



Volume 5, Issue 1

January 2008



Officers

President

BB Hahn.....(719) 676-2324

Vice President

George Rizer(719) 543-7638

Secretary

Steve Adams(719) 676-2725

Treasurer

Kathleen Helm ...(719) 676-2531

Member at Large

Mark Gose.....(719) 676-3249



Important dates!

March 1, 2008
Deadline for dues
and assessments

July 12, 2008
1:30PM
Annual Meeting
Colorado City



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East Hatchet Ranch Home Owners Association, Inc.

President's Letter

A warm welcome to all of our newest home owners and land owners here on East Hatchet Ranch, and greetings to all our other residents/land owners.

La Niña has turned our normal fall weather into drought conditions this year. Just when we were about to give up on receiving any moisture whatsoever, it finally snowed on December 8th. At this writing, December 11th, it is snowing again, but lightly. All of us on the ranch hope this bodes well for the rest of the winter into spring.

Drought means that the roads are too dry for grading, and cars and trucks going too fast on the roads compound the problem, so the washboarding is bad right now. Please do try to maintain a steady, slower speed, especially going up and down hills, and around corners. Roads will be graded as moisture allows.

Drought also means the fire danger is extremely high. Several fires near East Hatchet Ranch have brought home the need for us to be aware of what we do outdoors (e.g., take care using any tools that can spark, such as chain saws), and alert for signs of fire. Becoming part of Rye Fire Protection District (RFPD) is important, as well, to protect lives, homes, and land values.

The Board continues to address those owners who haven't paid their annual dues; liens have been filed for this year. This term, we are also addressing zoning and covenant violations, noxious weed problems, RFPD, and, of course, maintenance of our roads. We will also be taking a look at determining the scope of the Board's duties.

Please try to attend our annual meeting in July. We can't have a meeting without a quorum, so the more that attend, the better. The meeting will cover the issues with which we've been engaged, address any questions you have, and have an election for two new officers for the Board of Directors. Please seriously consider becoming more involved in your Association, whether it is as a Board member, a Road Committee member, or helping in various ways with the issues before the Board.

Feel free to call or e-mail any Board member with questions or concerns. You will receive a prompt response.

I and the HOA Board of Directors hope you and yours had a blessed holiday season, and wish you a most happy new year ahead.

Best regards,
BB Hahn, President

Proxies and Address Changes

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. A couple of our past annual meetings have barely crossed this threshold. 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 repre-

sentative 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.

- Steve Adams, Secretary

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. As everyone should be aware, the primary reason for the creation of the homeowner's association was for the care and maintenance of the non-public roads within our development. Besides affecting driving conditions, good roads also contribute to preserving property values.

Membership

The RC currently has 8 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 5 formal meetings this year and the minutes have been posted on the HOA website. As this committee is made up of volunteers, we can always use more help. You don't have to be an expert on road maintenance – just have a willingness to get involved and a desire to keep our community looking good. You are welcome to attend any of our meetings.

Please contact

Jim Elliott (719) 676-5108
(helenell@daeo.net) or

Ted Christakes (719) 676-2773
(tchrista@ghvalley.net)
for times and dates.

Following are some of the RC's accomplishments during the 2007 calendar year:

Regular Maintenance

Weather conditions permitting, road grading and maintenance were performed as per the regularly established schedule. An unusually wet spring this past year further softened the road base allowing many of the roads to become deeply rutted. But, as the year progressed, drier conditions made it more difficult to grade and brought on "wash boarding." The optimum time to grade is immediately following a rainfall when the road base still has some moisture. Our contractor, All Seasons Excavating, is very responsive to this and normally leaves his motor grader parked on the ranch so he can start grading or snow plowing immediately after being summoned. Of course, depending on the amount and the duration of snow fall, it

can take 12 hours or more to clear the snow from all of the ranch roads.

Major Projects and Repairs

Fortunately there were no major washouts or other unforeseen problems this year, so this left more of the budget available for road base restoration, especially in the areas identified as a result of the very wet spring. As the RC has been somewhat dissatisfied with the quality and performance of the available "road mix" gravel, other products were trialed. One of these was steel mill slag that was suggested by several homeowners who have used this on their own driveways. Although it initially looked promising, the overall performance was not entirely satisfactory. After trials with other products, it was found that the best overall results were obtained from roto-milling material, aka "recycled asphalt." This past year, this material was used on a total of approximately 4 miles starting with some of the more troublesome areas. This included a section near the mailboxes, sections on Salt Creek, Horse Creek, Pine Bluff's East and West, Sunset Ridge, and Black Horse. Additional material was added to the hill on Pine Bluff Drive and on the remainder of the hill on Pine Bluff Drive West. In preparation for the winter snows and to counteract gravel washouts, this material was also applied to "cattle guard" hill on Sunflower Lane.

Other Events, Accomplishments, etc.

For the past several years, the Association has sponsored a Volunteer Weekend, generally in April. Property owners have gotten together to do various types of road work such as cleaning culverts, replacing reflector posts, or other types of repairs. Although a Volunteer Weekend was planned again this year, it had to be put off weekend after weekend due to rain and muddy conditions until it eventually was cancelled. Some individuals did take the time to accomplish work on their own such as repairing and/or replacing reflector posts. The Association bought a number of T-Posts and reflector tapes for this project and still has 180 available. In addition to the usual work for the 2008 event, the RC is considering weed-spraying to combat some of the thistles growing alongside the roadways, and also repairing pot-holes

using a mixture of liquid asphalt and recycled asphalt.

Future Projects & Planning

Priorities for 2008 are: Ongoing road base restoration of "soft areas" including spots brought to our attention by other property owners; addressing erosion concerns along the creek banks near the ranch entrance; concrete repairs at one or two low-water crossings that are showing signs of deterioration; and weed control along the roadways.

The RC recently extended the service contract for general road maintenance and snow plowing with All Seasons Excavating. However, with the dramatic rise in fuel prices, the costs of purchasing materials along with delivery and spreading have continued to increase and this cost will be passed on to the Association. Weather, erosion, and road aging, coupled with ever increasing road usage as more homes are built, are relentlessly taking their toll. Recognizing these factors, the Road Committee unanimously agreed, once again, for the need to levy the Special Assessment for the coming fiscal year.

The Road Committee 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.

- Ted Christakes

**Slow Down, Keep Right,
&
Yield to Uphill Traffic**

Ranch Life

Activities and Contacts

- Book Club:**
Jeanette Bogren 676-2330
- Quilting Group:**
Kathleen Helm 676-2531
- Friendship Get-Together:**
Sandy Jacobs 676-2174
- Garden Club:**
Sandy Jacobs 676-2174

Treasurer's Report as of Dec. 31, 2007

ASSETS

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

CD Cañon National Bank	\$37,614.65
Checking account CNB	\$13,594.45
Savings account CNB	\$34,315.01
Petty cash	\$5.33

EXPENSES

Expenditures for the period from July 1, 2007 through December 31, 2007 total \$38,715.02. To date that breaks down as follows:

Road repair - non routine	\$12,498.65
Roads - routine maintenance	\$24,414.00
Roads - snow plowing	\$1,275.00
Other - insurance, office supplies, postage, lien fees etc.	\$527.37

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 any 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. (e.g., 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 2007, there were 10 liens filed against property for 9 members who failed to pay their dues. Of these, 5 were people that had liens still due from past years. Almost all of these 5 have filed for bankruptcy. The other 4 members have not been delinquent in past years. Two people had liens released on their property this year, so there is a total of \$10,672.84 outstanding on all remaining liens. This is a remarkably small amount of delinquent homeowners. We can be proud of all the outstanding homeowners in our association, that only 9 people out of over 300 do not pay their dues.

- Kathleen Helm, Treasurer

Fire Protection Update/Status

A request to join the Rye/Colorado City Fire Protection Board was submitted in 2005. The original committee making the request received its first response from the Fire Protection Board in March of 2007 when we, the landowners, were asked our interest in joining. Since that time, the Fire Protection Board requested information, which at times entailed legal issues and fact-finding. All questions were answered and the materials requested were submitted.

Most recently our committee was asked to make a presentation at the October, 2007 meeting. Additional materials were requested and again they were submitted to the Fire Protection Board. Those in atten-

dance felt it was a positive meeting and positive action from the Board would follow.

It is our understanding at this point that our request will be discussed at their December meeting and a required open meeting for community input will be scheduled in February, most likely. Following the open meeting, the Board will formally act on our request at a regularly scheduled meeting and if accepted, it will be submitted to Pueblo County. We are optimistic that the Board will accept our request and we will have medical and fire protection on East Hatchet Ranch.

- Jim Elliot

The Piñon Pine



Did you know.....?

The Piñon Pine was named after the Piñon Jay.

The Jays detect the pine's seeds by sight, sound, and weight to decide which nuts to bother with.

The birds take seeds many miles away to store, thereby planting a new food source.

The pine has been used in medicine, cuisine, basketry, and textiles by various human groups.

- BB Hahn

www.hatcheteast.org

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

- [Construction Request](#) - Follow these guidelines before building.
- [Mobile Home](#) - This form must be filed prior to placing temporary housing.
- [Hunting Permission](#) - Anyone hunting on Hatchet land that they do not own should carry a copy of this owner's permission form from the Colorado Division of Wildlife.
- [Contact List Request Form](#) - Fill this out to request a list of property owners.
- [Proxy Form](#) - Assign your vote(s) to a representative if you can't attend the meeting.

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

Community, Cooperation, and Covenants

After living on Hatchet Ranch going on four years now, Eileen and I feel closer and more connected to our neighbors here than anywhere else we have lived (all over the world). I also have heard the same comment from many of you. In fact, most of you are not only neighbors but true friends, and yet we are hundreds of yards, if not several miles apart; and many of you do not even live on the ranch full-time. What is it that makes this feeling of community so?

Several explanations come to mind, including similarity of life experiences and/or stages of life; the shared desire to live in this wonderful, natural environment for various reasons; and the individual freedom this lifestyle reinforces for each of us. All of these similarities naturally foster camaraderie and friendship. However, there is another reason most of us chose Hatchet Ranch, perhaps above other areas—that is the simple fact that there were protections in place for preserving the natural beauty as well as the real value of the ranch, our ranch. That includes both county zoning ordinances and our own covenants within the East Hatchet Ranch charter. This introduces yet another aspect of what it is that has built our true community, and that is our mutual cooperation on these things.

Now, both the county zoning laws and our covenants are not that onerous, and they provide the means for us—at least in a limited way—to protect the beauty of our environment, as well as the value of our properties. It requires us to balance this with our own individual circumstances, privacy, lifestyles, etc. For most of us, this is not a problem because we all voluntarily comply with the rules; we thank you all for that. This is the reason that the current and previous Boards of Directors have always taken a very moderate and com-

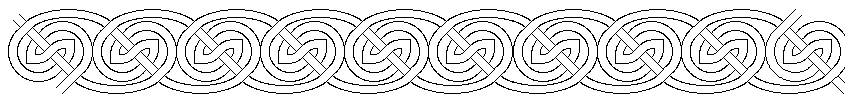
mon-sense approach to enforcing our covenants, or in contacting the county for zoning violations. Moreover, some violations occur because the owners may not even know that there are issues, such as weather-destroyed structures on unoccupied lots, or the presence of noxious weeds unknown to the owners. These issues are always going to occur.

But indeed, there continue to occur a very few violations, some of which are violations of both county law and our covenants. Please help us to correct these if they are on your property. If the task to do so is too daunting, let us know so we can get help from our community to aid you in solving the problem/s. We really do have a great bunch of people out here who are willing to help neighbors regardless of the circumstances.

On that note, the Board recently met with one of our county commissioners, Jeff Chostner, on a variety of issues pertinent to the Ranch. The zoning issue was one of those discussed. Consequently, the county will be taking a much more active role in helping us to conform to the zoning ordinances. Again, for most of you, this is not an issue.

So, please help us to maintain and increase our great Hatchet Ranch community by cooperating within the frameworks of the zoning and covenant rules. Review the rules in the charter if you have any doubts. If you need help please let us know and we can energize our neighborhood to address the shortfalls. At least let us know your circumstances. Lastly, thanks to you for continuing to make this the best community around. It is not only the land and beauty, but also you neighbors that all combine to define our great Hatchet Ranch lifestyle!

- Mark Gose, Member at Large



Ranch House Ownership

The old ranch house and former office of Red Creek Ranch at Hatchet, plus Lot 1 of East Hatchet Ranch was sold, and closed December 19, 2007.

Therefore, the entire area, including the driveway, is now *private property*, and can no longer be used for parking vehicles.

Please be courteous and respect the new owners' property -- do not drive into the old ranch house area.

Thank you,
EAST HATCHET RANCH
BOARD OF DIRECTORS



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

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

Fire Protection Committee

Chairperson

Jim Elliot..... 676-5108

Members:

Steve Adams 676-2725
Bill Coman 676-2669
Warren Lau 676-3933
Bob Russell 676-2872
David Soderberg 676-3897
Nancy Soderberg..... 676-3897

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

Visit us on the web at
www.hatcheteast.org for:

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