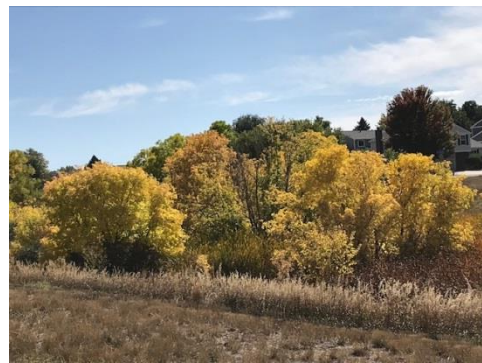




## ***Hello Fall 2019!***



October 2019

### **From the President- Dennis Ann Strong.....**

#### ***Hello Ranch of the Rockies Members!***

Can you tell we are excited about fall? Just about all of our articles mention the most wonderful, colorful season of the year. It is also a good time to help catch up on Ranch business and notices.

Since our annual meeting in August, your Ranch Manager, Board, and Water Committee have been busy working with Denver Water and the Colorado Water Division to restore and repair the Buffalo Creek banks that feed into our water reservoir. As a result of the fire and flooding from the 2018 season, we have needed to work with these agencies to make sure we are following their plans and our needs for restoration. They have really done a great job meeting and communicating with us to ensure we are collecting water and protecting the wetland area around the creek. We have prepared the annual water report, and are awaiting the time in mid-October when we will complete our annual water release into Antero Reservoir. It sounds complicated, but you know you have folks working for your interests with a great deal of expertise, especially Manager John Adams.

At the October 12 Board meeting, Treasurer Gary Woirhaye presented the 2019 budget to the Board. We checked and discussed the items, and then voted on the 2020 operating and investment budget. That budget is included in this newsletter, and will be open for public comment at both the November and December meetings. The best budget news is that so far is that we have not had to spend nearly as much on creek and reservoir restoration as we had budgeted last year.

To wrap up, I want to touch on a couple of concerning issues.

- Please be reminded that Ranch of the Rockies is zoned by the County and considered a residential area. As such, camping on undeveloped lots (lots without a house) is restricted to only property owners, with waste removal permitted by the County. Additionally, camper units and trailers must be removed from undeveloped property by Nov. 1.
- As we approach winter, please be patient with Park County Road and Bridge. We live in a rural, residential community with miles of roads. While Ranch and Windmill roads are generally plowed and maintained within 12 hours of a snowfall, our other roads will take longer. Call Road and Bridge directly to report major accumulation and drifting. Please **Do Not** call John or the office. He cannot clear the roads for you; they are county roads. He also has much to handle on the ranch and can't stop to call the County.

While the heavy snows of last year presented some tense moments and troublesome drives, we all benefited from the abundant moisture they provided.



### **Mark Your Calendars!!**



**The Annual Ranch of the Rockies Christmas Party will be Saturday afternoon, December 7, 2019 at the Hartsel Fire Station on the corner of Campfire and Ranch Roads.**

## From the Treasurer – Gary Woirhaye .....



The nights are getting cooler; leaves are changing color and Christmas is about 85 days away. While my job is to keep track of our bank accounts and investments, I also take care of dues records.

### About Dues

Some of you may not know what our HOA dues are really for. Because Ranch of the Rockies has a water augmentation program with the state, we must maintain a required number of acre-feet of water in our reservoir each year to cover all the wells and our water usage on the Ranch. Our reservoir has a liner in the bottom of it that is good for about 20 years; we have passed that. A new liner cost around one million dollars. Our HOA dues have to cover the cost and maintenance of the reservoir in addition to other ranch expenses.

Your HOA dues are due the first of every year, not the month that you closed on your home or property. However, they are prorated for the first year according to when you closed, just like the taxes.

Many people are past due on paying; some a year behind, a few five to 10 years in arrears. As board members, we don't know how this happened, what is going on in your lives or why you got behind. We are here to work with you and help you get caught up. The board has come up with an “**Amnesty Settlement**”, a once-in-a-lifetime deal for those that are behind on dues. But you have to communicate with us so you can take advantage of it. We want to help you out. Letters have been sent out to those property owners behind in dues. Please contact the ranch office and help us work with you.

## From your Secretary, Mark Wefler. . . .

**Fire Danger:** Despite the above average snowfall last winter, it has not helped this wildfire season. On September 8<sup>th</sup> lightning apparently started the Decker fire down by Salida, and it has been burning for over a month now. It is extremely dry up here as a result of basically no rain for months. Combine that with strong winds, and we have a very dangerous situation on the Ranch. Please take notice of burn bans. In case you are not aware, fines for violating them start at \$500 and go up to \$1000. All it takes is one spark from a campfire or a carelessly discarded cigarette to start a major wildfire. If you see a fire or campfire, call 911 to report it.

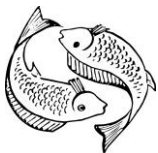
**Welcome to the Board Meeting!** As your Ranch secretary, I am responsible for recording the meeting minutes for all Ranch meetings, especially Board meetings, which are held the second Saturday of each month at 9:00 am in the Ranch office, except August when it is held at our annual members' meeting. The minutes are always posted to the website after they are approved at the following board meeting. If you wish to review any meeting minutes and do not have access to the Web, you can review them and get copies in the ranch office. The meeting agenda is also always posted on the three bulletin boards around the ranch and the website prior to the meetings.



At the beginning of each meeting, guests and members can address the Board. If there are issues or topics you wish to bring up to the board, I urge you to attend a board meeting. Recently several members attended and expressed concerns regarding camping on the Ranch. We have also had members attend who had their trash cards deactivated as a result of leaving trash outside the dumpster. Both subjects have helped shed light on issues important to the Ranch and its members so the Board can address them.. Checking out the meeting minutes on a regular basis is a good way to stay connected to the Ranch and to find out what the Board is doing on your behalf. Have a great fall and even better winter.

## From your Vice-President, Rich Mumm. . . .

The aspen leaves this year were some of the best I've seen for a while. I hope you all have had a chance to get out and enjoy them as well. If not, you still have a little time left. I still can't believe that we all have the privilege to live here with the views and community that we have; we are truly blessed!



Whether or not you like the cold and snow, it's coming! Please make sure you are ready. John Adams has given some good tips on how to winterize your car and prepare for whatever happens. It takes some time each year to get used to driving in the snow again. Be careful and slow down; we all want to make it to wherever we are going safely.

The Board and John have been working hard on getting the reservoir open and stocked for next year. We are conducting water tests approximately every six months to see if the water quality will be able to support fish. When the quality is good, we may be able to stock the reservoir. John will share more on this as well, as we continue to move forward with this project. Thank you all for your patience.



# The Manager's Corner

by John Adams

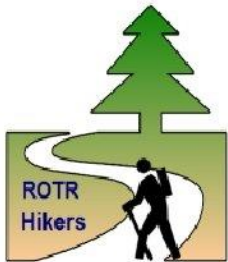
**Concerning sheds:** Say goodbye to the summer and hello to fall. Summer went by fairly fast, and we had a lot of folks come up to their property. We also had a lot of building going on, and quite a few sheds and garages were added to homes. One of the questions I often get is, "Can we have a shed on a vacant unimproved lot?" The answer is still NO. Park County and Ranch policies prohibit them on properties without a home.

**Trailers on Lots:** Now that fall is here, it's time to winterize your campers and get them off vacant lots. This includes all trailers for cargo and pop-ups. I will be driving around the Ranch and checking to see which ones are still on the lots after Nov. 1, and turning them over to the Board of Directors for further action.

**Winterizing:** If you have a house here and decide to go somewhere else for the winter, don't forget to winterize your cabin or home. The last thing you want is broken pipes. Cars and trucks should also be winterized, including snow tires this winter. The *Farmer's Almanac* says we are in for an early very cold winter with good amounts of snow. So check your tires, batteries, coolant. Don't forget the survival gear that should be in each vehicle. Consider blankets or a sleeping bag, water, snow shovel, chains, car charger for your phone, head lamp or good flashlight.

**Ho! Ho! Ho!** The Christmas party will be coming up, and I am sure that Niki Griffin will need some input and help to set it up. Watch our social media sites and website for more information. Volunteer and meet new people who live up here, and those that just come to the Christmas party. **Let's have a safe and happy fall, Ya'll.**

## ROTR HIKERS – R.I.P.

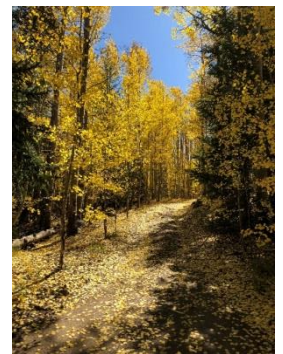


In late July 2019, after much thought and consideration, I decided it would be best to dissolve ROTR Hikers. My personal circumstances were not leaving me the time for scouting, planning, and scheduling hikes for the rest of the 2019 season. Bob Hickey also had a very full schedule, which prevented him from devoting adequate time to hikes for ROTR Hikers.

It has been a marvelous eight years of hiking with ROTR Hikers. Many lasting friendships have been made, and much has been learned about hiking and about our beautiful part of Colorado. I would personally like to express my sincere gratitude to Bob Hickey for the years of unselfish dedication and effort that he has given to our hikes. Without his knowledge of hiking and the area, not to mention geology, none of this would have been possible. I hope all of you will continue hiking whenever you can. With the additional social media dedicated specifically to Ranch of the Rockies property owners, it should be easy for someone to arrange a hike with a few friends or neighbors. There are many good local trail descriptions available on the Internet. Experiencing the wonders surrounding us with a few friends is an extremely rewarding experience.

As John Muir said ... *"Climb the mountains and get their good tidings. Nature's peace will flow into you as sunshine flows into trees. The winds will blow their own freshness into you, and the storms their energy, while cares will drop off like autumn leaves."*

If nothing else get out and take the time to saunter along a trail through the forest; you don't have to get to the top of the mountain to get high!



## From Chief Chris Tingle at Hartsel Fire. . . .



Summer has finally left; I know this because it was 9 degrees on October 11. Everyone needs to think about what it takes to be in the mountains in the winter. Do you have enough food in case the snow and wind come in again like they did last year? Can the propane truck get to your propane tank if it snows? The big one for the fire department is: Have you cleaned your chimney?

If you burn wood in your home to keep warm, you've probably already had a fire, but if you haven't had your chimney cleaned yet, please do so. If a fire starts in your chimney, we show up, track mud and snow through your house, possibly pulling your chimney apart, maybe even cutting holes in your ceiling to make sure the fire didn't spread to somewhere we can't see. The guys outside will have to put ladders up and climb on your roof. If there's a foot of snow on

the roof, this makes it even more hazardous for everyone. So please, if you haven't done so already have your chimney checked and cleaned.

Don't forget driving in the winter can be hazardous as well; and there may be a delay for the fire department or a tow truck to get to you. Be prepared for that as well. Follow John Adams' plan for stocking your car. Chains, jumper cables and tow straps don't hurt to have either.

Thank you to everyone who participated in the wood chipping again this year. That and using the burn pit really help clean up the lots from all the brush and dead wood. As always, if you have any questions, please contact me at 719-836-3500.



### **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**