



Volume 4, Issue 1

January 2007

# 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  
Jeanette Bogren (719) 676-2330

Treasurer  
Kathleen Helm (719) 676-2531

Member at Large  
BB Hahn (719) 676-2324

### Important dates!

**March 1, 2007**  
Deadline for dues  
and assessments

**July 14, 2007**  
1:30PM  
Annual Meeting  
Colorado City

Inside:

Road Committee	2
Treasurer's Report	3
General Notes	3
Welcome Committee	4
Committee Lists	4
Action Required	4
Secretary Note	4

I am writing this letter as we are experiencing our second severe snow storm in a two week period. In spite of the problems associated with the weather, we need the moisture and it certainly is a pretty scene as I look out the window.

The ranch experienced another busy year with construction of several new homes and the resale of several pieces of property. We welcome our new neighbors and, also, our new landowners.

As always, it has been a pleasure working with the Board to help keep East Hatchet Ranch a great place to live and own property. The Board has had to deal with several difficult concerns during the year and each one has not been taken lightly.

One major concern is the continuation of several property owners that are not paying property dues. It became necessary in 2006 to pursue litigation on one such property in Pueblo County Court because of the numbers of years in arrears and the statute of limitations. It was very difficult for the Board to take this action against one of our neighbors, but felt it was in your best interest and that of the Homeowners' Association. We were successful in winning a judgment for the total amount owed the Association. Currently we have almost \$12,000 that remains outstanding in property dues. Though this does not seem like a large amount, it is when we have such a small budget. We do appreciate those who regularly pay their yearly dues in a timely manner.

Our second major concern is the maintenance of the roads. Approximately 98% of your dues goes toward an effort to keep the roads in good condition. This includes plowing when we receive a significant amount of snow, grading, and graveling where necessary or needed. To put things in perspective, the \$12,000 mentioned previously would pay for approximately 1/2 mile of gravel on the roads or have the roads graded approximately twice.

We have also been striving to assure that the covenants are properly interpreted and that owners are consistently following them. For the most part, property owners have been very conscientious about adhering to the covenants.

I would like to encourage all of you to attend our annual meeting in July. It's a great opportunity to meet your neighbors, find out specifically how your dues are used, and learn about the positive things your Association and property owners are doing to make Hatchet Ranch a positive place to live. You will also elect new officers for the Homeowners Association Board of Directors. I would also like to take this opportunity to encourage any of you who may be interested to run for the Board. We will have three openings this year.

I hope each of you had a great holiday season and have a great 2007.

If you should have any questions or concerns, give any member of the Board a call or e-mail and you will get a quick reply.

Sincerely,

James Elliott  
President

## THE INSIDE DIRT FROM YOUR ROAD COMMITTEE

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

### **Membership**

The RC currently has 8 members who donate their time and services to help maintain 48 plus miles of roads. We had six formal meetings this year and the minutes are posted on the HOA web-site. If you are interested in being on the RC, have solutions, or identified any problems, please contact Jim Elliott (719) 676-5108 or Ted Christakes (719) 676-2773.

### **Major Projects and Repairs**

Several major projects and/or repairs were completed in 2006 and include:

- Cutting down the slopes of the new crossing on Wildflower to improve access. Completing concrete work and back-filling the other crossing on Wildflower.
- Repairing concrete and back-filling the crossing on Railroad Springs Dr.
- Delivering and spreading the remaining association-owned gravel. This, combined with additional gravel, covered a total of about 6 miles.
- Removing one of a pair of culvert pipes on Pine Bluff West and repositioning it to correct erosion. Adding concrete wing-walls to this area.
- The RC trialed three different materials: recycled asphalt on approximately .6 mile on Pine Bluff Dr. and on Pine Bluff Dr. West; slag from the steel mill on .3 mile on Black Horse Dr. to Railroad Springs Dr.; and road mix gravel on .3 mile on Pine Bluff West. We are monitoring the cost and maintenance each material to make the most cost-effective decision for future projects.
- On August 19<sup>th</sup>, a heavy rain caused a large amount of debris

to partially plug the culverts under and spill over onto the main bridge on Pine Bluff Drive. The following day, RC members and other owners worked to remove enough debris to prevent another backup. A few days later, our contractor used a backhoe to remove the remaining debris.

### **Regular Maintenance**

We scheduled regular road grading and maintenance. With another spring of below-average snowfall, some of the remaining plowing budget was reallocated into gravel and other repairs.

### **Other Events, Accomplishments, etc.**

- Saturday, April 22<sup>nd</sup> was Volunteer Work Day. Nineteen property owners helped pick up trash, repair the 3-rail fence section at the main entrance, clean culverts, replace damaged posts and reflectors with T-posts and fill potholes along Greenhorn Creek Rd.
- Red Creek Ranch removed the damaged culvert pipes on Wildflower.
- After many phone calls, CDOT finally removed the debris between I-25 and Hatchet Ranch.
- After reviewing quotes and references from various contractors, we chose Mike Williams from All Seasons Excavating as our prime road contractor. He completes his work in a timely manner, does a good job and meets our budget guidelines.

### **Future Projects & Planning**

For the future, several of the projects identified include:

- Restore gravel by prioritizing "soft areas" along with owner's requests.
- Purchase and install additional "T"-posts with the possible addition of reflector tape.
- Continue to evaluate recycled asphalt for application in high-

maintenance sections of road primarily with slopes and curves.

- Continue to evaluate steel mill slag.
- Repair additional concrete work as required in areas of continual erosion.

During the last few years, the cost of road maintenance rose by over 50%. Recognizing this, the RC unanimously agreed to ask the Board to continue the special assessment.

Well maintained roads not only affect driving conditions, but also preserve property values. The RC wishes to express their heartfelt gratitude to all contributors, both past and present, who have voluntarily donated their time and services for the benefit of our community.

### **Safe Driving Reminders**

A growing number of residents have reported unsafe encounters with individuals speeding and driving in an unsafe manner. Please, let's remember to drive safely so we don't endanger others who share the road with us. As a guideline to safe and courteous driving:

- Please ask visitors and contractors to obey the 35 MPH speed limit and to keep to the right side of the road, especially when approaching blind corners and the crest of hills.
- Colorado law states that vehicles coming up a hill have the right-of-way.
- Washboards can be lessened by reducing acceleration or deceleration going into or coming out of curves or up or down hills. Keeping a steady speed is the key.

By using courtesy and common sense, we can all do our part in keeping our roads and community safe.

## TREASURER’S REPORT as of Dec. 31, 2006

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

### ASSETS

CD Canon National Bank	\$36,057.61
Checking CNB	\$8,715.28
Savings CNB	\$33,717.42
Petty cash	\$7.33
<b>Total current assets</b>	<b>\$78,497.64</b>

### EXPENSES

Expenditures for the period from July 1, 2006 through December 31, 2006 total **\$22,072.22**. To date that breaks down as follows:

Road repair—non routine	\$8,953.00
Roads—routine maintenance	\$11,158.77
Roads—snow plowing	\$1,147.50
Other—insurance, office supplies, postage, lien fees etc.	\$812.95

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, and work toward the other repairs that continue to arise.

In 2006, there were 9 liens filed against their property for members who failed to pay their dues. All were people who already had liens for past years. Four people had liens released on their property this year, so there are 10 people with liens currently on their property for a total of \$11,850.23.

Again this year, the association will proceed to obtain small claims court judgments on liens or initiate foreclosures for property liens over 5 years old.

## Allowable Types of Construction

Several property owners have questioned what types of structures are allowable per our covenants. Per Section 2.2, it clearly states that “No improvements shall be erected within the Property, *except single-family dwelling units and accompanying out-buildings or stables and other facilities necessary for the agricultural use* of the Property...” Basically what this means is that outbuildings may only accompany a residential structure and not “stand alone.” If stables or other “agricultural” facilities are erected, it is expected that they are used for a clearly defined agricultural use. Pueblo County Land Use defines agricultural as farming or ranching and “...means the business of cultivating land, producing crops and/or keeping livestock, fowl and other non-domestic animals. This definition does not include feedlot or dog kennels.” In fairness to all Association members, it is highly recommended that before beginning any new construction project, that it first be reviewed with the Association Board.

### 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](http://www.hatcheteast.org)

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

#### Road Committee

##### Chairperson

Jim Elliott 676-5108

##### Secretary

Ted Christakes 676-2773

##### Members:

Steve Adams 676-2725

Don Bock 676-2088

Jack Helm 676-2531

Jon Josephson 303-777-6319

Warren Lau 676-3933

Dan McCraw 676-2098

#### Welcome Committee

##### Chairperson

Nancy Soderberg 676-3897

##### Members:

Jeanette Bogren 676-2330

Sandy Diepenbrock 676-3811

Kathleen Helm 676-2531

Eli Hudspeth 676-3470

Sandy Jacobs 676-2174

Beth Merrell 676-3897

Kathleen Nilsen 676-2122

### **Action Required!**

March 1, 2007.  
Deadline for dues  
and assessments

*Don't forget to  
mail it!*

## **WELCOME COMMITTEE GREETINGS!**

This year the Board and the Covenant Committee agreed that after the covenants regarding trash receptacles and for sale signs were amended there was no longer a need for the committee. The Board handles any identified violations. We are now the Welcome Committee.

The committee agreed to continue the "Welcoming" activities. Kathleen Helm sends a letter to new property owners when a property has been sold. This letter welcomes the new owners and discusses the covenants that are in place. Sandy Jacobs delivers a Welcome Package to property owners when they move to the ranch. This package welcomes them, lets them know about activities on the ranch and has information about activities in the Pueblo/Colorado City/Rye areas.

The Covenant Committee will resume if it is determined by the Board that the committee is again needed.

We would like to THANK everyone who abides by the covenants and makes Hatchet Ranch a great place to live.

## **Camper Use**

### **STORAGE OF RECREATIONAL VEHICLES ON VACANT PROPERTY**

Please be advised that Pueblo County does not permit the storage of recreational vehicles (campers) on parcels of land that do not contain a legally established residence. A mobile home (which is not a recreational vehicle) is permitted for up to six months during the construction of a permanent residence. However a building permit along with a temporary zoning permit must be obtained prior to placing a mobile home. At the end of the specified period, the mobile home must be removed. More detailed and specific information is available through Pueblo County Planning at 719-583-6100.

## **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 70 lots represented at the meeting. Last year we had 49 lots represented by proxy, which combined with 49 lots signed in, to give a total of 98 lots. This total was much higher than in 2005 when 52 lots signed in and 21 lots represented by proxy, a total of 73. The proxy forms are important!

Proxy forms will be mailed with the proposed budget in May. The form also may be downloaded from the HatchetEast.org web site and printed on your printer. Complete the form and mail to the association at our P.O. Box 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 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.

## **Did You Know?**

Our native Yucca (Yucca glauca) was used by Native Americans for shampoo, soap, dental floss, rope, sandals, baskets, brooms, mats, cloth, belts; to treat arthritis, dandruff and hair loss, lesions, bleeding, inflammation, sprains. Mixed with ground Juniper berries, the fruits were made into a gravy, and, of course, a fermented drink was made of Juniper berries and Yucca fruits, pounded together, then soaked in water.