

Red Creek Ranch-Newton

A Covenant Protected Community

702 Newton Road • Pueblo, CO 81005 - www.redcreekranch.org

Hello to all RCR-Newton Property Owners:

The annual meeting of the RCR-Newton Property Owners Association, Inc. membership will be held at 10:00 AM on Saturday, September 10, 2016, at the **Rawlings Public Library in the Ryal's Meeting Room**, located at **100 East Abriendo Avenue, Pueblo, CO 81004-4290**.

The spring was much kinder to us this year and the winter was not too bad which has meant that the roads were not as compromised as in the previous year. We were able to put off the "spring" grading until July. However, as always, there is never enough funding to fix all of the problems that occur on the roads. The Board has tried to address the most serious problems that affect the most owners as funds are available. We still have a considerable amount of the year left and no idea of what nature has in store for us. We sincerely appreciate the input from every property owner and your patience as the long-term plans have had to be altered to try to deal with each new major problem that arises.

The 2017 annual assessment will be \$300 per lot (\$150.00 regular assessment and \$150.00 special assessment) as is set forth in the Covenants. As you all may know from last year, the Association is not under the Colorado Common Interest Ownership Act (except for a few sections) and therefore, our assessments are limited by the original covenants and cannot be increased even for cost of living because of the date that they were created in 1996.

At the annual meeting this year, 2 directors will be elected. The terms will start on January 1, 2017 but any new directors are encouraged to start attending Board meetings for the remainder of this year. Please be aware that at least one of the positions will be open and not possibly filled with current Board members so we need some nominations from the membership for new members to the Board. If you have not been a Board member, we encourage you to participate in your association and if you have been a Board member, please consider running again.

Enclosed please find a copy of the 2017 proposed budget, as well as a voting proxy. If you are unable to attend the annual meeting but would like to have another member vote on your behalf, please fill out the proxy. Proxies may be delivered to the Secretary, Chani Owen, any time prior to the meeting, including the day of the meeting. Please designate on the proxy what your designee can vote for.

Again this year, the Board requests that all meeting attendees be thoughtful and courteous to their neighbors and remember that we are all in this together. All members in good standing will be allowed to voice opinions and concerns.

Sincerely,

2016 Board of Directors