



East Hatchet Ranch Home
Owners Association, Inc.
P.O. Box 19941

Officers

President

Jim Miller (719) 676-4487
jimmiller@ghvalley.net

Vice President

Dave Frauhiger .. (719) 676-3044
dfrauhiger@ghvalley.net

Secretary

Kathleen Nilsen . (719) 676-2122
knilsen@ghvalley.net

Treasurer

Jeanette Bogren . (719) 404-4090
bogren@ghvalley.net

Member at Large

Kelsal Kilpatrick.(719) 676-4182
kelsal@ghvalley.net

Important dates!

February 15, 2010
Deadline for dues
and assessments

July 24, 2010
1:00 PM
Annual Meeting

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

- Maps
- Covenants
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East Hatchet Ranch Home Owners Association, Inc.

January 2010

Annual News Letter

Volume 7, Issue 1

President's Letter

As I began to think about writing this letter, I realized how fortunate Leslie and I are to live in such a beautiful setting and with such a wonderful community of people. Regardless of the issue, whether Board related or personal, there is always someone at Hatchet that is quick to offer help. I know that I am not the only person that feels this way because East Hatchet continues to grow with an additional three homes under construction. I'm pleased to say that almost everyone tries to be a good neighbor and the new residents are eager to understand and comply with community covenants. However, covenants are still an issue that the Board deals with on a continuous basis.

It has been a fairly busy year for your Board of Directors. I want to say it has been a pleasure to serve with your current Board and the numerous volunteers that help solve every day problems. BB Hahn did a great job as President and Vice President but had to eventually resign due to personal issues. Kelsal Kilpatrick immediately agreed to serve the rest of BB's term and has been a great addition.

One issue that required your help was the transmission lines that the Southern Colorado Transmission Improvements Organization (SoCo) considered running through Hatchet. The Board sent a letter to all owners asking you to contact SoCo by letter or email. The inputs must have been substantial in that it appears SoCo eliminated the Hatchet option. We will continue to monitor the situation to insure we are no longer on the SoCo options list.

We have had a problem with ATVs and dirt bikes driving on properties without the owner's knowledge or permission. The community responded to the latest occurrence and a neighbor called the Sheriff resulting in an official report. This will be a continuing problem so please watch out for your neighbor just as Connie Lowe did in the situation just mentioned.

Other issues that we have worked include access to landlocked properties, a request to start an animal sanctuary at Hatchet, three non compliant covenant issues, movement of funds for better interest accrual and a few owners with unpaid dues. The Road Committee has done an excellent job with the sage guidance of Jim Elliott. Please read Ted Christakes' report for more insight. Thanks too to our one person Welcoming Committee, Sandy Jacobs, for working hard to bring our newcomers into the community.

We spent a lot of time looking for a better place than the school gymnasium to hold the annual meeting. We did find a few options, but they all included some cost for a buffet or appetizers with an associated cost per person. We were afraid to drive people away if there is a cost to attend the meeting. We will discuss this at the annual meeting to see if the majority would prefer one of the options we found for future meetings. However, the 2010 meeting will be at the Craver Middle School, either in the gymnasium or the common area which is air conditioned. We won't know which area is available until April. We do not intend to include any outside presentations so the meeting will not last as long as those of the past. If you have specific topics of interest, please contact a Board member so we can insure you have the information you need. We will handle such issues after official Board issues for those that wish to stay.

We have two director positions that will be open for election at the 2010 meeting. Please think about people that might like to serve and forward any names to a Board member. If you are personally interested, please let us know.

We hope you enjoy your holiday season and we all look forward to a wonderful and productive 2010.

Jim Miller
President

The Inside Dirt from Your Road Committee

The primary duty of the home owner’s association is to maintain the non-public roads within our development. The Road Committee (RC) was established to administer that duty by maintaining, repairing, and restoring the roads. Besides improving driving conditions and insuring access to all properties on the ranch, good roads also contribute to preserving property values.

Membership

The RC currently has 9 members and held 6 formal meetings in 2009. Although 8 members reside on the ranch, one member lives in Denver and drives in to attend most meetings. All contribute in some way – from doing assigned road inspections, installing or repairing signs, coordinating road maintenance, chairing meetings, planning, or providing other assistance. All members are volunteers, and everyone is welcome to participate. Being a member is a great opportunity to get acquainted with your neighbors as well as contribute to improving our community. If interested in joining, please contact Jim Elliott (719) 676-5108 (helenell@daeo.net) or Ted Christakes (719) 676-2773 (tchrista@ghvalley.net).

Following is an overview of the RC’s accomplishments during the 2009 calendar year. More detail can be found in the minutes of the Road Committee Meetings which are posted on the HOA website: www.hatcheteast.org

Regular Maintenance

Regular maintenance includes both routine road grading, seasonal snow plowing, and minor repairs as necessary. The grading schedule which was established several years ago is still being adhered to. Main roads (10 miles) are generally graded a minimum of six times per year, heavily traveled secondary roads (28 miles) four times per year, and seldom traveled roads twice per year.

In the spring and fall, the road crown is restored and borrow ditches are re-cut for all roads. Re-cutting the borrow ditches helps conserve road base material by pulling it back from the shoulders and also helps reduce weed growth along the edges of the road. Besides regular grading, there were four snow removals in the early part of the year and one, so far, this fall season.

Projects and Repairs

2009 started out with little moisture, but by late summer through the end of October total precipitation came to 15.5 inches, 6 inches greater than this time last year. In comparison, the average precipitation for this time of year is 11.28 inches. (Remember 2002 when we only had 3.94 inches?) Although these heavy rains and a couple of wet snow falls in October required additional grading and maintenance, fortunately they did not lead to major washouts or severe road damage. One of the benefits of improving our road base over the years is that it helps preserve the integrity of the road surface under adverse weather conditions.

Some of the various projects completed this year include: 1] - Donated pieces of concrete were used to backfill a couple of Texas crossings that were in danger of being undercut by running water. 2] – Major repairs and/or modifications to two culvert pipes. 3] – Extension of new parking area north of the mailboxes and a “no-parking” sign placed at the mail box turn-around area. 4] – Three cattle guards were removed. 5] - New road base material was applied to a total of almost 4 miles of various road sections.

Other Events & Accomplishments

A Volunteer Work Day was held on May 9. Back-hoe work on ditches and culverts, general clean-up, and approximately 100 additional reflective delineator T-Posts were installed. On May 13, volunteers assisted our contractor in patching pot-holes on the first hill on the south leg of Pine Bluff West. In total, 24 people, representing nearly one third of the total homes on the ranch, participated in these two events.

Future Projects & Planning

Priorities for 2010 are: Ongoing road base restoration of “soft areas” including locations as brought to our attention by property owners or our contractor; addressing erosion concerns; concrete repairs at low-water crossings and wing-walls to correct erosion as required; and weed control along the roadways.

As we currently have 72 homes with full-time residents along with 3 new homes currently under construction plus another 12 homes or structures with part-time residents, the wear and tear on our roads will continue to escalate. With the overall size of our association - more than 19,000 acres with 48 miles of private road - it is imperative that we continue to stay on top of maintaining and rebuilding

the road base. Even with the help from our volunteers, the funding from the Common Assessment barely covers routine maintenance and possibly a half mile or so of new road base each year. For this reason the RC has again requested a Special Assessment. This additional funding would be used exclusively to supplement up to an additional 3.5 miles of road restoration and improvement. Even though there is a long way to go, each year brings a measureable improvement.

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.

Road Committee

Chairperson

Jim Elliott.....676-5108

Secretary

Ted Christakes.....676-2773

Phase II

Jack Helm.....676-2531

Scott Brecheisen.....676-3575

Phase III

Don Bock.....676-2088

Ray Merrell.....676-2566

Phase IV

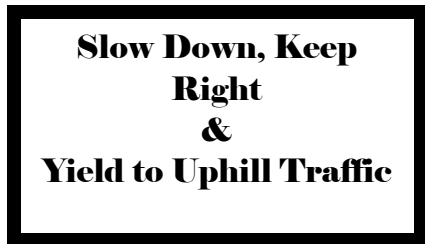
Jon Josephson...(720)535-4264

Phase V

Dan McCraw.....676-2098

Sikes Annes

Warren Lau.....676-3933



Treasurer's Report As of December 31, 2009

ASSETS:

| | |
|--------------------------------------|--------------------|
| Holdover CD | \$18,372.26 |
| Savings account | <u>32,704.61</u> |
| Total available cash on hand: | \$51,076.87 |
| Reserve CD | \$39,957.88 |

The collection of budgeted and special assessment will begin in January. We expect to receive about \$100,000.00, allowing funding of routine maintenance of the roads and, also, for the special projects the road committee has requested and the board has approved.

Since the checking account was not earning interest, we transferred those funds to the savings account, which pays interest. The CD in the amount of \$18,372.26 is the holdover for 2010. The reserve CD contains the funds that are held for emergencies that exceed the balance of cash on hand.

A big thank you to the owner's who paid their dues on time. We filed 11 liens \$4,652.50 against the property of 11 members who failed to pay their dues. Please pay your dues in a timely manner to avoid accruing extra fees related to the assessment.

Jeanette Bogren, Treasurer

Here At The Ranch

Activities and Contacts

Book Club

Jeanette Bogren.....404-4090

Quilting Group

Kathleen Helm.....676-2331

Friendship Get-Together

Sandie Jacobs.....676-2174

Garden Club

Sandie Jacobs.....676-2174

Welcome Agent

Sandie Jacobs.....676-2174

Some Local Attractions:

- Historic Arkansas Riverwalk
- Greenway and Nature Center
- Co. Vietnam Veterans Memorial
- Lake Pueblo, Lake Beckwith
- San Isabel National Forest
- Stations of the Cross
- Lathrop State Park
- Great Sand Dunes Park

Museums:

- Buell Children's Center
- Pueblo County Historical
- Sangre de Cristo Arts
- Rosemount House
- El Pueblo History
- Southwestern Colo Heritage
- Weisbro Aircraft
- Steel Workers, Fire Fighters

You are probably aware that hatcheteast.org is the Hatchet East web site and includes information such as meeting minutes, advertised builders and realtors, and other pertinent information concerning the Hatchet East Homeowners Association. There is another web site that might be of interest. The yahoo Hatchet Chat Room provides the opportunity to interact with Hatchet owners. The site includes interesting information on what is new or different about Hatchet East to include things such as "where was the latest bear sighting". The Chat Room is not sponsored or monitored by the Home Owners Association. If you want to draw the Directors' attention to a specific topic or issue, the Chat room won't work since the Directors do not monitor the site. For Board action, you need to contact one of the Directors via email or phone and the numbers are listed on the front of this news letter. However, the Chat Room can be fun and interesting. To find the Chat Room, Google "yahoo groups" and search for the Hatchet Group.

Fire Protection Committee Update

The committee, as representatives of East Hatchet Ranch, is serving as a member of a coalition of six homeowner associations and the new GCC Pueblo Cement Plan to form a Fire Protection District. The organizers of the special district must file a service plan with the county. We will be working on this plan and looking at all of the filing timelines to meet the state laws. This process will take approximately one year. Our next communication will be at the 2010 annual meeting. We will keep the association updated on the process and the results of our efforts.

If you should have any questions or would like to serve on the committee, please contact any of the members of the committee.

Fire Protection Committee

Chairperson

Jim Elliott.....676-5108

Phase II

Gigot Hudspeth-.....676-3470

Phase III

Norman Habersat.....568-1847

Phase IV

Beth Lenoski..... (928)607-6749

Phase IV

Bill Coman.....676-2569

Paula Moore..... (303)572-7321

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.

Protect your home from Fire with Thermo-Gel

At our last Homeowners meeting, the Pueblo County Sheriff's Office, presented information on alternative Homeowner Fire Protection. The product that they spoke about is called Thermo-Gel. It is a Class A Fire Retardant & Suppressant which encapsulates water, which then creates a gel coating that forms a heat absorbing, fire blocking, protective layer around whatever it is applied to. The application is quickly and effectively applied with a simple garden hose. Thermo-Gel has been approved for use by the U.S. Forest Service, the Forest Engineering Research Institute of Canada, Federal agencies of Australia, the California Department of Forestry and Fire Protection Strike teams, along with numerous fire departments across the country. The Homeowner Fire Protection Kit will provide hours of protection for a 4,000 square feet area, to protect your home, out-buildings, trees, vehicles, boats, etc., and surrounding vegeta-

tion. Great care has been taken to ensure the compatibility of Thermo-Gel and the environment. It is non-toxic to humans and animals. The product is safely removed with water, and the run-off is not harmful to the environment. It is also non-corrosive and UV biodegradable.

The most economical way to make a major purchase for our homeowners is for me to become a distributor. This requires that my initial purchase is a minimum of 36 kits. With this bulk purchase, we can pass on to our homeowners a 10% discount off the MSRP. Prices are contingent on our purchase volume. Currently the Manufacturers Suggested Retail Price is \$348 per kit plus shipping and handling. If you are interested in this product, please contact me. If we have enough interest, I will place the order.

For more information and video clips of the product in action protecting homes, go to "You Tube" and search "Thermo-Gel" or go directly to www.thermo-gel.com

David Frauhiger (a East Hatchet Ranch Homeowner)
dfrauhiger@ghvalley.net
Home (719) 676-3044

If any members would like articles in future newsletters or if you have any items that you would like presented at the annual meeting, please contact any board member.