

Red Creek Ranch-Newton News

☺ What's New in Our Winter Wonderland for Winter 2008 ☺

Newest News

Happy New Year!

Some of you may have been wondering what happened to the Fall issue... Well, there really wasn't enough information to publish, but now there's plenty! Originally the plan was to publish quarterly but at this point there isn't enough to print to justify this. So, for now, we'll plan on publishing twice a year, Winter & Summer.

As you know, during the annual meeting last summer, you had the opportunity to vote in some new association Board members. The "Newest News" is that during the Jan. '08 Board meeting new officers were chosen. They are: President Scott Hill, Secretary Jim Fey, Treasurer Richard Miller. The other Board members are: Jerry Malone and Kathy Primer.

There are also a few committees (mostly of the "committee of one" variety) and advisors: Past President Calvin Smith (thanks for helping with the transition!), Research/History Onica Gilmore, Newsletter/Website Soraya Bourassa, Roads Mike Laskowski, and Beautification (a real committee!) Sheryl Denney, Betty Fey, and Susan Gilgallon.

Have you noticed the improvements around the ranch gate entrance from Hwy 96? Our newest committee, Beautification, is the lovely brain-child of Sheryl Denney, who thought it would be nice to clean up the ranch's front gate area and plant some easy-care bushes and flowers. She talked to a few other ranch ladies and several thought it was a great idea and a new committee was born. They pitched in their ideas, helping hands, & some flower bulbs as well.

The Board was approached with a request to allot a small budget for the Beautification efforts to help with some of the supplies, like rock and weed cloth. The supplies purchased so far are under budget so there's a bit left for buying plants in the spring. The larger rocks you see were actually "farmed from nature" and added for a nice visual variety.

Many thanks to this new committee for it's beautifying efforts!!! It would be great if ranch residents could do a little fund raiser to help purchase a few big plants, a community garage sale maybe? Anyone interested in helping or donating plants please look for the "Beautification" article in this issue, contact info is listed there.

Did you also notice the lights on top of the ranch gate?! These were placed up there by our own Mr. Calvin Smith at "great personal danger" ☺ They are small solar lights and add a nice little touch at night. Some would say that they are kind of small and dim, but I think they're just right! They aren't so bright that they cause "light pollution" in our country setting but they are bright enough so that it's much easier to find the gate driving home at night in the dark.

And how about our new "Newton" road sign!!! It's So Much easier to tell people how to find the ranch entrance now! A Big Thank You goes to Jim Fey who helped arrange for the sign with CDOT.

Have you noticed the "Bulletin Box" by the mailboxes?! It's for official notices posted by the Board and also for residents to post general notices. Soon the Box will have its "official" name on it along with who to contact to open it so you can post your notices. The only reason it's locked is that the door can be a little tricky to fully close and there are concerns that it could be blown off by the wind. So now, instead of taping those "Lost Dog"

posters on the end of the mailboxes you can post them, or any other ranch relevant news, in the Bulletin Box. Thanks go to Chuck Sanger for this weatherproof method for posting notices.

PLEASE give me your email address!!!! It's not shared, *Ever!* Send your email to: RanchNews@gmail.com . Having your email is the best way, and fastest, for your Board to update you on important issues. AND it can be used for residents to help notify others of lost pets and ask for help with finding them! It will not be used for anything frivolous. PLUS if you ask to have the newsletter emailed to you instead of snail-mailed, you get the newsletter instantly and in living color. Not to mention help save the Assoc money that can go towards roads instead of newsletter publication. Many thanks to those of you who have already signed up for emailed newsletters ☺

Drum roll please... There will be a new ranch website coming soon! As soon as it's up and running, I'll send out a group email (send me your email address!) and a notice will be posted in the Bulletin Box. The website will be the best and most current source of information for ranch property owners. If all goes well, it will come alive around end of March.

Please contact me if you have name/address corrections and with any suggestions or comments for better information sharing! This newsletter will grow into what *you* help it become ☺

Happy Trails, Soraya Bourassa

Email: RanchNews@gmail.com or Ph: 485-7665

Past President's Ponderings

Last "NOTES"

As my last "epistle" I wanted to broach the challenges that I and the outgoing Board members were unable to accomplish or finalize AND thank a few people who have made a difference in the service of the Association.

But first, to a matter of great concern to some as expressed since the Annual Meeting in August.

It was pointed out that we did not hand out the proposed budget for 2008 but, I hope most remember that I stated, with the Board's approval, that it be the same as 2007 (which was handed out) with the exception of putting the assets from the Special Assessment and any proceeds derived from the agreement with Todd Hughes' cattle grazing lease into improving Peck Creek Crossing on Bronquist. It was put to a vote and approved. Also, while the Board can call for a Special Assessment I asked for a vote of approval/confidence on that issue as well and it passed.

It is, as previously stated, a legal matter for us as an Association to maintain access for the Volunteer Fire Department and to our great advantage to do so. The only change in my last column in the newsletter has to do with the gate across Bronquist Rd at Red Creek Springs Rd. The Board has re-approved the gate so that it can be closed **ONLY IN CASE OF PECK CREEK WASHING OUT THE CROSSING AGAIN**. This decision was also based on a liability issue as we have tried on EVERY occasion to prevent vehicles going across when it became dangerous. But without fail, the signs and barricades put up were either stolen or thrown off the roadway. Such a gate would also save people from having to make a potentially dangerous turn-around to get back out of the ranch.

We have had a lot of input from many sources and the best plans thus far revolve around putting in a concrete low-water crossing. The challenge will be to make it sufficient and stable enough to withstand the natural erosional processes of the water course created when Peck Creek gets 12ft across the roadway!

Roads.....it is not good use of our funds to grade and crown IF it is not moist enough. So, some periods of time will always be a major concern to all of us. But we have the ability now, with Mr. Hughes' equipment and expertise, to do a most admirable job when the conditions are right.

Volunteerism....the entry way on 96 should be MUCH more appealing and attractive as well as having a reflective sign post and a new "Newton Road" sign. If you would like to volunteer time, plants, rocks and/or other materials and services please contact the Beautification Committee.

Bulletin Box....It's up!! The summary of the Covenants are posted as well as other pertinent notices relevant to the Association members. Members may also put up notices within the space and time frame allotted.

Thanks to Chuck Sanger for CONTINUING to help us out with a myriad of projects including the new gate and Bulletin Box, etc. ALSO, to Soraya for taking on the newsletter effort. I have had LOTS of compliments (never have I received so much credit for so little I provided).

I expressed the Board's appreciation for Onica's continuing help during the year at the Annual Meeting and I hope she will continue to be of assistance to the in-coming Board.

In looking back at the overflowing box of files that have accumulated over the past couple of years, I noticed two that were overflowing themselves. One has to do with Peck Creek and I think we are close to handling that MAJOR concern. The other relates to legal problems and as far as we know that one has been "closed". So while I leave the next administration with plenty to do, I hope the wood pile is higher than what I found it.

from Calvin Smith, Outgoing President of the RCR-Newton POA....

New President's Ponderings

A Letter of Introduction

Like nearly everyone of us that call Red Creek Ranch-Newton home, I moved here from elsewhere.

I was 23 years old, fresh out of college and looking for a change when I first traveled to Colorado from my home-state, Wisconsin, in 1993. As you may expect, I was lured here by Colorado's beauty. That beauty took me to Summit County, outside of Denver, where I worked various odd jobs at the local ski resorts. While it wouldn't prove to be a career move, I learned alot over the course of two years before departing. And one of those things was...I love Colorado!

In 1999 I was offered a job opportunity returning myself to Colorado after being in Texas for the last two years. I got here as soon as I could with the intention of finding my own little piece of "heaven on earth". With numerous land offerings, greeting newcomers to Pueblo, I decided I would find it right here. And so shortly after arriving, I purchased my property on Red Creek Ranch.

Fast forward eight years, I have assumed the responsibility of president of the Red Creek Ranch-Newton Property Owners Association. Why, you may ask? Because nobody else would! No, honestly, I feel it is first mine and secondly each and every other member's responsibility to get involved. Hmmm...?

Now let me clarify that point... Maybe not as the president or for that matter as a member of the Board, but in some capacity. Whether you help pick up trash or improve the entrance along Hwy 96 or submit an article to our newsletter, you are contributing beyond our basic financial obligations. For I see this ranch as a cooperative---a 10,000 acre cooperative.

The most obvious example of this is the cattle lease. Prior to '07, cattle were grazed within the confines of our ranch to the benefit of the developer. Absolved of any further obligations and no longer even a POA member, the said developer continued to take from this land without giving back. Hardly seems fair when you consider this is our land--bought and paid for! And that is why we, the previous Board (which included myself) decided to change that.

As many of you already know (and maybe some of you don't), the POA entered into an agreement with Todd Hughes, a POA member and his business partner, Dwight Proctor, to graze cattle on our ranch over the course of the next five years. At a per month cost of \$12 a cow-calf pair times nearly 125 pairs, this

arrangement grossed the POA in excess of \$10,000 in '07, our first year of the agreement. In exchange for the cattle lease contributions and in direct proportion to our biggest responsibility, the cost of maintaining our roads, both basic (i.e. grading and snowplowing) and excessive (i.e. washouts and new road base), we were able to close out the year in the black. This...despite even the regrettable cost incurred for legal work brought on by *one of our own* POA members!

With that said, things have never looked better for our POA. Improving upon '07, the new Board will focus on the roads. Period. This will include but not be limited to: new road base, grading (with Mother Nature's cooperation), cleaning and correcting the ditches *and culverts* and most importantly...the Peck Creek Crossing on Bronquist Rd near Red Creek Springs Rd to the south. There lies our greatest challenge. Or rises...depending upon the weather conditions. A resolution will need to be secured for our safety in the event there is an emergency which our volunteer fire and rescue department must attend to. Road committee members will advise the Board on this point.

Finally, if I may implore you one more time...get involved. Everyone has something to contribute. If nothing more, the land that you own. Keep it free of un-necessary fences! Because without that our grazing lease has no sustenance. And neither do the cattle... Also, you stand to receive a tax break as agriculturally-zoned property. Horses won't help you achieve that. Only free-range cattle will.

Sincerely, Scott L. Hill, RCR-N POA President 2008

2007 CATTLE GRAZING & ROAD GRADING STATEMENT SUMMARY

3/15/2007 - 11/15/2007	Total For 2007 Road Grading	\$ 7,680.00
4/1/2007 - 11/30/2007	Total For 2007 Cattle Grazing	<u>\$10,416.00</u>
	TOTAL Due To Assn.	\$ 2,736.00

\$ 3,000 was paid by the Assn for Spring grading done before the grading/grazing contracts were negotiated.

Note: "Grading" is strictly "blading the roads" to include crown and ditch maintenance, washboard removal, and spreading road base. The hourly rate in 2007 was \$80.00 per grader. Not covered in the Grading/Grazing Agreements are snow removal (\$1500 for '07) and road base (\$9550 for '07).

The full statement will be available on your new community website, coming Spring 2008.

Legal Issue Regarding Lot Split Resolved

As you may know, the RCR-Newton Board took the unprecedented step of filing a lawsuit against an association member last fall. The member knowingly violated the declaration and refused the Board's many attempts to resolve the issue. The member's attorney argued that the Board did not have the right to uphold the declaration. Filing the lawsuit and recording a notice of lis pendens (pending lawsuit) against the property was a much-debated but necessary step. Not answering this "shot across the bow" could have set a precedent that would make it difficult for the Board to enforce any of the declaration provisions.

Last summer, property on Newton Road was listed for sale. In the sales brochure, the single lot in the association's records was being advertised as 3 separate lots. The Board notified the member that she was in violation of Declaration Section 3.1, which states that "Any lot may be replatted or otherwise subdivided only once into not more than two lots." The Board then received a letter from the member's attorney asserting that the lot had been divided before the split of Red Creek Ranch into Newton and Roper in 2004, and the three lots were therefore "grandfathered in."

Without going into all the legal arguments back and forth, note that over these years the member claimed she owned three lots, she had paid county taxes and association assessments on only one lot. The first notice of the three lots was the sale brochure in 2007. The member finally backed down, and in September 2007, the member recorded a new plat combining two of the new lots into one. The county assessor will now tax two lots, and the member will receive the Board's assessment notice for two lots.

On the advice of our attorney, the Board settled this issue out of court. This was the most definitive and expedient way to settle the matter. Going to court would have entailed assuming tens of thousands of dollars of additional legal expenses, years of litigation, and unnecessary risk. While settling out of court avoided these problems, it precluded the possibility of getting a judgment for legal fees, which even if obtained, would be difficult to collect and likely would have entailed additional expenses. Unfortunately, the declaration does not allow the Property Owners' Association to use liens to collect legal fees. Settling out of court was in the best interest of the property owners. As the saying goes, "A bird in the hand is worth two in the bush".

In behalf of the RCR-Newton POA, Calvin B. Smith, 2007 President

Positive-Twist Feedback

RESIDENT ARTICLES OF COMMENTS/COMPLAINTS THAT ARE PRESENTED W/ POSITIVE SUGGESTIONS ☺

BEAUTIFICATION NEWS!

By Sheryl Denney

Our first goal is to improve the appearance of our front gate area. So far we have removed weeds, placed decorative rock over a weed barrier, planted spring bulbs, and attached lights to the top of the gate poles (Thanks Calvin!). In early spring we will plant a few hardy bushes such as Russian Sage.

We need volunteers for work, ideas, and to join the committee itself. If you love plants and have a little free time, please call Sheryl Denney @ 485-4935.

A LITTLE THANK YOU ARTICLE

By Onica Gilmore

As many of you know, although I am no longer on the Board, I have stuck around as a sort of aide-de-camp, and I've witnessed first-hand the dedication Calvin brought to the job of association president. He loves this place and put in many untold hours working for all of us. He and Sylvia even hosted all of the Board meetings at their "hogan on the corner." From this vantage point, I would like to personally thank him for guiding the association through two years of challenges, including unprecedented flooding on Peck Creek, negotiation of the association's cattle lease, and the lot-split lawsuit, to name a few big ones.

Of course, he didn't do this alone, and thanks also go to Scott Hill and Richard Miller, who stuck it out on the Board and continue to serve, and Chuck Sanger, who stepped up when needed. Thanks also go to Mike Laskowski for being a road committee and his band of diggers and pushers who kept fixing the creek crossing after numerous washouts -Todd Hughes, Dwight Proctor, Jim Fey, Chuck Sanger, Frank Quinby, Manny Manikov, and Alan Lucas; and Todd Hughes, who took it upon himself to find out who owns the grazing rights to the ranch; and to everybody who stops in their busy day to pull over and pick up a piece of escaped trash.

As they say, "Many hands make light work."

"Blast From The Past"

REPRINTS FROM OLD NEWSLETTERS

DOGS ON THE LOOSE & RUNNING IN A PACK...

The following article was chosen due to the recent problems with a dangerous pack of dogs roaming the ranch causing problems for residents and their pets.

Please keep your dogs on your own property for their own safety as well as everyone else's!

Reprinted from a 1997 Red Creek Ranch newsletter:

Every homeowner has a responsibility to contain their animals both domestic and agricultural. Many of us have dogs, one of the reasons we moved from cities all over the country to Red Creek Ranch is to give our pets more space.

Dogs know no boundaries and Red Creek Ranch is in the midst of a very large ranching community. Ranchers refer to coyotes as "dogs" and consider roaming domestic dogs as much of a problem to their industry as their distant cousins. By Colorado law a rancher has the right to shoot and kill a loose dog on his land, for any reason. It has already happened to one RCR homeowner. Please keep your animals contained.

If you see a neighbor's animal roaming loose please, contact that owner and ask them to contain their pet, if possible. As a community we ask that you use communication as your weapon of choice if an animal is loose. If you don't know who owns the loose animal call the pound and report it for pick up. You might be saving the animal's life, and its owner a lot of heartache.

Hip Happenings

FIREHOUSE BBQ, COMMUNITY GARAGE SALE, RCR CLEAN UP DAYS, RESIDENT EVENTS LIKE NEIGHBORHOOD BBQS/POTLUCKS, HORSE PLAYDAYS/CLINICS, DANCE PARTIES, CARD PARTIES, ETC.

Horse Rider Social ! Saturday March 8th, Potluck @ Noon @ 7665 Lakeview Dr.

This social is for ranch residents who ride horses, or mules!, and would like to meet other riders on the ranch. Bring yourself and some food to share, this first meeting is a horse-less meeting. The idea is to get to know each other and create a contact list of participants. Riders can then call other riders for company on trail rides, go to clinics together, or carpool to the Horse Expo, etc. We could also try to plan some group ranch rides together, maybe do a "poker ride" as a fund raiser for a special ranch project or for the Fire Dept.

Contact: Soraya 485-7665 or just show up with some yummy food at the Social ☺

Ranch Ladies Card Game, every other Tuesday @ Noon. Join us for a relaxed afternoon of lunch & cards, dominos, etc. For dates/locations call: Theo 485-1791 or Ingrid 485-0740.

Ranch Garage Sale? Some interest has been expressed in this. If you are interested, let your Newsletter Editor know! We could donate part of our proceeds to the Front Gate Beautification Fund ☺

Annual Clean Up Day ! We need to schedule this event. If you think this is important to do, please contact your Board President, Scott Hill, to help with this!

Firehouse Friends

By Red Creek Volunteer Fire & Rescue Board

Many property owners here on the Newton believe that Red Creek Volunteer Fire & Rescue (RCVF) serves Red Creek Ranch only. In fact, the RCVF coverage area, 105 square miles in all, extends from the

Pueblo/Custer County lines to the west, east to the Pueblo Reservoir, north of Hwy 96 for about one mile, and south almost to Hwy 78.

RCVF is dispatched through the Pueblo County 911 emergency system and responds to wild-land fires, structure fires, medical assist calls, and any type of rescue situation (including cows stuck in cattle guards!).

All positions, firefighters, and directors on RCVF are volunteer. RCVF funding comes solely through donations and grants. It goes without saying that every fire department in the U.S. applies for the same grants, and although our coverage area is large, our population is small, which limits the grants we are awarded. RCVF has resisted pressure to become a tax district as the department feels that this designation would unfairly tax many property owners.

In 2007 RCVF held two fundraising events: a garage sale in the spring and a community get-together BBQ in the fall. The majority of the department's operating funds come from these fundraisers. Many thanks to all of you who attended and contributed to these events. RCVF depends on your support to provide service to this area.

If you are interested in serving on the RCVF Board of Directors, firefighting, or assisting in any way, please call 485-RCVF (485-7283).

Money Matters

Dear Fellow RCR-Newton Property Owners,

Recently, you received in the mail an invoice regarding the 2008 Common and Special Assessments. Both Common and Special Assessments have remained the same from the previous year, 2007. Some members contacted the Board to voice their concern over the purported reduction of the Special Assessment by half. This is not the case.

The Special Assessment has been carried over into 2008 in order to address the un-resolved situation located at the confluence of Peck Creek and Bronquist Rd. Annual flooding has repeatedly eroded away the road. It was decided that a temporary solution to this problem was to remove the culverts and make it a low water crossing in 2007.

In 2008, a more permanent resolution needs to be reached in order to insure better access to the ranch from Red Creek Springs Rd. The Board will take under consideration solutions provided by our RCR-N POA Road Committee. I'm confident we will arrive at a resolution that is both long-lasting and cost effective.

I apologize for the confusion that may have been caused.

Sincerely,
Scott L. Hill, RCR-N POA President

2008 Red Creek Ranch-Newton Budget

At the annual meeting held Aug. 18, 2007, the President presented the 2007 budget to the assembled members. Calvin stated that the budget would be the same for 2008 as the 2007 budget because it was forecast that the needs would be the same. The overage on the legal was due to the extra-ordinary expense of filing suit to enforce the covenant allowing lots to be split no more that one time into two lots (see article in this newsletter for more information).

The special assessment of \$75.00 was needed, Calvin said, primarily because of the damage to the Peck Creek crossing on Bronquist and the need to explore how to best tackle the repairs. The crossing now is passable but awaiting a decision that will require the input of an engineer to assess the situation. The damage

sustained last year was magnitudes greater than at any time since the founding of the ranch in 1994.

The 2008 budget was put to a vote of the members present and was approved without dissent.

Below is a table showing the 2007 budget and the actual expenditures per budget item provided by the treasurer, Richard Miller.

EXPENSE ITEMS	BUDGETED	ACTUAL
Administration	\$ 500.00	\$ 357.53
Annual Meeting	400.00	322.64
Insurance	400.00	388.00
Legal	1,300.00	6,387.85
Spring grading	3,000.00	1,919.20
New road base	9,550.00	8,700.00
Culverts (clean & repair)	1,500.00	-0-
Shoulder work	1,500.00	-0-
Repair Newton from entrance to mailbox	600.00	-0-
Peck Creek crossing	2,000.00	1,707.60
Speed dips	1,000.00	-0-
Contingency	500.00	-0-
Gate improvement	1,000.00	-0-
Snow removal	<u>1,500.00</u>	<u>2,200.00</u>
TOTALS	24,750.00	21,982.82

The difference between the total budgeted and actual amounts is \$2767.18, under budget.

NOTE: Some of you may be wondering why the Board doesn't use an accounting program to keep its books. Good question. Jerry Malone, newly elected at the Annual Meeting, is now researching available computer programs that the Board could use. The association books are audited regularly by its CPA and an audit is planned in the near future.

RCR-N Board Reminders to Residents

- Please clean your driveway culvert areas prior to the Spring rains for proper drainage.
- Please plan to help with a roadside clean-up this year ☺ Watch Bulletin Box for Date.
- Dumpsters need to be setback from the roads and screened from view.

Details, Details...

Newsletter Deadlines

This publication is now planned to be semi-annual, unless our information flow increases.

Here is the basic schedule with deadlines for getting info to me:

- Summer 2008 Deadline = June 1st, '08 (mail out mid June)
- Winter 2009 Deadline = Feb 1st, '09 (mail out mid Feb)

These deadlines are basic guidelines, if you have a last minute item, call/email and it might get in ☺

The newsletter will also be posted on our website.

2008 Red Creek Ranch - Newton Board Contact Info

President	Scott Hill	485-1279
Secretary	Jim Fey	485-1730
Treasurer	Richard Miller	485-3763
Board Member	Jerry Malone	547-3469
Board Member	Kathy Primer	485-0472

2008 RCR-N Committees & Advisors Contact Info

Past President	Calvin Smith	485-1747
Newsletter Editor	Soraya Bourassa	485-7665
Beautification	Sheryl Denney	485-4935
History/Research	Onica Gilmore	485-3913
Bulletin Box Key	Chuck Sanger	485-0940
Bulletin Box Key	Scott Hill & Jim Fey	

Ranch Hands

SERVICES OFFERED BY RESIDENTS LIKE BACKHOE, PLUMBING, DIRT HAULING, RIDING LESSONS, CAR OR TRACTOR REPAIR, SATELLITE TV INSTALLATION, ANIMAL SITTING, WHATEVER!

***YEAR ROUND
PASTURE MAINTINANCE***

JIM 485-1730

- ⇒ Bush Hog Fields
- ⇒ Manure Spreading
- ⇒ Driveway Snow Removal
- ⇒ Cactus & Yucca Removal

SKIN CARE THERAPY

Vital Therapy professional skin care products
with
non-toxic & cutting-edge nutrients

- Facials**
- Waxing**
- Eyelash Extensions**
- Eyebrow Shaping/Designing**

Lola Joy Rauch, Licensed Esthetician
Pueblo: (719) 545-0958

Ad Rates

- **Simple Text Ads:**
Limited time pricing; Max. 3 lines, 1st text line Free, each additional line \$2.50. A line is approx. 95 characters & spaces.
- **Business Card Ads:**
Resident rates \$5/semi-annual issue or \$8/yr (2 issues). Non Resident rates \$10/issue or \$18/yr.
These funds go directly towards producing this newsletter and help stretch our Assoc funds ☺

**~ RIDER REFINEMENT ~
DRESSAGE LESSONS**

Focusing on Rider Position & Happy Horse/Human Play

Contact: SORAYA 369-4429 or
Email: SorayaRDQ@gmail.com

CREDENTIALS INCLUDE:

CERTIFIED HORSEMASTER ~ USDF BRONZE MEDAL RIDER
4TH LVL DRESSAGE COMPETITOR ~ PNH LEVEL 2&3 RIDER

LESSONS & CLINICS ON YOUR HORSE

A GENTLE TOUCH

UNIQUE GENTLE BODYWORK FOR HORSES & HUMANS

THE EQUINE TOUCH™ FOR HORSES & VHT™ FOR HUMANS

LOLA JOY RAUCH, PRACTITIONER
(719) 545-0958

PET - LIVESTOCK - HOUSE SITTING

LOCAL REFERENCES, FARM & RANCH BACKGROUND
ALSO AVAILABLE FOR EXERCISING YOUR HORSES!

WANTED !!!

Is there a Colorado Lawyer or CPA on the ranch?

Your RCR-N Board is looking for the assistance of these professionals on a reduced-rate or volunteer level. If you are willing to help Your Board stretch the funds of your yearly property owner fees, please contact Scott Hill 485-1279. *Many Thanks!!!*

Here are more ideas for other "Regular Departments":

HERE'S YOUR CHANCE TO CONTRIBUTE TO INFORMATION SHARING!

PLEASE SUBMIT INFORMATION TO PUT IN THESE SECTIONS. *SEND PICTURES* IF YOU HAVE THEM, THEY'LL LOOK ESPECIALLY GREAT ON THE WEBSITE.

Camp Fire Tales

GOOD OL' LOCAL RANCH STORIES FROM THE PAST & PRESENT. MAYBE WITH PHOTOS?

No submissions for this issue... Any long-time area residents have tales from the past for the next issue????!!

Barn Yard Sales & New Arrivals

ARE YOU SELLING A GOAT, HORSE, COW, CAR/TRUCK, TRAILER, TOO-MUCH-STUFF, ETC ? LIST IT HERE FOR FREE!

NEW ARRIVALS OF ANYTHING: BABY HUMANS, HORSES, GOATS, DONKEYS, DOGS, CATS, WHATEVER.

SEND PICTURES!!!

Lost & Found

LOST/FOUND STRAY CATS, DOGS, GOATS, DONKEYS, HORSES, ETC.

THIS CAN BE UPDATED ON THE RANCH WEBSITE ANYTIME SO IT'LL BE CURRENT,

EMAIL ME ANYTIME WITH DETAILS/PHOTO.

PLUS YOU CAN POST THIS KIND OF NOTICE IN OUR NEW "BULLETIN BOX" BY THE MAILBOXES ☺

Below is a summary of the covenants which has also been posted in our new Bulletin Box by the mail boxes:

Welcome to Red Creek Ranch-Newton

RCR-Newton is known by its residents as "The Ranch."

We are zoned A-1-Agricultural (minimum lot size 35 acres), have cows grazing freely and plenty of wildlife. This is a covenant-protected community governed by an elected Board of Directors. The covenants include:

1. Lots may be used for private residence, agriculture and/or recreation, and homes must be at least 1200 square feet. Modular homes on a permanent foundation are ok but mobile homes are not allowed. Original Red Creek Ranch lots can be divided only one time into two lots; if your lot has already been divided, it cannot be divided again, regardless of its size.
2. Buildings must be quality construction of natural coloring that blend with the surroundings, but there is no Architectural Control Committee that will tell you exactly what to build.
3. Other covenants protect the quiet enjoyment of this beautiful setting and our property values by mandating that properties be well maintained and neighbors respected.
4. Every property owner is a voting member of the RCR-Newton Property Owners Association and is required to pay an annual assessment as determined by the Board of Directors. These dues are used to maintain our roads and run the Association.
5. Lots purchased after November 24, 2004, are governed by the Declaration of Covenants, Restrictions and Easements for Red Creek Ranch, Phase V (Reception # 1113858, Pueblo County records), and lots on Vanessa Drive have additional building restrictions. Full copies of these documents are available from the Association Board, your realtor, or our website at www.redcreeknewton.com

PLEASE DRIVE SLOWLY AND SAFELY AND ENJOY THE JOURNEY!