



Keep the Faith!

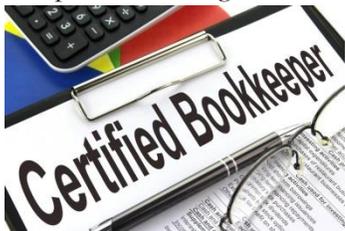


January 2021

From your President Dennis Ann Strong.....

During the year 2020, we had many changes here at the Ranch. We introduced our new Ranch Manager Josh Ezell at the annual meeting in August. In December, we accepted the retirement of Carole Smith, Bookkeeper, and welcomed Cedra Kuehn to replace Carole. Both of these ladies are very interesting.

Carole Smith: Carole was born in Belen, New Mexico, a small railroad community just south of Albuquerque. She attended New Mexico State University in Las Cruces, majoring in Business Administration, and there met Frank Smith. After marrying, they briefly moved to Flagstaff Arizona while Frank finished his education in Forest Management. Carole and Frank returned to New Mexico as Frank began his thirty year career with the state forest service in Fire Management. Carole found that she was drawn to the accounting end of Business Administration, and worked for several years with a variety of large and small companies handling their receivables, payables, and employee accounting needs.



Graduating from H & R Block's tax school, she was even better able to meet corporate accounting and bookkeeping needs. In the fall of 2005, Carole applied for and received the Ranch bookkeeping position. During the 15 years Carole has served in this position, she has witnessed incredible change: The number of homes has grown from about 150 to over 400. The number of full time and active, part time members has dramatically increased; and there have more property closings than the last 4-5 years combined. Although she has enjoyed her work with our membership and the board, and being able to help orient new members to our community, she has earned a well-deserved rest and retirement.

Cedra Kuehn: In late November, the board interviewed and hired Cedra Kuehn to replace Carole as our bookkeeper. During her schooling, Cedra developed her strong love of classical music, piano skills, and proficiency with stringed instruments, particularly, the cello. During her training and studies as a classical musician, Cedra met Daniel Kuehn, also a classical musician, focusing on the trumpet. After he graduated, Dan returned to his home city, Denver to play with the Colorado Symphony, and soon Cedra joined Dan in Denver where they married, and then promptly moved to Ontario, Canada where Dan played with the Hamilton Philharmonic. They were there almost two years as Cedra continued her studies in cello at the Toronto Royal Conservatory of Music. They returned to Denver in 1980, lived in Aurora, and both developed a strong presence in the Front Range professional, classical music scene. Cedra soon accepted a position as associate principal chair in the Colorado Springs Philharmonic Orchestra and has been playing there ever since.

In the early eighties, Cedra and Dan purchased a lot from the original Western Union Ranch development corporation. After spending many summers camping here, they set about building their insulating concrete form (ICF) home, and completed all the finish work themselves. Finally in the summer of 2019 they moved here full time. Lucky for us, Cedra developed an interest in accounting and financial areas of business. After finishing her degree, she took on part-time accounting positions on the Front Range which fit well with her profession as a musician. Since December, Cedra has done amazing job training with Carole, assuming the duties as our bookkeeper during a difficult time of masking and quarantining. She loves living in this beautiful place, and our well-planned organized community.



Second Little Book Exchange!

Trish and Dick Chambers built a new **blue** Little Book Exchange behind the mailboxes on Campfire Rd. Our Ranch Manager, Josh built a sturdy base for it and constructed a windbreak fence to protect it and the mailboxes. Thank you, Josh! A number of residents have already stocked it with a variety of good reads (including some children's books). If you're an avid reader, this is a great way to recycle your best books and swap them out for more absolutely free.

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

As a recap of our 2020 financial status:

This last year we had three CDs that matured, one from Bank of the West and two from Community Bank. We rolled the Community Bank CDs over, but the Bank of the West CD was deposited into our TBK checking account, as we anticipated expenses in the spring for work at the reservoir and renovation to the Ranch House.

Late March going into April with the Stay-At-Home Order, more people started coming up to the Ranch to get away. We had more expenses with more frequent pumping the dump station and having the compactor changed out more often. As John was going into retirement the computer in the office stopped working and was replaced.

At the reservoir, the weir box used to channel and measure the water inflow had to be replaced. Thankfully, the reservoir was stocked with fish twice for the first time in two years. According to our augmentation agreement, CORA helps with all expenses at the reservoir, especially restocking.

All those expenses meant that going into July, we were halfway through the Operating Expenditures budget.

The Capital Expenditures budget was overspent due to the reservoir and the renovation of the Ranch house. But all in all, we had a good year:

	Budget	YTD	Difference
Revenues	\$181,090.00	\$180,652.00	\$438.00
Operating Expenses	\$158,351.00	\$147,045.00	\$11,306 00
Capital Expenses	\$23,275.00	\$59,049.00	<\$35,774.00>



FROM YOUR SECRETARY, MARK WEFLER.....



On November 21, 2020 Clay Bandy and I attended a meeting at the Indian Mountain subdivision community center to bring together representatives from South Park subdivisions and discuss various issues the HOAs are experiencing, including lack of enforcement of county land use regulations (LURs) and ordinances. Some of the issues included short term rentals of cabins and vacant land for camping that are resulting in excess noise, trash, trespassing and use of member-only facilities and benefits. Other complaints involve building structures without permits or inspections, campers not complying with county camping rules; and campfires during burn bans.

At the meeting there were representatives from five subdivisions representing approximately 5300 lot owners. At the end of the meeting we decided to create the “South Park HOA/POA Coalition” to work with county officials to enable better enforcement of LURs and ordinances to address each subdivision’s issues. The next meeting will be the second Saturday of January.

On another note, March is traditionally our documents review meeting to consider any changes to our various documents. We will communicate any proposed to our members for comments. If you have any changes, additions or corrections you would like the board to address, please send them to the Ranch email at rorahoa@ghvalley.net prior to the March 13th meeting.

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

Here on the Ranch we are headed into the heart of the winter and snow season. Antero Reservoir has already seen -50°F the middle of December. The Ranch roads have a new plow driver who has done a great job in not only keeping the roads plowed and open, but also windrowing snow in the fields next to roads where drifting frequently occurs. Such care will really help with the road conditions in the upcoming winter months.



It will be nice to resume social events on the Ranch. With Centers for Disease Control suggesting the combination of herd immunity and vaccinations, we hope to soon be able to resume Ranch events.



The Manager's Corner

by Josh Ezell

Happy New Year to you all! We are off to a great start here in Ranch of the Rockies: new employees, new street signs and an updated Ranch house.

The renovations to the ranch house were extensive but went better than expected. After the floor joists were re-leveled from years of settling, the walls were trued up and put back in square. New sheet rock was hung, where needed, and a fresh coat of paint applied everywhere. Both bathrooms got a full remodel, and we installed all new electrical outlets and fixtures. That should save the ranch a bit of money on power bills. New floors added just the right finishing touches on the house.

Then we had to deal with the water quality. Three different companies looked at the well and agreed that it was some of the worst water on the ranch. Fortunately Lance Richeal gave the board a proposal that solved everything. We now have 3,500 gallon holding tanks in the basement for all our water needs. It is a very impressive system that works like a well but won't require replacing fixtures every couple of months. Water on the Spot will deliver water to the ranch house when needed. With the completion of this system the ranch house is finished. I want to thank everyone who has been involved thus far. It's been quite a project.

- Josh

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



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS

Ranch of the Rockies has now completed our requirements to become a Firewise USA Community. Last spring we had an assessment conducted, during which we were given recommendations in all areas of the Ranch on our fire risks and those areas that should have some mitigation completed. Then, during the Annual meeting in August we enjoyed learning about the new Firewise program from David Root and how it benefits our neighborhood.

During the last year we have accumulated over 3,500 hours of cleanup and mitigation. Residents made 1176 trips to the burn pit, as documented by our incredible volunteers. We want to thank each and every resident who took time to make a difference in the safety of our neighborhood.

Even then, we still have many lots in high-risk areas of the Ranch that require mitigation. A large number of those lots are not occupied or improved. If you own property at Ranch of the Rockies and are unable to come and attend the fallen trees that pose a fire risk to the Ranch, please consider being matched with a current Ranch resident who could, with your permission, collect fallen trees as fire wood to keep them warm through the winter. If you are unsure if your property needs clearing, contact the Ranch manager at rorahoa@ghvalley.net with your address and lot number so Josh can evaluate your property and let you know if you would benefit from the Neighbor Matching.

To allow a matched neighbor to help clean up fallen trees, please email the Ranch Manager with the subject line "Firewise Neighbor Match". Together we can make Ranch of the Rockies one of the safest places in Colorado. Once we receive the certification, we will be posting new neighborhood signs; and a certificate will be proudly displayed at our Ranch Office.



Ranch of the Rockies Assoc.

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