



East Hatchet Ranch Home Owners Association, Inc.  
P.O. Box 19941  
Colorado City, CO 81019

# East Hatchet Ranch Home Owners Association, Inc.

January 2020

Annual Newsletter

Volume 17, Issue 1

## President's Letter

Visit us on the web at [www.hatcheteast.org](http://www.hatcheteast.org) for:

- Bylaws
- Covenants
- Dates and Locations for Board of Director and Committee Meetings
- Minutes
- Notices
- County, Municipal, and Construction Resources

### Officers

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Yikes! 2020 is the Silver Anniversary for East Hatchet Ranch Homeowners Association and the 22nd year of homeowner management. The Association has been diligently managed by numerous volunteers as Board Members, Committee Chairs, Committee members, and plenty of people willing to lend a hand on a project over the years and we thank all contributors for their dedication to our Association.

2019 was a year of great sales activity here on the Ranch. We have had in excess of \$4,000,000 of property transfers recorded, which included five existing homes as well as 13 land purchases, some with construction started or planned in the near future. The average selling price for the existing homes was \$435,200. The land was more variable, with a range from \$375 to \$1,159 per acre. Many factors influenced these numbers, including location, topography, size of the parcel, and seller circumstances.

Currently, there are 108 homes on the ranch with construction accelerating. The Board offers plan review, construction advice, and some common sense information from folks who have been here for a long time. In this on-line age, we also monitor building permits, well permits, marijuana permits, and Zoning changes that affect our residents.

The Blast Text System that was instituted by the Board has been very effective in disseminating real-time information regarding weather, road conditions, and fire emergencies. We have multiple people distributed around the Ranch that can generate a text immediately from their phones. Currently, over 100 people receive these texts, This is reserved for information that is potentially dangerous and has only been used eight times in its 18-month history.

Your Board has also attempted to transfer leadership to younger and newer residents of EHRHOA to ensure that this community has the sustainability to succeed in the future. We feel that we have partially accomplished this goal with the addition of new members, but need more new people to volunteer and help create the vision for the future while the experienced residents offer historical perspective.

Please consider offering your service to your community by volunteering for a Board or Committee position to assure that your Association is viable for the future and protects your investment in Hatchet Ranch.

Schuyler Kellogg  
President

### Important dates!

**March 1, 2020**

Deadline for dues and assessments

-

**July 11, 2020**

10:00 AM

Annual Meeting

Craver Middle School  
4850 Crow Cutoff Rd.  
Colorado City, CO 81019

### New Blast Text Emergency Notification System

Over the years, and with the addition of many new homes and residents, it became obvious that EHRHOA needed some form of emergency notification system. Previously, notices were provided on the EHRHOA website, the Yahoo Chat Group, as well as the EHRHOA Facebook page. However, if an urgent issue arose, such as a grass fire or a road closure, this notification did not always reach all EHRHOA residents. Not everyone uses the Yahoo Chat Group, and not everyone is a member of the Facebook EHRHOA page.

At the 2018 Annual Meeting, a suggestion was made to consider a blast text notification system. After research, this inexpensive blast text emergency notification system has been approved, tested, and has been implemented. There currently are 102 members in the system.

To sign up and receive these emergency text notices, contact a Board member. Your number is secure and will never be sold or used for any other purpose. In the event of an emergency, you would receive a text from "HATCHETRANCH."

It is anticipated that there would be no more than one or two blast texts per year. Also, as this system is for EHRHOA owners and residents ONLY, this information will not be posted to the EHRHOA website or other sources.

## Road Committee 2019 Annual Report

*The primary duty of our home owners' association is to maintain the non-public roads and common areas within our development. The Road Committee (RC) was established to administer that duty by maintaining and repairing the roads and common areas. This will be accomplished to the best of our abilities and through the diligent use of available funds and resources.*

2019 was a year with a delightfully moist spring but a very dry summer and fall. These conditions led to heavily wash-boarded roads throughout the ranch. "Borrow" ditch grading is a process where gravel is removed from the ditch and brought back onto the road surface which is then compacted. This process is much more effective when moisture is present. The ranch was graded at least once in its entirety, and then graded again in heavily trafficked areas throughout the year when moisture was present. In April of 2019 a mixture of magnesium chloride and sugar beet extract was applied to the road from the entrance of the Ranch to Safayan Hill, to reduce grading frequency and wind-blown aggregate losses. We plan to apply road chemical treatment again in the spring of 2020. Texas crossings were maintained and repaired. The Texas crossing on Wildhorse Drive is another ongoing problem area. It is narrow with heavy rainwater runoff. There is a continual effort to maintain this area. Another area of concern and erosion prevention has been the undermining of the culvert at the junction of Pine Bluff Drive and Pine Bluff Drive West. We have deposited several truckloads of riprap in an effort to control the erosion at this intersection.

The front entryway is now being maintained by Road Committee volunteers on a more regular basis and it looks amazing. We have a nice group of volunteers on the committee, but new members are always welcome.

Check the website calendar for RC Meeting dates and locations.

Please call Road Committee Chairman Dan Warren at 719-676-2729 if you are able to participate.

If you have questions or concerns with our roads, please contact a Road Committee member.

Please DO NOT contact our Road Contractor directly.

## Thanks for Making a Difference

Many (if not most) homeowner associations our size are managed by a property management company that handles the administration of the HOA, such as membership database, correspondence, records retention, the annual newsletter, the dues invoicing, etc. There is still an elected board of directors, but the administrative business is handled by the management company. Ours is all volunteer — by owner/residents of our community.

Our HOA is made up of about one-third Ranch residents; one-third Colorado owners; and one-third out-of-state owners.

EHRHOA has been fortunate to have so many members who choose to volunteer their time. The following members were nominated by members and deserve a special thank you for their contributions this past year:

Dan Warren, Robin Simon, Ezell Simon, Russ Jackson, Jim South, Mick Luxner, Meegan Guarino, Sheila Edelson, and Sandy Jacobs for serving on the Road Committee.

Sandie Jacobs – for organizing Ranch social gatherings;

Joe Pleitgen – for organizing and overseeing the Neighborhood Watch group;

Jeanette Bogren, Scott McAllister, and Connie Lowe for performing the audit of the HOA financial records.

Beth Merrell—for maintaining and updating the bulletin board at the front entrance;

Mark and Emma Richardson – for donating the use of their facility for our 2019 Annual Meeting;

Louis and Alexandra Cripps—delivering missing mail and locating missing animals;

Jack and Sherri Seaton—locating missing animals and getting animals off the highway;

Andy Pollart, Ray Watkins, Kegan & Tonya Singleton, Dan Warren, and Bill & Sue Coman—tending a Ranch fire until Rye Fire Department arrived.

Dan Warren—helping Ranch residents with a traffic mishap in the middle of the night.

Thanks to former resident Jeanette Bogren for donating quite an amount of printer paper, envelopes, and other office supplies before her relocation.

And last but not least—thank you to all Ranch residents who stop to pick up trash on the Ranch roads.

Thank you all for your help in keeping our roadways and neighborhoods looking their best!

Please consider attending a board meeting to see if and how you can participate.

## Putting in a Driveway Culvert?

**First recommendation** – contact a Road Committee Member to determine the need for a culvert and if so, exact location. This decision will be based on the expected "ditch" flow on the side of the road where the driveway will be located. Culverts should be 15" to 18" in diameter and made of corrugated steel or polyethylene. Culverts come in 20' lengths, but should be installed with at least 6" to 12" of uncovered culvert on each side of the owner's access road, which will allow tractor trailers, propane, garbage, and delivery trucks easy access without the danger of crushing the end of the culvert.

Improper culvert installation can cause flood or erosion damage, and though installation is the owner's responsibility, it is generally placed in the HOA's common area easement (37.5 feet from center of the road), so be sure to contact an expert before installation.

**Treasurer's Report as of December 31, 2019**

**Campfires & Open Burning on EHR**

**Current Assets:**

Checking-Bank of San Juans	\$ 1,038.75
Savings MMA-Bank of San Juans	7,624.54
ENT-MMA	16,961.10
ENT-Working Fiscal Reserve 3moCD	18,292.25
ENT-Catastrophic Reserve 12moCD	47,279.41
ENT-Extra Catastrophic Reserve 5moCD	8,812.20
ENT-Required	25.00

**Accounts Receivable** 17,423.32

**Total Current Assets:** \$ 117,456.57  
 Current Liabilities: 0.00

**Net Equity** \$ 117,456.57

In 2019 we collected current assessments of \$121,800, which includes \$1,205 in earned interest; \$400 in Status Letter Fees; \$1,334 in cattleguard reimbursement; \$700 in access fees; and \$2,342 in prior years delinquencies (assessments and fees) for a total of \$127,781 in revenue. We paid 2019 overhead expenses of \$3,768; investment of \$10,750 in Catastrophic CD; and 2019 road expenses of \$106,536—for a total of \$121,054 in expenses. We had excess revenue over expenses of \$6,727 for the calendar year 2019. We have not used the money in the Catastrophic Reserve (which is set aside for road emergencies) and so far have not had to use any of the working reserve (which is set aside for immediate road expenses before our money comes in from the January invoicing). For the road improvements and repairs in 2019, see the detail in the Road Committee Report.

The accounts receivable total at year-end consists of nine property liens filed. For 2019, six liens were filed on prior liens, plus three new ones were added.

We begin collection in January for 2020. We will invoice 348 properties for the annual assessment of \$408, and four access fees for \$204 for a total billing of \$142,800, with an average of 8% not collected in a given year.

In 2019, 97% of homeowners were current on their dues payments. A big thank you from the board! Also thanks to Pat Grau Russell for making calls to delinquent account-holders.

Of the extra dues collected this year \$8,750 will be added to the Catastrophic Reserve CD for future road repairs and the rest of the extra dues collected will go toward the rising costs of overhead and maintaining the roads.

East Hatchet Ranch has three 10,000-gallon water tanks and one 30,000-gallon tank strategically placed around the Ranch for the best proximity in the event of a fire. They are all full and ready for use, and are tested regularly. Rye Fire District completed repairs to the 30,000-gallon tank in spring of 2019 to address settling issues.

Rye Fire District requires that owners secure a Burn Permit for ALL fires within the Rye Fire District. **This permit is required for ANY and ALL open fires (including campfires).** There is no fee for the permit. It can be obtained by calling 719-676-3522. The form is also available at: <http://www.ryefiredistrict.us/home.html>. Once a permit is approved, a call to Rye Fire prior to any burning is required, as well as a call after completion of any burning.

Log in to the District website to see the current burn status.

**Also—please be aware it is critical for emergency response that EHRHOA members have a reflective and easily seen address posted on the entrance to each property.** In the past, there have been a few responses to emergencies here on the Ranch that were hindered by no visible address.

**Annual Meeting and Proxy Forms**

The Annual Meeting is on Saturday, July 11, this year. A quorum is needed to have a valid business meeting. A quorum is defined as 20 percent representation of the properties. We have 351 voting properties, so we need 71 lots represented at the meeting.

Proxy forms will be mailed with the proposed budget in May. Also, the form may be downloaded from the East Hatchet website ([www.hatcheteast.org](http://www.hatcheteast.org)) and printed on your printer. Complete and sign the form and mail to the association at our P. O. Box or to the person specified as your representative in the proxy form.

If you cannot attend the Annual Meeting, please delegate your proxy.

**Make SURE to assign your proxy vote to any property owner in good standing or to any Board Member before signing and returning your proxy!**

***A blank proxy is invalid—do not leave the designee blank!***

We hope you can attend the Annual Meeting on July 11, 2020, at 10:00 am at Craver Middle School.

There is also a Facebook page for members of EHRHOA. Search on Facebook for East Hatchet Ranch HOA. It's a closed group, only EHRHOA owners and nearby HOA members are eligible. Yahoo no longer supports the "Yahoo Chat Group Forum" as it was created. Our EHRHOA Yahoo forum has been decreasing in usage, and will ultimately be phased out as fewer members use it. Emergency notifications will be made via the Blast Text system but will also be posted on the Facebook page.

**FYI—Yahoo has decided to no longer allow content to be uploaded to the Yahoo Groups website. All historical content has been deleted as of 12.14.2019. EHRHOA Yahoo Group members can still send an email to the group, but the site itself has been discontinued and is no longer active—and may eventually be phased out for EHRHOA.**

More and more members are using the Facebook page, and emergency notifications will be sent using the Blast Text System.

**State Homeowners Association Legislation**

Legislation was passed in 2016 (HB 16-1149) which took effect July 1, 2018, that may assist our association in the challenge of maintaining a high standard of quality for the future of our neighborhood.

As some of you may know, there was an inequity in the law that governed certain HOAs that were formed between mid-1992 and mid-1998, capping their Common Assessments at \$300.00 and not allowing them to apply an inflation adjustment to their annual dues and special assessments without becoming subject to many Colorado Common Interest Ownership Act (CCIOA) requirements. Our HOA is included in this group.

EHRHOA is exempt from the total entirety of the Act. However, we are covered under the new Colorado Revised Statutes, which allows a dues increase with a maximum \$400 cap, and includes an annual cost of living adjustment tied to the Denver area Consumer Price Index (CPI) as published by the U.S. Bureau of Labor.

At the 2018 Annual Meeting, member attendees were asked for ideas on how best to accomplish the increase in dues. The overwhelming consensus was to raise the dues for 2019 by \$50 per lot, for a total of \$350 per lot. The dues for 2020 would again be raised by \$50 per lot to the maximum cap of \$400, plus the annual adjustment to be determined by the CPI.

Your Dues Invoice is enclosed with this Newsletter, and is due upon receipt. Dues received after March 1, 2020, will be assessed a late fee.

**Activities and Contacts**

Quilting Group  
 Kathleen Helm.....676-2531  
 Friendship Get-Together  
 Sandie Jacobs.....676-2174

**Neighborhood Watch Program at EHRHOA**

At the 2016 Annual Meeting, the members of EHRHOA discussed the idea of forming a Neighborhood Watch Program at East Hatchet Ranch. Joe Pleitgen agreed to lead this program.

This group is a self-monitoring group set up through the Pueblo County Sheriff's office to increase awareness by neighbors and to report suspicious activity occurring in real-time. "See something, say something." Call the Sheriff at 719-583-6250 or dial 911 if you see an emergency situation. Give the closest street and **specify that it is on East Hatchet Ranch**, as there are similar street names also located in other parts of the city and the county.

The group has since been established, but Joe would like to remind everyone that all members are welcome and can be added at any time. Contact Joe at 719-250-4906.

**Night Skies and Overnight Lighting**

Many of us have discovered the joy of viewing the night skies here at the Ranch. The stars are so much more visible without the ambient light created by city lights.

Colorado is considered one of the most progressive states to enact and enforce lighting ordinances. Pueblo County does have a lighting ordinance (17.120.180 Outdoor Lighting) that provides guidance and limits on outdoor lighting for protection from excessive lighting. It also advocates for reducing atmospheric light pollution:

**"All lighting shall be designed, located, installed, and directed in such a manner to prevent objectionable light at and across property lines and to prevent glare at any location on or off the property.**

**All exterior lights should have a shield that creates a downward display, and should not extend beyond property lines."**

Timers and motion sensors are another way to limit the hours of lighting and the effect of light trespass on neighboring properties.

Prohibited lighting includes high intensity light that trespasses beyond the property line, **including greenhouse lights**.

For more details, see [www.county.pueblo.org/government/county/code/title17/chapter17-120](http://www.county.pueblo.org/government/county/code/title17/chapter17-120).

Speed Limit:  
**35**  
 Speeding and reckless driving incidents have been reported to the Board.  
 Please  
**slow down,**  
 keep right, and yield to uphill traffic.

**ADDRESS CHANGES**

Colorado law specifies the Association Secretary maintain records, which include Bylaws, Articles of Incorporation, minutes from meetings, AND AN ADDRESS LIST OF ALL ASSOCIATION MEMBERS.

Keeping an accurate list of all members is challenging. Please be sure to include the Association when you change your address.

***Remember, it is your responsibility to notify the Pueblo County Assessor's Office of any address change.***