager role. His enthusiastic step forward bridges the gap while the search for a new Ranch Manager is underway.

The search committee is comprised of Phil Stice, Aaron Hanke, Shane Wold, Sarah Saltzman and John Adams. We are grateful that these volunteers are sharing their time, talent and expertise in this search. Before posting it, the Ranch Manager job description is being updated. When that is finished and approved, it will be posted to the ROTR website. Advertising for the position will begin before the end of January in the *Flume*, *Mountain Mail*, *Chaffee County Times*, *Herald Democrat*, the *Mountain Guide*, and online. These news sources cover the cities of Hartsel, Leadville, Buena Vista, Salida and Fairplay.

From the Water Committee: Lance Richeal, Jim Pardikes, and Don Kidd....

After reviewing our Water Augmentation Plan and the various decrees that go with it, the Water Committee thought that it would be helpful to all our membership for us to highlight some of its most important aspects. We know many of you already have this information but some of our newer neighbors may not be aware of just what the Water Augmentation Plan entails.



This agreement with the state of Colorado is administered through the Division of Water Resources (DRW0 and the State Engineer from Division 1. It requires that the Ranch of the Rockies Association (RORA), capture and eventually release an equivalent amount of water to what we take out of the ground through our permitted wells. Our ability to do that is based primarily on our Buffalo Creek Reservoir. Without us meeting that obligation, we would no longer be able to use our wells. Although fishing is allowed for RORA members in good standing, Buffalo Creek Reservoir is not provided as a recreational reservoir.

We are currently meeting the requirements and have a good working relationship with the state engineer. He will keep us apprised of any repairs or improvements that need our attention at the reservoir.

With this in mind it's important that we make sure to budget for any maintenance or repair issues, as well as long-term concerns like the eventual repair or replacement of the reservoir liner. The Water Committee will continue to look at all options when it comes to water management and new technology for our reservoir.

This spring, we will be installing a couple of staff gauges and re-surveying the reservoir to bring it into complete compliance with the state mandates for years to come. Please have patience with the work being completed; and watch or attend our monthly HOA Board meetings for updates as work progresses. Beyond our legal obligations in the Water Augmentation Plan, we should all appreciate where we live and understand the value of water in our community. Let's use our water wisely.

The RORA Women's Bible Study Group Spreading Cheer!



The Ranch of the Rockies Women's Bible Study Group and friends collected thousands of items all year long to pack into shoe boxes for **Operation Christmas Child**. In November they were able to pack 100 shoeboxes filled with school supplies, toiletries, toys, clothing items and more. These boxes will be shipped to more than 100 countries and delivered to children who most likely have never received a gift! Along with the shoebox, these children will receive the gift of love from miles away!





Some Reminders from Hartsel Fire.....

With snow can come bitter cold temperatures. It can get to -40° F on the Ranch. Also with the snow comes wind, and with the wind comes snow drifts. Getting stuck in the snow is no fun but getting stuck in the snow at 40 below is miserable. Being prepared for this situation is something everyone should think about. Set up a roadside incident kit: blankets and food, anything you might need in case something happens and you are forced to wait in your car for help. Please stay in your vehicle; it's easier to find a car in a snowstorm than it is a single person walking. Watch for vehicles that may be stuck in the road, and if you don't feel comfortable stopping to help, call Park County dispatch so they can either get fire and medical in route, or dispatch some other help.

Hartsel Fire also has a program for people that want to help their community. There is no firefighting involved, just support help for the firefighters. They are always looking for volunteers. They will train you in different aspects of fire and medical. No previous experience is needed. Contact Hartsel Fire at 719-836-3500.



Ranch of the Rockies Assoc.

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