

# Red Creek Ranch-Newton News

☺ What's New in Our Neck of the Woods for Summer 2009 ☺

## \*\*\* NOTICE \*\*\*

### **RCR-N PROPERTY OWNERS ASSOCIATION 2009 ANNUAL MEETING**

**SATURDAY, AUGUST 29<sup>TH</sup>, 10AM TO NOON  
JOIN US AT THE RED CREEK VOLUNTEER FIRE & RESCUE BUILDING  
2579 CANYON HEIGHTS ROAD**

- **ELECTIONS FOR NEW BOARD MEMBERS WILL BE HELD.**
- ***NOMINEES & COMMITTEE VOLUNTEERS NEEDED!***
- **PLEASE BE SURE TO BRING YOUR OWN CHAIR ☺**

## ***Newest News***

By RCR-N Newsletter Editor

*Howdy y'all !*

Hope you are having some good summer-time fun!

What a Lovely spring time we had with all the beautiful wildflowers. And if we keep getting those occasional afternoon thunderstorms, with rain that actually falls and wets the ground, we'll be having wildflowers a good part of summer too. What a gorgeous place to call home ☺

As you'll see in the "President's Ponderings", the Board has been busy this year. With the Annual Meeting coming up you can hear more about it, ask questions, *AND* volunteer for a committee or Board position!

And have you noticed our nice new road signs?! Yipeeee, visitors can finally find our road (Lakeview) in the dark now with the reflective print ☺ I've had more than one visitor in the past get lost at night.

So, remember that wildland grass fire we had earlier this year? About half of our own grassland got burnt to a black crisp... Pretty scary time for sure, especially when it turned back and almost caught at least 2 parked cars in it's path, and one with a person in it (my hubby!) but he drove out of it *Quickly* to safety - whew! The other car was moved by a quick thinking resident since the owner was too far away - good going!

*Many Thanks* to the residents who grabbed a shovel or drove a tractor/backhoe/road-grader to help

the firefighters stop that fire!!! And *Thank You* volunteer fire department firefighters!!!

Shortly after that fire we made our yearly donation to our Red Creek Volunteer Fire & Rescue department along with a thank you card. Have you made your donation this year?

The property owner who started that fire while burning trash was charged with a class 2 misdemeanor, Firing Wood in a Prairie Set Fire, and received a two year deferred sentence as well as paid court costs and made/is-making payments into a victim fund.

As you'll see in the fire department article, even when it's green out there we need to be very careful about accidentally starting a fire. I know of at least two fires around Colo. Springs that started due to sparks from a lawn mower...

I hope that horse back riding residents have been getting in some good rides lately, we've had some perfect riding weather, especially early in the morning. I'll be looking for you out there so we can ride together for a spell and chat some ☺

*Happy Trails, Soraya Bourassa*

Email: [RanchNews@gmail.com](mailto:RanchNews@gmail.com) or Ph: 485-7665

PS - remember to periodically check out our website for notices: [www.RedCreekRanch.org](http://www.RedCreekRanch.org)

## ***President's Ponderings***

By Barbara Riley

At this year's August 29<sup>th</sup> Annual Property Owners meeting, the Board of Directors (the "Board") will review our 2008-2009 finances, list our accomplishments to date and outline projects remaining for the year. You will find the proposed 2010 budget attached.

I've heard from a few property owners regarding this year's special assessment. The majority of the responses have been positive. Most property owners recognized that the annual \$150 common assessment does not adequately cover the cost to maintain our private roads. Let's face it; most of us could not maintain our own driveway for \$150 per year. Levying a special assessment provides RCR-Newton POA a chance at maintaining our roads. I've been asked how a special assessment can be levied without a vote of the property owners. The answer is in our governing document: *Declaration of Covenants, Conditions, Restrictions and Easements for Red Creek Ranch Phase V*, also referred to as the Covenants.

The Covenants are posted on our website: [www.RedCreekRanch.org](http://www.RedCreekRanch.org)

All of you should have received a copy from your title company. If not, you can print a copy from our website. One of the purposes of the Covenants is to maintain non-public roads within the ranch. The roads, whether you have a home here or vacant land, are the Board's number one priority. The Board has a responsibility to maintain the roads since they directly impact individual's property value. This year the Board has decided to send delinquent accounts to a collection agency. Although the Covenants allow for a foreclosure on a lien, we felt that the collection agency would produce income faster. Per the Covenants, a late fee and all related expenses to collect unpaid debt may be charged to the property owner. After review of our Covenants by the collection agency's legal counsel, we decided to charge a \$25.00 late fee and pass the thirty-five percent collection fee onto the delinquent property owners.

Another topic of interest is cattle grazing. This year several property owners presented the Board with a *Petition and Request for Action*. The Petition asked the Board to review the 2008 grazing lease and take under consideration the term of the lease, individual property rights and accountability for road work. This has caused a delay in getting cattle on the ranch. The Board is working with Todd Hughes and Dwight Proctor on a new lease which will permit grazing on the ranch through November 30, 2011. This date is in line with the grazing agreements several individual property owners signed on July 1, 2007 with the then RCR-Newton Board of Directors.

The Board has been asked about repairing the cattle guard located at Newton Road and Highway 96. All of the cattle guards were sold to Todd Hughes and Dwight Proctor on 7-23-08, by Joe O'Brien, as part of the water pipeline system. The Board has sent Todd and Dwight a letter letting them know that the guard needs repair.

Another important topic is the Board of Directors. At this years' Annual Meeting we will be electing three new board members whose term will start January 1, 2010. As always, a term is for two years. I encourage each and every one of you, at some point, to serve a term. I know there are a million excuses "why not" and I've heard them all. The fact is, this is your community and you need to get involved.

On a personal note, it's exciting for me to see all of the different horse activities taking place on the ranch. We have neighbors that enjoy roping, trail riding, hunter-jumper, dressage, and training. What a great way to promote Red Creek Ranch.

I look forward to seeing everyone at the August 29<sup>th</sup> Annual Meeting.

*Barb Riley*

2009 RCR-Newton POA President

## **Notes from the Firehouse**

By Red Creek Volunteer Fire & Rescue Board

2009 started off with a bang for Red Creek Volunteer Fire & Rescue (RCVF) in February when a 500 acre grassfire tested all our resources. Wind driven flames, low humidity, and dry fuels combined for a fast moving fire. Thankfully no structures were damaged, although it was a close call for one building on Newton Rd, and no people or animals were hurt. Several fences were cut to allow access for firefighters and equipment. The fire was started at the end of Lakeview Dr by property owners burning garbage. A criminal charge of "Firing Woods/Prairie-Set Fire" was brought against the owners; they subsequently received a 2 year deferred sentence.

Despite several hard rains recently, the fuels in our area remain dry. Yes, even green grass will burn. Please take extra precautions during any activity involving sparks or open flames. Also be aware that the moisture we've enjoyed has encouraged grassland growth. These grasses and weeds become extremely flammable once they've dried out. Mowing a wide swath around your property or buildings helps slow grass fires if they are moving in your direction.

RCVF has recently purchased a used brush truck for quicker initial response. We also switched over to the government mandated digital radio system. These radios will help RCVF with clearer communications and the ability to reach other emergency service providers in a more timely fashion..

Remember, RCVF is NOT funded with tax money. We exist through the generosity of people living in our coverage area. RCVF is a 501(c)(3) organization: your donations are tax deductible. All of our firefighters and Board members are volunteers, and we can always use more help.

And perhaps most importantly: keep an eye out for notices regarding our annual fall fundraiser!

## ***Money Matters***

By Jerry Malone

### **Treasurer's Report**

The board has made several changes for 2009. First, after much heated debate, we decided to charge a special assessment of \$150 per lot. (The board is authorized to charge a special assessment by Section 8.8 of the Declarations.) We realize that this was contrary to what was announced at last year's annual meeting. However, the board decided to charge the special assessment because the roads were in deplorable condition in January, and because we received far less grazing income than projected in 2008. In addition, we had no funds for winter road maintenance, and no reserve funds for on-going projects such as Peck Creek. As stated in the letter sent out with the invoice in January, **all** special assessment funds will be used for road maintenance.

Because this change was unannounced at the annual meeting, this year we significantly extended the payment deadlines. We have also decided to charge a \$25 late fee to all delinquent property owners (those who have ignored both the first and second notices.) The board is authorized, under Section 8.9 of the Declarations, to charge a late fee, a collection fee, and interest on unpaid regular and special assessments.

In spite of extending the payment deadlines, delinquent notices were sent out to fourteen owners of fifteen lots who still owe all or part of the regular and special assessments. As of this writing, seven of these individuals have paid, leaving \$2,250 uncollected. This is enough money to cover almost two days of grading!

Those owners who continue to ignore the delinquent notice will be turned over to a collection agency. Please be a good neighbor and take your legal obligation to pay your assessments in a timely manner seriously. Not paying, or paying late is a waste of everyone's time, and hurts you and your community.

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**Do you have a business to promote to  
Red Creek Ranch-Newton residents?**

**Or do you know of a business that could  
benefit Ranch residents?**

To include a business card ad in the next  
newsletter, which also gets posted online,  
please call 485-7665 or email:  
[RanchNews@gmail.com](mailto:RanchNews@gmail.com)

## For review and approval at the 2009 Annual Meeting:

### 2010 Proposed Budget

The board has made several changes for the in 2010 budget:

1. We have divided the budget into five general categories: Roads, Administration, Insurance, Legal, and Special Projects. Each of these five categories is further divided as in the table that follows.
2. There are 98 lots in the Newton section that pay regular and special assessments. In years past, it was assumed that there were 101 lots, but this figure is wrong. In future years, we will use 98 lots to estimate income.
3. There are always a few people who ignore their legal obligations and refuse to pay their regular and/or special assessments, and there are many more who do not pay on time. From experience in past years, we have decided to assume that about 96% of the income from regular and special assessments will be available for use, and the remaining 4% will be tied up in collections or trickle in late in the year. This is reflected in the proposed 2010 budget.
4. Grazing income is erratic and unpredictable, and due very late in the year, well after the budget has been proposed and approved at the annual meeting. Therefore, in budgeting income for the following year, the board will always assume zero grazing income. Any realized grazing income will be carried forward and used to fund (1) winter road maintenance, snow removal, and other board business during the winter months, a time when we have little cash on hand; (2) special projects; and (3) a possible reduction of the special assessment in the following year.
5. The Board has voted to collect a special assessment of \$150 per lot in 2010.

#### **PET, LIVESTOCK & HOUSE SITTING**

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**RCR-N POA 2010 Proposed Budget**

**Budgeted Income for 2009**

No. of Non-Exempt Lots:		98	← Not 101 as assumed in past
Regular Assessment:	\$	150.00	
Special Assessment:	\$	150.00	
Max. Possible Income:	\$	<b>29,400.00</b>	
Expected % Revenue:		96%	
<b>Expected Revenue for 2010:</b>	<b>\$</b>	<b>28,225.00</b>	

**Total**

**Roads**

Grading	\$	9,200.00
Road Base	\$	8,000.00
Culverts	\$	1,000.00
Ditches	\$	500.00
Peck Creek	\$	2,000.00
Snow Removal	\$	1,500.00
Road Signs	\$	300.00
Beautification	\$	150.00
	<b>\$</b>	<b>22,650.00</b>

**Administration**

Printing	\$	150.00
Postage	\$	200.00
Newsletter	\$	300.00
Website	\$	500.00
Filing Fees	\$	100.00
Audit (CPA)	\$	400.00
Annual Meeting	\$	200.00
Letterhead	\$	200.00
Office Supplies	\$	100.00
	<b>\$</b>	<b>2,150.00</b>

**Insurance** **\$ 425.00**

**Legal** **\$ 650.00**

**Special Projects**

Entrance Improvement	\$	1,000.00
New Bulletin Box	\$	350.00
Legal Fund	\$	1,000.00
	<b>\$</b>	<b><u>2,500.00</u></b>

**Grand Total:** **\$ 28,225.00**

## ***Details, Details...***

### **RCR-N Newsletter Deadline**

This newsletter is planned to be a yearly publication, unless our information flow needs to increase. Here is the basic deadline for getting information or articles to me:

- Summer Deadline = July 1st

This deadline is a basic guideline, if you have a last minute item, call/email and it might get in ☺

### **2009 Red Creek Ranch - Newton Board Contact Info**

President	Barbara Riley	485-4004
Secretary	Gordy Gibbs	485-1035
Treasurer	Jerry Malone	547-3469
Board Member	Jim Fey	485-1730
Board Member	Kathy Primer	252-9089

### **2009 RCR-N Committees & Advisors Contact Info**

Past President	Scott Hill	485-1279
Roads	Bob DeMarrais	565-8059
Newsletter Editor & Temporary Webmaster	Soraya Bourassa	485-7665
Beautification	Sheryl Denney	485-4935
History/Research	Onica Gilmore	485-3913
Bulletin Box Key	Jim Fey	485-1730

## ***Ranch Roads***

### **Road Committee Report**

With the cooperation and support of the present Board, an active road committee has been operating since the infamous “mail box meeting” several months ago. The Board has tasked the committee to plan and implement Board approved projects and actions in reference to the Ranch roads.

In essence the 2006 and 2007 maintenance program has been instituted for 2009, with a few changes and tweaks. The overwhelming opinion of property owners at the “mail box meeting” was that they wanted a more efficient and financially transparent road program than the program in operation during 2008.

The Board asked the road committee to develop scopes of work with related line item costs for all proposed road projects. All subcontractors and material suppliers are now required to submit prices for goods and services they proposed to provide our association, for full Board approval prior to any action on their part. Full insurance and a written warranty (where applicable) are also required prior to the commencement of delivery of their services.

Currently the road committee is working on proposals to submit to the Board for the front entrance hill, Peck Creek crossing, road base placement, road crown rebuilding, and drainage improvements.

Grading this year has been targeted to remove the deep wash board that worked its way into a large percentage of our road system over the last fall and winter. Todd and Dwight did the first grading this year. At that time we asked them to concentrate on the deep wash board from Rte 96 to the intersection by Calvin's. That grading occurred shortly after moisture accumulation and was therefore effective to a point (although we really needed more moisture).

Seifert Enterprises has done the last three gradings on the Ranch. They have five blades in their equipment fleet. They have provided a Cat 160 with a 16' mboard to us for \$110.00 per hour. That particular machine is not only large and powerful, it is also very fast. This gives us great bang for our buck. In addition, the blade articulates both side-to-side and over to allow the operator to address the many varying conditions of our roads more efficiently.

Frank Quinby used his machine to repair the wash out of Peck Creek. The decision in 2007 to lower the road so that repairs for a wash out could be quicker and less costly has paid off. Frank had the road rebuilt in short order and for less than the projected budget allowance.

The present road committee has only four members. All property owners are welcome to join, participate, express opinions, and complain to and with the committee. If you are interested call any one of us.

The roads belong to us all. They are the single largest responsibility of our elected Board, and they are the key to the equity we all enjoy in our properties. Please help us help the Board in protecting that equity. Get involved!

Janna, Bob, Frank, Alan

### ***Positive-Twist Feedback***

Resident articles of comments/complaints/things-of-interest that are presented in a positive way ☺

### **SNAKE!!!**

Please, if you see a snake in the road, please don't run over it.

Red racers are obviously not rattlesnakes. Bullsnares are a little harder to tell from a moving car. But even rattlesnakes eat plenty of mice and gophers (lots of complaints about the gophers this year). Snakes compete for the available food supply, so the more non-venomous snakes the better. Killing a bullsnake opens a slot for a rattler! Some people like to have a bullsnake around the barn or porch. If there are no mice, the rattlesnakes will stay away.

Ever seen video of those rattler roundups in Texas? These guys know snakes. The Sweetwater

Jaycees have a great website with lots of information on rattlers, how they live and how to keep them out of your space without killing them. Visit: [www.rattlesnakeroundup.net](http://www.rattlesnakeroundup.net)

As for Colorado, the Division of Wildlife has this to say:

“While venomous snakes present a danger and people should be aware and cautious when in rattlesnake habitat, the aggressive pursuit and killing of snakes is not only unsound ecologically, it is illegal. A statutory provision allows for the killing of rattlesnakes if they are felt to be an imminent threat to human life or safety. Killing a snake just because it is venomous is against the law. It is also illegal to kill a protected snake, like a bullsnake, even if you mistake it for a rattlesnake.

All snakes in the state of Colorado, except the prairie rattlesnake, are nongame species and protected by state law. It is illegal to kill them or take any of them from the wild for barter, sale, or any commercial purpose. Up to four individuals of the following species, not to total more than 12 animals, can be collected to be kept as pets: racer, western hognose snake, bullsnake, western terrestrial garter snake, plains garter snake.”

## Ranch Hands

Services offered by residents like backhoe, plumbing, dirt hauling, riding lessons, car or tractor repair, satellite tv installation, animal sitting, whatever!

- *Simple Text Ads*: Max. 3 lines, 1<sup>st</sup> text line Free, each additional line \$2.50.  
~ A line is approx. 95 characters & spaces.
- *Business Card Ads*:  
~ Resident rates \$8/yearly issue.  
~ Non Resident rates \$10/yearly issue.

These funds will go directly towards producing this newsletter and help stretch our Assn funds ☺

~ ~ ~

### For Sale:

59.3 ac, Trees, 360\* views, road/culverts, Lot #36C on Newton Rd, \$92,000. Call: Mike Trochan 973-835-7576

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