



Volume 1, Issue 1

January 2004

East Hatchet Ranch Home Owners Association, Inc.

PRESIDENT'S LETTER

? Officers:

President:

Stan Nilsen (719) 676-2122

Vice President

Jim Elliott (719) 676-5108

Secretary

Beth Merrell (719) 676-2566

Treasurer

Kathleen Nilsen (719) 676-2122

Member at Large

Ted Christakes (719) 676-2773

Important dates!

? Annual Member meeting

JULY 17, 2004

2pm Colorado City

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Greetings from sunny Colorado. The winter has been mild thus far. Ice and snow have accumulated a few times and created headaches and problems. A partial list would include two cars stuck in road ditches, several cars needing assistance to negotiate hills, extra miles traveled to the county road to avoid hills, and one roll-over accident. Seriously consider a four-wheel drive vehicle if you plan to become a resident!

This past year at least six homes were under construction. Already this year we know of two new homes starting, and there will likely be others. Taxes were an issue for many residents. The county assessors placed initial market values on many ranch homes. The establishment of market values is ordinarily based on sale of comparable homes and only a few homes have sold on Hatchet Ranch. Several residents protested to the county and in most cases, the evaluations were reduced.

It wasn't long after the Road Committee met in July that we suffered a deluge of rain in the northeast corner of the ranch. Along with washing out a major crossing consisting of two seven foot culverts, we lost much of the road "topping" on several sections of the nearby roads. Fortunately the stripped roads lie on a thick layer of shale and remained passable for residents. Nearly every year we have faced unusual repairs of the road caused by these "50 year" floods. With this start, it was clear we would need another special assessment this year. Bids were requested for a texas crossing planned to replace the troublesome seven foot culverts. The low bid came in around \$23,000 and was not anticipated in the budget. I encourage you to read the road committee minutes on our website. The road committee is active, meeting often and working toward keeping the roads maintained.

The clear message from the road committee, this year and last, is that we will not be able to maintain the roads and make necessary repairs on an annual budget of \$150 per lot. The loss of road material is a big reason for the high cost of road maintenance. The grading process brings material from the ditches back onto the roads, but the material fails to have the composition of a good road. The best case is to add material to the road each year along with the grading. Obviously we cannot afford to add material to all the roads in one year. The cost of four inches of material is estimated to be from 10 to 15 thousand dollars per mile. Unless we continue to have special assessments, we will not keep up with the deterioration of the roads.

This year we need to both add material and build the expensive texas crossing to replace the washout in the road. Our declaration spells out that we cannot exceed a total assessment of \$300 per lot in a given year. The assessment letter included with this newsletter consists of the normal assessment based on the budget approved at the last annual meeting, and the inclusion of a \$150 special assessment. Together the total assessment brings us to the \$300 per lot limit. In the last two years we have spent more money than we have taken in with assessments, including special assessments. This year we do not wish to erode our emergency funds, but we need to keep up with road maintenance. The board hopes you understand our position.

We look forward to getting together at the annual meeting. The date set for the meeting is July 17th, 2004 at 2:00pm. More details will be sent in May with the proposed budget for year July 1, 2004 through June 30, 2005. Plan ahead and make the meeting if possible.



MOTHER NATURE SHOWS HER MIGHT!

Owners of property on Wildflower Road were not able to get to their lots until the road committee created a temporary bypass to get around this missing part of the road.

The culverts were 7' tall inside and one was torn out of the earth and moved about one half mile down stream.

This really illustrated the battle we rage annually in maintaining our roads. Our hats are off to the road committee for all their hard work!

THE INSIDE DIRT FROM YOUR ROAD COMMITTEE

A number of projects were completed in the year 2003.

The finishing of the Greenhorn Creek Dr. and Horse Creek Rd. projects was done. Upgrading of the Texas crossing on Railroad Springs Dr. and cement dams along the sides of the road were completed. New road base was placed on a number of areas totaling about 1 1/2 miles and road grading has been completed on the 52 miles of roads on the ranch. A volunteer weekend accomplished the cleaning out of over 30 culverts and some road-base was stockpiled on the ranch for use as necessary at a later date. (Some of this has been placed in cans on the large hills, for use by residents when the hills become icy)

2003 road work stayed within the budget that was established only because we postponed a major repair that is required to Wildflower Road. As noted in our monthly reports, during one of our major rain storms, one of the large culverts at the entrance to Wildflower Rd. was washed about 1/2 mile down the arroyo, effectively closing this road to all traffic. In order to allow access to the properties on this road during the time that bids

for permanent repair were being received, a temporary access was bulldozed in.

The Road Committee reviewed the history of this crossing and found that this is the third time that it has been repaired by replacing a culvert at the location. This crossing is over a major drainage arroyo and even with two 7x40 foot culverts available to channel the water under the road, the volume of water is such that it washes the culverts away. Due to the history, it was decided that a Texas crossing is the best solution for this repair. The lowest bid received for this job totaled \$23,547.00 and was accepted by the board but postponed with the contractor until Spring 2004.

The Road Committee believes that the long range plans for the association in regards to the roads, are to continue to improve the road base in order to maintain high quality access to the properties. We feel that the degradation of the roads will affect all property owners because of the impact it will have on property values.

To this end the Road Committee has investigated the use of a magnesium chloride mix that is placed on the roads after they are in the proper

condition. This mixture binds the road base together, therefore increasing the stability of the base and is currently being used extensively on the county roads in this area.

The roads on the ranch are reaching the age of 6 to 7 years. With the high cost of gravel, hauling and placing the gravel, only small sections of the main roads have had additional gravel placed on them over this time. In order to maintain a proper road base, in addition to regularly scheduled grading of the roads, gravel needs to be brought in and spread. This year \$30,000.00 has been budgeted, which will gravel approximately 2 1/2 miles.

Obviously, the association can't afford to do all 11 miles of main access roads in one or two years but it is felt that if we, as an association don't start upgrading the roads now and continue to maintain them yearly, it won't be long before the roads become inaccessible during inclement weather even to those that have 4x4 vehicles.

Based on the above items and the extensive repair required on Wildflower, the Road Committee has

ROAD COMMITTEE cont.

submitted the following budget.

2004 Budget

Road Maintenance-Grading

1-11 miles x \$150.00 \$	\$ 1,650.00
1-24 miles x \$150.00	\$ 3,600.00
1-52 miles x \$150.00	\$ 7,800.00
1-11 miles x \$110.00	\$ 1,210.00
1-11 miles x \$110.00	<u>\$ 1,210.00</u>
	\$15,470.00

Gravel -2 1/2 miles	\$30,000.00
Magnesium Chloride 1 1/2 miles	\$ 3,500.00
Snow Removal \$	\$10,000.00

Purchase of sand thrower and sand for hills in the winter.

\$ 1,000.00

Known Repairs-from 2003

RRS culvert \$	\$ 1,620.00
Wild Flower	<u>\$ 23,547.00</u>
	\$ 25,167.00

Emergency Repairs \$ \$ 15,000.00

Grand Total \$ \$100,137.00

TREASURER'S REPORT as of Jan. 15, 2004

The assets of the East Hatchet Ranch Home Owners Association, Inc. are listed below:

ASSETS

CD Canon National Bank	\$33,481.83
Checking CNB	6,301.23
Savings CNB	17,078.75
Petty Cash	14.68

TOTAL CURRENT ASSETS 56,876.49

GRAVEL IN STORAGE

(approx.)	<u>9,000.00</u>
TOTAL ASSETS	\$65,876.49

Expenditures for the period from July 1, 2003 though January 15, 2004 total \$31,556.85. To date that breaks down as follows:

Road Repair	\$20,732.00
Road Grading	\$9,738.70
Insurance, office supplies, postage, lien fees etc.	\$1,086.15

The balance in the checking and savings account should cover the cost of the snow removal for the remainder of winter and the remaining grading to be done this spring. The road cost clearly continues to be 97% of the uses of all funds collected for the association. The certificate of deposit is in reserve for emergency needs that could not wait on a special assessment collection process.

In January the collection of annual assessments will begin. With the collection of the budgeted annual assessment and the special assessment, we expect to receive about \$100,000. This will allow us to have the means to bring in more material for the roads in addition to making the repairs that currently exist.

In 2003 there were 10 liens filed against their property for members who failed to pay their dues. Efforts continue to be made to collect from the delinquent property owners.

MISSING!



BE CAREFUL!

Someone has stolen our stop signs at different intersections on the property so please use caution at all intersections!

If you notice anything unusual happening around the ranch call the sheriffs office.

MEMBERSHIP LIST

Member ship lists are available by request. The list must be requested via a form and can be requested from the Secretary Beth Merrell either by phone or email beth7654@ghvalley.net The list complies with the Colorado Statues 7-136-101,2,3,. The form must be filled out in its entirety and returned as indicated on the form.

DID YOU KNOW?

All easements must be clear of any objects. This includes the 35 feet from the center of the road as well as the 30 feet inside all property lines. If you are not sure call the board or road committee.



East Hatchet Ranch Home Owners Association, Inc.

P.O. Box 19941
Colorado City, CO 81019

Visit us on the web:
www.hatcheteast.org

- ? Maps
- ? Covenants
- ? By Laws
- ? Notices
- ? Minutes
- ? Resources

Road Committee

Chairman

- Bob Russell 676-2877
- Steve Adams 676-2725
- Pat Grau 676-2877
- Jack Helm 676-2531
- Warren Lau 676-3933
- Dan McCraw 676-2098

Covenant Committee

Chairman

Kathleen Helm

Members:

- Eli Hudspeth
- Sandy & Tony Jacobs
- Sandy Diepenbrock
- Pat & Pat O'Connor
- Nancy Soderberg
- Kathleen Nilsen

Action Required!

Your dues are due by March 1, 2004.

Don't forget to mail it!

New Construction Review Procedure

For most of us, buying our lot in Hatchet Ranch and then planning and dreaming of the home we hope to have some day, can be a very pleasant and exciting experience. But what if someone on a lot near yours erects a building or other construction that was an obvious violation of the covenants and spoiled your dream?

As more and more homes are being built in Hatchet Ranch, many property owners have expressed a concern as to whether their project will conform to the Covenants. This is an important consideration as an unforeseen Covenant violation could possibly halt construction or require costly and time consuming corrections. This can have especially serious consequences if the new construction is totally completed and occupied. Furthermore, it is important for future home owners to feel confident that any adjacent construction meets Covenant requirements and will not downgrade the value of their investment.

In order to protect current and future home owners, our Board has developed a New Construction Review Procedure that will aid in ensuring any new construction meets Covenant requirements. Although this procedure is not mandatory at this time, we sincerely recommend it be followed before starting any new construction. This can help prevent any misunderstandings and/or covenant violations that could prove costly to the homeowner at some later date.

This procedure will be posted to our web-site soon. Please watch for it.

COVENANT COMMITTEE GREETINGS!

Greetings East Hatchet Ranch Property Owners.

This is the Covenant Committee's annual news report. This year we tried to clarify the covenants and update the ones that we feel are not appropriate in our community.

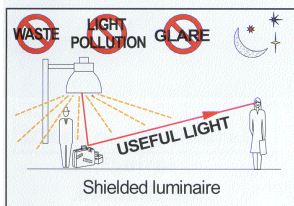
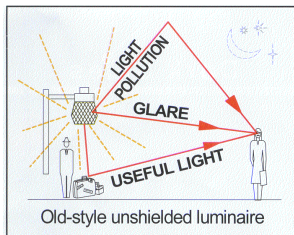
The committee is trying to keep the covenants simple and easy for all to comply with. We are currently in the process of finalizing a ballot to update the Maintenance

Standards Article 4.2 Refuse and Article 4.5 Signs to make them consistent with the reality of living on the ranch. Watch for more to come on this...We need your voice.

Our next meeting will be March 16 at Eli Hudspeth's home at 7:00 p.m. We would welcome your input and attendance.

Kathleen Helm, Covenant Committee Chairperson 676-2531

DARK SKIES



Moving to the country and getting away from the city glare of lights is the dream of many people. We at Hatchet have achieved that. Keeping the spectacular night skies as natural as possible is very doable with a little common sense and selecting the right lights for your outside lighting.

There is a great deal of information and resources at : www.wetmtndarkskies.org

BAD	GOOD
 Typical "Wall Pack"	 Forward Throw "Shoe Box"
 Typical "Yard Light"	 Yard Light with Hubble Hood
 Bare Flood Light	 Flood Light with Shroud (also a motion switch for greater economy and even darker skies)