



# Happy Spring!!



April 2021

## From your President Dennis Ann Strong.....

**Welcome to the Ranch**, friends and neighbors returning to Ranch of the Rockies to spend time in our glorious spring season in the mountains. Welcome also to our many new neighbors who have recently purchased their properties. We fully understand why you have chosen to live here, and we encourage you to join our Ranch of the Rockies Facebook and Next Door social media groups. These sites keep members informed of Ranch and local community issues and events and are great places to find out where to get professional help and keep up with weather and road conditions. Use the search bar in each of the sites to find specific information such as excavation, plowing, electrical work, etc.

Ranch of the Rockies also has an official website. <https://www.rotr.org/>. On this site you will find public notices available to all, and a “members only” section restricted to property owner members. On the menu bar find *About RORA*, *Member Registration*, and then fill out the form for approval to this private section. <https://www.rotr.org/new-member-registration/>. As a member, you have access to Board reports, a member directory, and forms required for various tasks. You can print the forms from home and see the latest versions of our governing documents:

- **The Declaration of Ranch of the Rockies A Planned Community:**  
<https://www.rotr.org/wp-content/uploads/ROTR-Declarations-2007-recorded.pdf>. This document explains the purpose and primary responsibilities of our HOA. When you hear that as a Board of Directors our principal requirement is implementation of the water augmentation plan, a quick read of this document will explain why. In Colorado, our home and land values are affected by the maintenance of water rights and the ability to drill a well. This document explains that requirement and the penalties for not maintaining our reservoir. Amendments in any form require an affirmative vote of 67% of the total membership.
- **Ranch of the Rockies Bylaws:**  
[https://www.rotr.org/wp-content/uploads/1\\_By-Laws-04\\_13\\_19-final.pdf](https://www.rotr.org/wp-content/uploads/1_By-Laws-04_13_19-final.pdf). This document establishes the purposes, objectives, and governing structure of our association. It defines membership, meetings, the board of directors, officers, fees, dues, etc. It can be amended, repealed, or altered, in whole or part, by a majority of the Board of Directors.
- **Ranch of the Rockies Homeowners' Association Policies & Procedures & Rules:**  
[https://www.rotr.org/wp-content/uploads/PPRs-revised-5\\_8\\_2020-1.pdf](https://www.rotr.org/wp-content/uploads/PPRs-revised-5_8_2020-1.pdf). Commonly referred to as the PPRs, it is perhaps the most important document that governs our lives together at Ranch of the Rockies. It is long and detailed, and will serve you well to maximize the use of your property while respecting your neighbors and fellow members. It is a living, breathing set of guidelines and rules adopted by a majority of the Board. The Board will submit proposed changes to the membership on the annual ballot/proxy to be decided by a majority of the members at the annual membership meeting. Our July newsletter will have the proposed changes for this year, along with the rationale for these recommended changes. Consider the issues and cast your vote as a member of our association.



### Our Little Book Exchanges Are Complete at Three!

We now have three book lending libraries thanks to the construction efforts of Trish and Dick Chambers and Josh Ezell. They are located near the compactor at the office; and at the Campfire and Trout Creek mailboxes. Feel free to borrow a book and leave one for your neighbors. It's a great chance to try a different genre and read something you might not have thought of! It's a free and easy way to broaden your literary horizons.

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

An update on our expenses:

- Spring brings runoff, and with it, consequences for our reservoir. Last winter, there was severe ditch damage from an ice dam. There was some breaching of the ditch banks in a couple of places, causing new water flow to the reservoir, missing the weir box and cutting a new path to the reservoir and threatening water running under the liner. The cost to repair the ditch line was \$20,000. A new weir box was constructed at a cost of \$12,000.
- Emergency work has started repairing the ditch line again. Riprap, or rubble, has been added to maintain the integrity of the ditch, creating an unbudgeted repair cost of \$83,750. Part of the annual dues is allocated for the upkeep of the reservoir. A few years ago, the Board agreed to set aside \$500,000 in reserve capital for the replacement of the liner when repairs were needed. Happily, RORA is \$30,608 from reaching this fund balance.
- This year we lost our recycle trailers, putting a heavier load on the trash compactor. RORA residents went from dumping every other week to every week at a cost of \$585 per week. The Board is actively looking into alternatives for our recycling needs.
- Last summer we had more campers than ever, which in turn led to increased pumping at the dump station. To accommodate the increased use of the dump station and to keep it from being closed, Josh found a company that will pump it out for \$400 each time. He has set up a schedule to pump each month, mostly before a holiday weekend, and then on call as needed.



## FROM YOUR SECRETARY, MARK WEFLER.....



The annual document review meeting took place immediately following the March 20<sup>th</sup> Board meeting. There were a few proposed changes that the board discussed, refined, and sent back out to Board members for additional review. The board will discuss them in more detail during the May board meeting. Any changes the board decides to act on will be posted for review and member comment on the Ranch website immediately thereafter. Those comments will be reviewed by the board and potential revisions fine-tuned before including them on the annual ballot/proxy sent out with the July Newsletter.

This is how the process is explained in the Policies, Procedures and Rules document: “The policies, procedures and rules contained in this document may be amended, repealed or altered, in whole or in part, based upon a majority vote of the Board of Directors of the Association. It is recommended that proposed new rules, which are not mandated by law, should be presented to the membership via the newsletter with a request for comment. Comments should be reviewed by the Board and changes to the proposals should be made as appropriate. The final proposed rules should be included on the annual ballot/proxy for approval or rejection of a majority of the members voting at the annual membership meeting.”

## FROM YOUR MEMBER-AT-LARGE, CLAY BANDY....

Would you live here or even own property here at the Ranch of The Rockies if you could not drill a well? Most likely you would not. That issue emphasizes the importance of the ROTR water augmentation plan, which grants us the ability to drill a well on our lot because of having the HOA and the water committee to ensure we follow the water augmentation plan. There is a good explanation of the water augmentation plan in the July 2020 [newsletter](#), including pertinent facts, history, and past events that help explain the responsibility we have as individuals and as an HOA. Translating the legalese, the plan says if we violate the water augmentation plan, we can lose our water rights, which could mean forfeiting the right to have wells, even those already in use.



The Ranch’s responsibility to the augmentation plan requires accuracy, integrity, accountability to oversight, and maintaining good relations with other entities who have water interests from the South Platte River. Past HOA boards, committees, and Ranch employees have always done that and we continue that ethic to the present day. It is my privilege to welcome new members and recognize existing members to the water committee: Harald Schmid, Jim Pardikes, Jo Gifford, and Lance Richeal.



# The Manager's Corner

by Josh Ezell

With the worst of the winter behind us it is time to look towards our spring and summer activities. We have a lot of big things planned for this season:

**New rules for our Reservoir this year:** On the back of your fishing permit are all our rules. These changes are small, but necessary to keep both RORA and the CORA residents with a healthy, stocked pond for years to come.

- **Rule 5:** Property owners **must be present** (no guest permits).
- **Rule 7:** Maximum number of poles is one per person and two fish per day.

These are not big changes, but will require new permits annually from now on. I will post when I have the new permits ready to hand out. We will be opening fishing as soon as the current work has finished and the ice has melted. While it may seem like a hassle to get a new permit every year, it keeps nonmembers from catching the big one your kid should have gotten!

**Community Volunteers needed:** We have always had a strong community of friendly neighbors and volunteers. Members volunteer to work the burn pit, clean up common grounds and help with Ranch-related events like the August picnic and Christmas party.

- **Burn Pit:** We need a volunteer every Wednesday and Saturday from 9 a.m. until 1 p.m. for the burn pit. If we do not have a volunteer, it will be closed. The volunteer keeps a list of who has used the pit that day and how many trips they made, and check each load to make sure that no illegal materials are being dumped. It is amazing how many people you can meet in a morning at the burn pit. Let me know if you can take a shift or two or even a regular time slot this summer.
- **Cleanup of the common grounds this summer:** Areas like the Parksite Trail, Dog Park and the mailboxes will all get touched this season.



Keep an eye on the Ranch social media for some of these upcoming events. Volunteering is a good way to make new friends, and catch up with old ones. If you are interested in volunteering around the ranch, just call the office (719) 836-2079 and let me know. - Josh

We are sad to report the passing of Roger Metzinger in Kansas. Roger was a helpful neighbor with his house construction and maintenance skills, and a member of the "Ranch Hands" musical ensemble. Roger and Dixie recently moved back to Kansas to be near family after over twenty years here on the Ranch.

## FROM YOUR VICE-PRESIDENT, NIKI GRIFFIN....

I'm happy to announce that Ranch of the Rockies has completed our requirements to become a Firewise USA Community! We will be posting our new neighborhood signs this spring.

We're closing in on another productive summer here on the Ranch. As announced by our Board President, we burned off our slash pile in the burn pit in mid-March. In a few weeks it will be back open. Our team on social media will let you know the date. Josh, our Ranch Manager, will need your help to have another successful year collecting wood from our neighborhood and making it safer.

Last year we accumulated over 3,500 hours of cleanup and mitigation. Residents made 1,176 trips to the burn pit, as documented by our incredible volunteers. This year my goal is to log over 4,000 hours and 1,200 trips to the burn pit, to top last year's numbers.

NFPA has some suggested ideas for home activities to make your cabin and property safer for you and our entire community.



**FIREWISE USA™**  
RESIDENTS REDUCING WILDFIRE RISKS

Home activities include:

- Raking and removing pine needles and dry leaves at least 3 to 5 feet away from a home's foundation. And if you have the time, even better is raking up to a 30-foot distance around the home. Dispose of collected debris in appropriate trash receptacles.
- Cleaning pine needles from your roof and gutters and paying attention to maintaining the home ignition zone.
- Getting out your measuring tape and seeing how close woodpiles are located to the home. Relocate them to at least 30 feet away from structures.
- Sweeping porches and decks, clearing them of leaves and pine needles. Raking under decks, porches, sheds, and play structures.
- Mowing grasses to a height of 4 inches or less.
- Removing items stored under decks and porches and relocating them to a storage shed, garage, or basement. Gasoline cans and portable propane tanks should never be stored indoors and should be located away from the home.



**Ranch of the Rockies Assoc.**

492 Ranch Road  
Hartsel, CO 80449-8502  
USA

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