



Volume 3, Issue 1

January 2006

East Hatchet Ranch Home Owners Association, Inc.

PRESIDENT'S LETTER

Officers:

President:
Jim Elliott (719) 676-5108

Vice President
Ted Christakes (719) 676-2773

Secretary
Stan Nilsen (719) 676-2122

Treasurer
Kathleen Nilsen (719) 676-2122

Member at Large
Jeanette Bogren (719) 676-2330

Important dates!

Annual Member Meeting
JULY 15, 2006
1:30pm
Colorado City

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I am sitting down writing this article for our January newsletter and as I look out the window I see the Greenhorn Mountains covered with snow. I certainly feel how fortunate I am to be living in such a beautiful part of Colorado. There was a period of time, however, when the temperature dipped to -14 degrees the second week in December that I had second thoughts. Of course, it was just a fleeting thought.

This year on the Ranch has been no different than previous years. There continues to be a lot of activity. The Board and Road Committee are working closely on improving and maintaining approximately 48 miles of our road. Some of you have questioned the necessity of continuing the special assessment. When one looks at \$18,000 to \$20,000 per mile for gravel, hauling, and spreading, it doesn't take long to see how \$52,200 in our common assessment and \$52,200 in special assessment can easily be spent on our roads. The high cost for maintaining the roads can be primarily attributed to the increase in fuel. Our Road Committee continually looks at approaches that will give us the best roads for the money available.

The ranch continues to experience growth. There are presently 65 homes completed and several under construction. We certainly welcome the new families that join us each year.

We have had one new committee working diligently this past year on the much needed services of fire and medical protection. The committee has strongly recommended that East Hatchet Ranch join the Rye Fire Protection District. The District will be able to provide these services with highly qualified personnel and up to date equipment. Each property owner will receive written notification regarding the process, timeline, and cost to join. Along with having fire protection and medical services, it should also help to keep our property insurance at a lower rate. As a point of interest, we had four small fires this past summer. Fortunately, there was no damage to any of the structures.

We also have an active Covenant Committee. Its goal has been to work with the Board addressing any concerns regarding our covenants in a fair and equitable manner.

We continue to need your input and new ideas. If you are interested in serving on any of the active committees, or want information, please contact one of your current Board members. We had a good turnout at our last annual meeting and would encourage you to attend the next meeting in July of 2006. As a group we can make a difference regarding the quality of life on the Ranch.

As mentioned in the opening of this letter, it is a pleasure to live in Colorado and on the Hatchet Ranch. I feel strongly about making Hatchet Ranch a great place to own property and live. I hope each of you had a joyous holiday season and that 2006 will be a great year for all of us.

Jim Elliott
President

THE INSIDE DIRT FROM YOUR ROAD COMMITTEE

The GOAL of the Road Committee (RC) is: To insure access to all properties on the ranch by maintaining, repairing, and restoring the roads as necessary.

Membership

The RC currently has 7 members – all volunteer property owners who donate their own time, transportation, etc., in order to help maintain the 48 plus miles of roads in our community. There have been 6 formal meetings this year and the minutes have been posted on the HOA web-site. If you are interested in being on the Road Committee or have identified solutions or problems with the roads, please contact Jim Elliot (719) 676-5108 or Ted Christakes (719) 676-2773.

Major Projects Completed

Several major projects were completed in 2005 and include:

1. Repairs to the second Texas Crossing on Railroad Springs Drive: The area downstream was severely eroding and in danger of washing out the concrete road base. Fill was added and a new concrete apron poured.
2. Repairs to the culvert on Sunflower Lane just beyond Pine Bluff East: The area around the culvert was badly eroding and in danger of washing out the adjacent edge of the road. The culvert was extended and a concrete wing wall put in place.
3. Repairs to the arroyo on either side of Pine Bluff Drive just beyond the main entrance bridge: Erosion on the sides of the arroyo were in danger of reaching into the roadway. Many loads of fill were placed into the arroyos nearest the road.
4. Repairs to the Muddy Creek arroyo on the west side of Greenhorn Creek Drive just before the bridge: Erosion would have eventually undermined the paved road. As a stop-gap measure, heavy fill (some provided at no-cost by one

of our members) was added in this area.

5. Re-profiling of “Cattle-Guard Hill” on Sunflower Lane: To address concerns from several property owners as well as for improving maintenance, the crest of the hill was lowered by approximately 2 feet and widened by approximately 4 feet. The excess material taken from this area was transferred to the bottom of the hill to make the overall transition more gradual. A ditch for water run-off was cut on the west side.
6. Continuing restoration of road base: To prepare for the winter months, additional gravel was applied to all of the major hills. The remainder of our finances allowed approximately 3 more miles of roadway to have new gravel applied.

Regular Maintenance

Regular grading and maintenance was performed based on the schedule put into effect last year. Due to the extreme dry summer weather, portions of the grading were delayed until later in the season. The weeds were not as big a problem this year – possibly due to the heavy mowing performed during the previous season and / or the dryer summer. Snowfall was less than anticipated and we were able to utilize prior snow removal budget for gravel and repairs.

A culvert and road assessment was done in the spring by RC volunteers. In May, approximately 15-20 property owners gathered together for the annual “Volunteer Weekend” to clean out culverts and repair or replace reflectors and posts.

Other “small” work was done by various volunteers throughout the year. This included making and installing several new street signs and “cold-patching” pot holes on Greenhorn Creek Drive.

Future Projects & Planning

Future projects identified include:

1. Repairing the erosion and undercutting on the first Texas Crossing on Railroad Springs Drive, and pouring

a new concrete apron

2. Repairing the erosion and undercutting on the first Texas Crossing on Wildflower Road and repairing the concrete apron.
3. Re-profiling the road crown on Wildflower Road leading into the second Texas Crossing.
4. Performing a feasibility study for the possible widening and re-profiling the hill and curve on Pine Bluff West.
5. Ongoing gravel restoration by prioritizing “soft areas” and responding to property owner’s requests.
6. Purchase and installation of reflectors and posts.

The costs of diesel fuel, gravel, and other materials continue to increase. Our purchasing power will steadily decrease as our Association remains on a “fixed income.” The hard fact is our Declaration, written many years ago, did not allow for adjusting assessments to reflect increases in the Consumer Price Index (which was included in the Declarations for the more recently incorporated associations). With the ever increasing road usage as more homes are being built, along with erosion, general road aging, and the major projects identified to date, the Road Committee unanimously agreed for the need for a continuing Special Assessment.

Safe Driving Reminders

As a reminder, individuals can help by not exceeding 35 MPH. Higher speeds, especially on slopes and curves, will accelerate washboarding. Please keep to the right of the road on hills and curves. If possible, allow a vehicle coming up a hill the right-of-way. These roads belong to all of us. We invite anyone interested in contributing to join the road committee.

Thank you.

Ted Christakes

TREASURER'S REPORT as of Jan. 6, 2006

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

ASSETS

CD Canon National Bank	\$34,832.44
Checking CNB	4,713.15
Savings CNB	33,305.66
Petty Cash	11.80
TOTAL CURRENT ASSETS	72,863.05
GRAVEL IN STORAGE (approx.)	4,500.00
TOTAL ASSETS	\$77,363.05

Expenditures for the period from July 1, 2005 through January 6, 2006 total \$33,604.27. To date that breaks down as follows:

Road Repair/Gravel	20,300.00
60.3% of expenses	
Road Routine Maintenance	2,096.27
6.3% of expenses	
Road Routine Grading	10,405.00
30.9% of expenses	
Other: insurance, office supplies, postage, lien fees etc.	803.00
2.5% of expenses	

The balance in the checking and savings account should cover the cost of the snow removal for the remainder of winter, the remaining grading to be done this spring, and one of the three or four areas currently in need of repair. The certificate of deposit is in reserve for emergency needs that could arise and would not wait on a special assessment collection process (i.e. a bridge washed out).

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, fund the repairs that are most urgent immediately and work towards the other repairs that continue to arise.

In 2005 there were 18 liens filed against their property for members who failed to pay their dues. We have liens remaining from previous years as follows: 2000-1 lien, 2002-4 liens, 2003-3 liens, 2004-12 liens, for a total of 38 liens against properties for unpaid assessments.

This year the association will proceed to obtain small claims court judgment liens, or initiate foreclosure, for property liens over 5 years.

Fire Danger on the Ranch

The fire danger on the ranch is extreme. We had some snow this winter, but the winds can pull all the moisture from the grass, brush, and trees in just a few hours. Please do not have any open fire. If you grill outside, please attend it at all times. When you target shoot, please watch for friction sparks. Always have an abundant source of water available to douse any mishaps. Do not throw cigarettes on the ground, even if you think they are extinguished. If we all work together responsibly, we can prevent grass fires.

Dark Sky Legislation

The ranch and all of Pueblo County are under new regulations for outdoor lighting. These changes went into effect on January 1, 2006. Pueblo County has an excellent web site where these regulations and changes may be viewed online. To read the amended regulations, go to www.co.pueblo.co.us website and look for a reference to new outdoor lighting regulations. Specifically, the new code is Title 17 Land Use, Chapter 120 Supplementary regulations, Section 180 Outdoor Lighting.

www.hatcheteast.org

Helpful resources for you - Check out the "FORMS" section of our web site.

- ? [Guidelines for new construction](#) - follow these guidelines before building
- ? [Temporary Residence Notification](#) - required form - prior to temp housing placement
- ? [Hunting Permission Form](#) from the CO Div of Wildlife. Anyone hunting on Hatchet should have this form or a letter from you stating they have permission to hunt
- ? [Contact List Request Form](#) fill this out to request a property owner list
- ? [Proxy Form](#) - Assign your representation to another owner if you can't be there.

Don't have internet connection? No problem contact the secretary for these forms.

RANCH LIFE

Activities and Contacts

- ? Monthly friendship get-together: Sandy Jacobs 676-2174
- ? Quilting group: Kathleen Helm 676-2531
- ? Book club: Jeanette Bogren 676-2330
- ? Garden club: Sandy Jacobs 676-2174



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

Jim Elliott 676-5108

Secretary

Ted Christakes 676-2773

Members:

Steve Adams 676-2725

Don Bock 676-2531

Jack Helm 676-2531

Jon Josephson 676-3933

Warren Lau 676-3933

Dan McCraw

Covenant Committee

Chairman

Jeanette Bogren 676-2330

Members:

Carol Christakes 676-2773

Sandy Diepenbrock

Kathleen Helm 676-2531

Eli Hudspeth

Sandy Jacobs 676-2174

Beth Merrell

Nancy Soderberg 676-3897

Kathleen Nilsen

Action Required!

Your dues are due
by March 1, 2006.

*Don't forget to
mail it!*

COVENANT COMMITTEE GREETINGS!

The main purpose of our committee is to ensure the owners are complying with the covenants. If an owner reports a violation to the committee, the committee will verify the information and inform the board. A good neighbor letter will be sent to the owner who may be in violation. That owner will have an opportunity to respond to the letter and correct the violation. The intent of the covenants is to retain our property values. By voluntarily complying with the covenants, all property owners are investing in the future success of the ranch as a desirable place to live or visit.

The covenant committee welcomes new families to the ranch and presents them with a packet of information about the surrounding area. If you know of a new neighbor, please contact a committee member.

We would like to thank Ray Merrill for

making the bulletin board that we installed at the entrance to the ranch. The bulletin board is for community information only. If you have any information you would like posted, please contact Kathleen Helm.

We will also host the annual meeting to be held at 1:30 P.M. on Saturday, July 15th. The location will be Craver Middle School in Colorado City. Please plan on attending and bringing a snack to share after the meeting.

If you are interested in joining the committee, or if you have any questions or concerns, please contact a member.

Next committee meetings:

Feb 21 2006 7:00 PM at the home of Sandy Jacobs.

June 20, 2006 7:00 PM at the home of Nancy Soderberg

Senate Bill 100

The Board has received inquiries from several property owners asking if the recent legislative changes to the Colorado Common Interest Ownership Act would effect our Association. When our community was incorporated, it fell into a specific category that caused it to be exempt from this Act. This is further stated in the text of our Declaration. As a result, these changes do not pertain to nor will they affect our Association.

An Early Reminder!

The Annual meeting is still months away, but it is not too early to emphasize the need for proxy forms. A quorum is needed to have a valid business meeting. A quorum is defined as 20 percent representation of the properties. We have 348 properties, so we need .2 x 348 = 70 lots represented at the meeting. Last year we had 21 lots represented by proxy, which combined with 52 lots signed in, to give a total of 73 lots. This total was slightly less than in 2004 when 48 lots were signed in and 29 lots were represented by proxy, a total of 77. The proxy forms are important!

Proxy forms will be mailed with the proposed budget in May. The form may be downloaded from the HatchetEast.org web site and printed on your local printer. Complete the form and mail to the association at our P.O. box address, or to the person specified as your representative in the proxy form. You may assign your proxy vote to any property owner.

Colorado law specifies that the association secretary maintain records. These records 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. Each member can help by including the association in your list of persons to notify in case of address changes.