



April 2020

It's Still Winter!



From your President Dennis Ann Strong.....

A Most Unusual Spring: While spring has technically arrived, it continues to be, as our weather forecasters tell us, the second snowiest month of the year. It is also absolutely the most unusual spring or couple of months any of us has encountered. While I have missed my granddaughters in Gunnison, my shopping trips to the front range and Summit County, and gathering with good friends here on the Ranch, I may find that missing my haircut turns out to be the most telltale symbol of how odd my spring has become. I am so grateful for the care and concern that our independent contractors, small business employees and owners, personal stylists, and health care providers have taken. I hope we can get back to some sense of normality soon. While I'm anxious for a restored community of family and friends, "cautious optimism" seems to be the phrase most of our medical and biomedical scientific communities are using.

Two HOA Board Position Elections: As the spring winds rise and snow melts from the warmth of longer days, we begin planning for our annual meeting. There are two positions on the HOA Board of Directors that are open for election this year. These positions are each elected for a three-year term. I appeal to you to consider running for a position if you are interested in learning about and ensuring the continued business of the Ranch. We hold monthly meetings open to everyone on the Ranch to conduct this business. Each board member holds an office, and officers are elected annually to that office by the Board as prescribed in the By-laws. While at times issues can arise that require more time than usual, most of the time we enjoy and appreciate the army of volunteers on the Ranch who always pitch in when needed. Please consider volunteering to serve as a Board member by sending an email of interest, including a short biographical paragraph, to rorahoa@ghvalley.net

Have a terrific remainder of spring and be sure to stay safe.

From your Vice-President Richard Mumm.....

I have been working with David from the Colorado State Forest Service on the Firewise Community Program. For those who have not heard for the Firewise program, "Firewise USA® is a voluntary program that provides a framework to help neighbors get organized, find direction, and take action to increase the ignition resistance of their homes and community." Part of this program is to educate property owners on creating healthy forests and defensible spaces around your homes and structures.



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

Once things return to "normal", David will be glad to meet individually with property owners to give recommendations for fire mitigation. We are hoping that this will take place in July. As this gets closer, we will make an announcement on how to sign up.

Dumpsters: Because we got a cost-saving contract with Mountain View Waste, we hope to be able to offer the open-tops again this year as soon as we feel it is safe and social distancing can be maintained.

Please continue to be safe and stay healthy,

Web site: www.rotr.org. E-Mail: rorahoa@ghvalley.net Ranch office: 719-836-2079

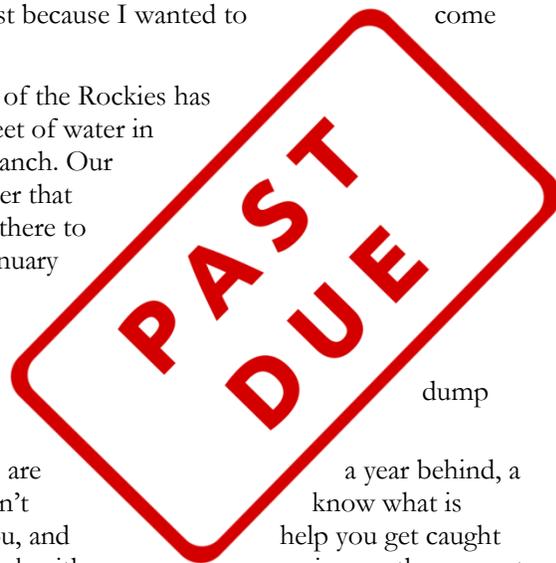
FROM YOUR TREASURER, GARY D. WOIRHAYE....

COVID-19: This virus is in all of Colorado's counties. The Governor has issued a stay-at-home order to help stop its spread. There are signs up and down the highways saying only essential travel is allowed. I understand that everyone wants to get out of town and enjoy the mountains, me included. However, in my opinion, people who don't want to obey the stay-at-home order are just thinking only of themselves, not the safety of others. One person can infect more than one hundred others just by touching a door handle, pumping gas, or getting into the trash compactor. I'm not telling you can't use your lot; that's up to you. I wouldn't want to be the one who infected the community at the Ranch just because I wanted to come up for the weekend to get away. Please think about it.

HOA Dues: Let's talk about our HOA dues, and what they are really for. Ranch of the Rockies has a water augmentation program with the state. We must maintain so many acre-feet of water in our reservoir each year to cover all the wells and water usage by people on the Ranch. Our reservoir has a liner in the bottom that is good for about 20 years, and we are over that time. A new liner costs about one million dollars to replace. Our HOA dues are there to cover the cost and maintenance of that reservoir. HOA dues come payable in January of every year, not the month when you closed on your home or property. They are prorated as to when you closed just like the taxes. We have a lot of other expenses on the ranch that are also paid from the dues like Ranch Manager wages, upkeep of buildings, the burn pit, trash removal, roll-off dumpsters, station, and legal fees.

Currently, we have approximately 200 owners who are past due on paying; some are a year behind, a few five to 10 years in arrears. As board members, we don't know why. We don't know what is going on in your lives, and why you got behind. But we are here to work with you, and help you get caught up. The Board has greatly reduced the late fees on past-due accounts and will work with you on a six-month payment plan. We hope this will enable all our members to get caught up. For those who are behind, invoices showing this reduction are in the mail.

The hardest part is to get people to communicate with us so we can work with them on their dues issues. We empathize with folks in this situation because we have all been there at one point in our lives. Again, letters have been sent out to owners with delinquent dues. Please contact the Ranch office, and let us work with you to restore you to members in good standing.



FROM YOUR MEMBER-AT-LARGE, NIKI GRIFFIN....

Boy oh boy! This past winter was a cold one, we're really glad that spring is here. And no group is happier than the horses on the Ranch pasture to see the green grass slowly coming up from the ground. Before winter set in at the winter pasture, much work needed to be done. Fences were mended; gates were adjusted, and a drain was created to alleviate the flooding during the spring melt and runoff.



Over the winter the pasture added a couple of cows, enhancing the feeling of being on a ranch. Around March 18th a new calf was born on winter pasture, and was appropriately named "Corona".

This spring the horse arena is being repaired, and the ground worked to make it the envy of horsemen near and far. As the weather improves there are plans to repair and stain the lean-to across from the Ranch Office, improve winter hay storage, and to overall increase the look and safety of an area that welcomes our residences and visitors. Willing volunteers and owners of pasturing animals have gladly given of their time to get the job done; they work together to enhance parts of the Ranch they love to use.

If you're a horse lover please stop by, say hello, and check out the progress. Those on pasture are just trying to be good neigh...bors.



The Manager's Corner

by John Adams



Spring? Really? I would not believe it by the weather patterns. This has been a very strange year for all of us. April came in like a lion, and I am hoping it goes out like a lamb. We have had to slow the opening of a few things, and we will continue to keep them closed as long as the Governor's order to Stay At Home is in place.

- The Burn Pit is closed until further notice.
- The Pavilion and RV Dump Station are closed until further notice.
- Buffalo Creek Reservoir remains closed until we can assess conditions.
- Park site "C" (Dog Park) is open. Time to walk your pups.

Burn Permits: Currently, we are under a Burn Ban. However, you can renew your burn permit from last year, or get a new one from the fire department before you have a campfire or charcoal barbecue. This includes an electric smoker that burns pellets. Please check the fire ban status before any of those are used.

Open Top Dumpsters: We hope to have the open top dumpsters back this year at the Burn Pit by the end of May. However, the date will still depend on the Governor's Order.

Reservoir: Since the ice and heavy snow has melted, we are working at the reservoir to reinforce the banks of the inlet ditch. We have a responsibility to maintain the flow of water into our reservoir as per our water augmentation plan. Then we hope to stock and open it to fishing. Watch for further information on our website about this possibility.

At this time, we find ourselves keeping to our homes, and only going out for necessary Items like groceries. We are trying to keep busy around the house with our loved ones. We should actually be grateful for having the time to spend with one another, and spending time with our children when we can. I am asking all of you to please take care of yourselves and each other as well. God bless, and may you be in a healthy and happy place in your life.



From Chief Chris Tingle at Hartsel Fire.

HARSTEL FIRE AND RESPONSE TO COVID-19: In case anyone was wondering, Hartsel Fire is still responding to all types of emergencies: medical, fire, car accidents, cats in trees, just to name a few. What is different is the way we must respond to the emergencies. We have had to restrict the number of personnel who respond to an incident. What does this mean? Instead of seeing four or five smiling Hartsel Fire faces you will probably only see two; and these two people will be wearing masks. Protecting the firefighters and paramedics is a very high priority. They will also require that you wear a mask, as well. If you do not have a mask, one will be provided for you. Every person involved needs to be

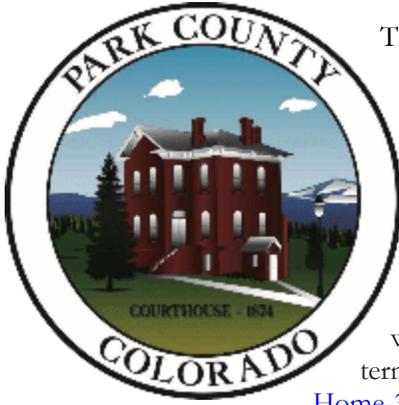
wearing a mask. This is our response for non-Covid medical calls. With the response of just a couple of people, it may take us longer to get there but rest assured we are coming.

If you call 911 for an emergency, our dispatchers will ask a couple of other questions related to the virus. Please answer honestly; we have had situations in which people haven't been truthful and put responders at risk. We are taking this very seriously. Most of the guys on the department are volunteers who need to go home to their families healthy. All the precautions we are taking are handed down directly from our medical directors as best practices for a healthy environment.

WILDFIRES: On a different note, we have already had a couple of wildland fires. Even though the ground is moist, the grass on top is very dry and the fires move quickly. Make sure you have a current burn permit, if for no other reason, you will at least get the notifications on when we are under a burn ban and when the burn ban has been lifted. Don't forget if you signed up for three different types of notifications, a phone call, a text, and an e-mail you will get all three notifications.

Hartsel Fire is working hard to be there if you need us so please don't hesitate to call 911 if you're having an emergency. If you have any other questions, please feel free to call 719-836-3500.





The coronavirus-related death of a Florida man visiting Park County has prompted County Commissions to hold an emergency meeting on whether the county should be temporarily closed to visitors. Summit and Gunnison counties have already done that. The Park County coroner confirmed a 39-year-old man from Florida visiting Park County died over the weekend. He was staying at a short-term rental in South Park on Saturday. He tested positive for COVID-19 after suffering cardiac arrest. Park County said the people in the group were visiting Colorado from states considered hot spots for coronavirus.

Park County Commissioners met by teleconference on Tuesday April 14 to determine if they would impose a public health order to restrict non-resident road access and close of all short-term rentals. Check <https://www.parkco.us/AlertCenter.aspx?AID=Executive-Order-Stay-At-Home-39> for updates as they become available.



Ranch of the Rockies Assoc.

492 Ranch Road
Hartsel, CO 80449-8502
USA

Address Service Requested

**STANDARD A
U.S. POSTAGE PAID
MAILED FROM ZIP CODE 80449
PERMIT NO 004**