



Pandemic Pets!

October 2020



From your President Dennis Ann Strong.....

Welcome to fall at Ranch of the Rockies, especially to all of our members who are new to the Ranch this year. Many members say fall is their favorite season. I just wish the fall colors would last through October in celebration of this glorious season.

Since our last newsletter in the summer, we enjoyed seeing so many members at the annual meeting and rounding out our team of five board members by electing Gary Woirhaye and Clay Bandy. At the September board meeting, we elected the following officers for this year: Niki Griffin - Vice President, Mark Wefler - Secretary, Gary Woirhaye - Treasurer, Clay Bandy - Member At Large, and Dennis Ann Strong - President.

Perhaps the most significant change since our last newsletter has been welcoming Josh Ezell as our Ranch Manager, replacing now retired John Adams. Josh has worked long hours for you, and has done a great job transitioning from being ranch member to Ranch Manager. You can learn more about him in the Ranch Manager update.

The board decided that the transition in managers would be a good time to make some major updates to the Ranch House. The water, plumbing, heating, sewer, and electrical systems were all in need of repair or replacement. Structurally, some interior beams and subflooring needed work. Finally, it was the right time to update flooring, lighting, and paint. Josh has been working very hard with Clay Bandy to bring the house into good condition for his move-in early November. Over forty years ago, the ranch developers understood the importance of housing as a necessity for the ranch manager position. With the constantly changing housing market in rural Colorado, we still feel just as strongly about providing good quality, affordable housing for our manager and his/her family. Our ongoing goal is regular annual maintenance to protect this important capital asset of our community.

Enjoy the beautiful fall season; get your flu shot and don't forget to prepare for winter now. It will be here before we know it.

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



It is that time again for a new budget for 2021. Covid-19 has changed a lot of how we do business and live our lives. Over the last few months, we have been working with banks to renew or buy CDs. The two CDs that just came due yielded 2.0 percent interest. Now the rate we are working on with the bank is for 15 months at 0.6 percent with a bonus of 0.15 percent if we don't move our money.

Over the last year we have had to spend over \$18,000 at the reservoir for repairs and upkeep. We are required to maintain a balance of \$500,000 in reserve for the reservoir. The liner has long outlived its life span, and we have been lucky that it has not started leaking. You can review the new budget proposal when it is posted on the webpage of Ranch of the Rockies.

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

From your Secretary, Mark Wefler.....



It's a very peaceful time up here on the Ranch, my favorite time of the year. Everything slows down and gives one the time to reflect on what's important in our lives. We can see the blessings we have and can be thankful for close friends, a wonderful place to live or spend time, and the ability to enjoy the beauty around us. Unfortunately, we cannot control times of heartache. On September 25th former board member and close friend, Jeff Deardorff, lost his life while climbing Crestone Needle, a class-three 14,197' mountain in the Sangre de Cristo Range. Jeff was an active and well-regarded member of the RORA board for three years, a member of the Ranch Hands, playing his banjo at the annual meetings; and a member of the men's bible study on the Ranch. Jeff loved ATViing, hiking the Colorado Trail and skiing in the winter. Jeff's goal was to climb all of Colorado's Fourteeners and only had a handful to go. At 72 years old he was in great shape, an accomplished mountaineer who had climbed Mt Rainer as well as mountains in Mexico and Ecuador. During this last solo attempt, he had summited but apparently fell on his way down. We can take some comfort in knowing that Jeff was exactly where he wanted to be and left this life doing something he was passionate about. He will be terribly missed by his wife Judy and all the people he came into contact with here at the Ranch and beyond. RIP Jeff.

On another note, as an update on the proposed rule changes for this year, at the September Board meeting three of the five proposed changes were approved, including the change regarding additions to the collection policies recommended by the Ranch attorney. The change to how fees are assessed for unpaid dues and fines is now a simple one-time 20 percent fee when they are paid. Also passed was a change to the lot appearance section. Changes regarding camping rules and increasing the fines for violations of Ranch rules have been tabled for the time being. The Board will continue to receive and review comments on these items. If you would like to respond to the board, send your email to rorahoa@ghvalley.net. Please include your full name and lot number when responding. The updated rules will be posted to the Ranch web site by the November meeting.



The Manager's Corner

by Josh Ezell

Winter is almost here in the high country and I'm hoping you're all prepared, with emergency kits in vehicles, sleeping bags, snow shovels, snow tires, and plenty of warm clothes! Depending on what you read, it's either going to be terrible or have no snow at all, so prepare for the worst and it'll be easy mountain living.



For those of you who don't know me. I was born in Kentucky, but did most of my growing up in Tennessee. I'm a licensed home inspector, master barber, welder, and a decent enough mechanic that I never let anyone else work on my personal vehicles. I attended Cumberland University in Lebanon, TN

where I majored in biology. I've spent the last few years doing handyman work and welding in and around the Hartsel area, and can't imagine living anywhere else!

I am married; and my parents also live right here in the ranch. My dad has a barber shop in Buena Vista, as many of you know. My wife is a scientist. Hailey majored in biology and became the Quality Manager for a series of labs nationwide. We have three wonderful dogs: Maggie, Mila, and Mo that love Colorado as much as we do! We spend most weekends on the trails or rocks, and would be more at home in a field than in any city. So that's me in a nutshell. I look forward to you stopping in and telling me about you! Until then, best wishes to you all. - Josh

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



The holiday season is approaching, but because of the current pandemic situation, we won't be able to have the annual Christmas gathering. In past years, Hartsel Fire and the American Legion in Buena Vista have let us borrow their folding chairs for use during our holiday dinner. For those past uses of chairs we have donated \$200 to those two organizations. In the true spirit of Christmas we will again make those donations this year even though we will not be using the chairs. For any RORA member that also wishes to honor the true spirit of Christmas, here is a list of Park County charities from the Colorado Secretary of States website that would be grateful for donations.

2 Mile High, Inc.

Advance Colorado Fund

Alma Foundation

Boys & Girls Club on the High Rockies

Brandon Rooney Memorial Foundation

Camp ID RA HA JE Association

Coalition for the Upper South Platte

Coalitions & Collaborates, Inc.

Colorado Christian Service Camp, Inc.

Colorado's Childhood Cancer & Disabilities Camps, Inc.

Emmaus of the Rockies

Far View Horse Rescue and Rehabilitation

Friends of the Bailey Library

Guffey Community Charter School Foundation

Indigo Mountain Nature Center, Inc.

Intermountain Humane Society

International Training Partners, Inc.

Lake George Community Association

Lifebridge, Inc.

Mosquito Range heritage Initiative

Nighthawk Ranch, Inc.

Park County Search and Rescue, Inc.

Park County Senior Coalition, Inc.

Praise Mountain Ministries, Inc.

Retrouvaille of Denver

Rocky Mountain Rural Health, Inc.

South Park Activities Association

South Park Food Bank

South Park Good Samaritan Fund for Animals, Inc.

South Park Historical foundation, Inc.

Southern Park County Fire Protection District Auxiliary

Wilderness on Wheels Foundation

On a more Ranch-centric subject-The water reservoir capacity and our water usage brought good news this season in spite of the rather dry year. We still had enough water to meet the ranch's and its residents' needs, with enough left over that the state water engineer is asking for a release of some of the reserve water.

The partial remodel of the ranch house has gone well. It has been over a decade since work of any consequence has been done there, so updates were sorely needed. By the end of the month, the work will be finished and the ranch will have a home to be proud of. Good condition helps us attract and keep high quality ranch managers, as the use of the home is part of the ranch manager's compensation package.



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mitigation efforts, watch for announcements regarding when and where to turn in your forms. Lots of folks have cleared and mowed lots and replaced roofs and decks with fire retardant materials. All of those efforts count. In Ranch of the Rockies, We Are Fire 🧯 Wise!

Remember: We are a Firewise Community. As we move into winter and you complete your

Important Dates

October 10: Burn pit closed. If you need to use it, get the key from Josh

October 12: Pavilion and dump Station closed

October 23: Reservoir and dog park closed

October 31: Trailers and RVs should be off unimproved lots and/or stored in the RV storage

November 1: Daylight savings time ends. Hello winter darkness

November 3: Election Day: Vote early if possible

November 26: Thanksgiving. Celebrate responsibly

December 12: Board meeting to adopt the 2021 budget. Come to the meeting or send your concerns before that.

Christmas party: Cancelled this year due to Covid



Ranch of the Rockies Assoc.

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