



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

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President

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

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

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Stan Nilsen (719) 676-2122
senilsen@ghvalley.net

Treasurer

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

Member at Large

Kelsal Kilpatrick.(719) 676-4182
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Important dates!

March 1, 2011
Deadline for dues
and assessments

July 16, 2011
1:00 PM
Annual Meeting
Colorado City

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

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East Hatchet Ranch Home Owners Association, Inc.

January 2011

Annual News Letter

Volume 8, Issue 1

President's Letter

Your EHRHOA Board of Directors wishes you a happy and productive 2011. I must say that this Board has been a wonderful group of people to work with for the past six months, and I look forward to the next six. Leslie and I have now lived at East Hatchet since July 2006. Each year we are more impressed with the talent, intelligence, and varied backgrounds of the people at East Hatchet. In short, it is a good place to live and a wonderful community, and the people that live here make it so.

Hatchet is still growing, not in landmass, but in the number of homes. We send a special welcome to Beth Lenoski and Gil Mosko, our newest homeowners. Beth moved into her home in the September timeframe, and Gil just beat the New Year with a November move from California. Welcome also to Adrian and Gloria Gillespie. They have started construction of their new home and will probably move this year from Atlanta. A word of caution, if you mention Georgia Tech in front of Adrian, be sure to speak with only deep respect. My oldest daughter was born while I was attending Georgia Tech, so I kind of understand what he means.

This Board is interested in Fire Protection, and places full support behind the capable leadership of Jim Elliott and a "fired up" Fire Protection Committee. We are making progress. See the full Committee report in this newsletter. From all of us, a big thank you to the Fire Protection Committee.

As always, our Road Committee continues to do monumental work in husbanding our limited financial resources to maintain our roads in a stellar fashion. As part of the effort, Ray Merrill investigated improving the road signs, and you will soon see the results. Thanks to the Road Committee team for the usual outstanding work as detailed in the road report.

Sandy Jacobs does a great job as our one person welcoming committee. She also organizes a monthly luncheon which everyone enjoys.

Thanks Sandy.

The subject of grazing rights was brought to the Board. The thrust of the issue was that if the Association owned and managed the grazing rights, we could have additional funds to put toward our roads. Kathleen investigated and con-

sulted with an attorney. She found that we really do not own the grazing rights, which were sold with the main ranch house, although we could take advantage of the fact that the ranch is completely fenced. To do so would require complete cooperation of all landowners and most likely some time in court. The bottom line is that any financial gain would be overcome with the efforts to obtain grazing rights and then manage the process. The attorney's advice was to let it go. The Board agreed and documented the findings for future Boards.

One homeowner raised the issue of instituting a neighborhood "call list". Who do you call (including neighbors) in times of emergency, such as a fire? Each list would be individually tailored and thus best left to the individual homeowners. The Board maintains a master list of owners with addresses and telephone numbers. The list can be given to members of the Association upon request. A request form is posted on the Hatcheteast.org website under the "printed forms" access banner. Restrictions apply and are explained.

As mentioned above, we have talent at East Hatchet. We need some of that talent for the upcoming Board elections in July. Stan and Kathleen Nilsen serve as our secretary and treasurer and their commitment expires in July. Dave Frauhiger, our vice president, will have completed his term as well. They have all served well, as you know, on this Board and on previous Boards. We need to give them a break. However, secretary and treasurer positions are more easily managed by someone comfortable with a computer or with accounting experience. We are looking for three volunteers, and specifically persons interested in the secretary and treasurer positions. Please contact any Board member if you are ready, willing and able.

I look forward to seeing many of you at the Annual Homeowners meeting in July. Do enjoy your holiday season and we wish you only the best 2011.

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 regular members and held 5 formal meetings in 2010. Our members hail from a variety of backgrounds and professions. Some are retired while others are still working. Road work projects, planning, and the budget are topics of our meetings. These meetings are open to all HOA property owners, not just RC members, and everyone is welcome and encouraged to participate. If interested in attending a meeting or joining our committee, 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 2010 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. 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. To date (early-December), there was only one snow removal (from last March).

Our contractor, All Season Excavating, has been very responsive in working with us and meeting our needs. During this past year, they have purchased additional equipment such as a snow blade mounted to a pick-up truck for light plowing and a carbide tooth blade adaptor to allow the motor grader better penetra-

tion when smoothing hard-packed roads.

We would also like to extend our appreciation to those many property owners who have taken their own time to mow or spray weeds along their property frontage, pick up trash, etc.

Projects and Repairs

Some of the various projects completed this year include: 1] – Repaired wooden fence at main entrance. 2] – Added culvert extensions and excavation work on Pine Bluff Dr West. 3] – Clean debris under main entrance bridge. 4] – Renewed re-cycled asphalt base on the hill of Pine Bluff West (north segment) and Sunflower Lane. 5] – Three remaining cattle guards were removed and sold (adding another \$6,000 to our road budget funding). 6] – New road base material was applied to a total of over 4 miles of various road sections.

Other Events & Accomplishments

Our annual Volunteer Work Day was held on May 22 with 24 people from our association participating. As in previous years, backhoe work on ditches and culverts, general clean-up, and approximately 100 additional reflective delineator T-Posts were installed. On June 21, 8 people assisted our contractor in asphalt patching the first hill on the south leg of Pine Bluff West and near the main entrance. It is always gratifying to have so many property owners volunteer their time and talents in these endeavors.

Future Projects & Planning

Priorities for 2010 are: Ongoing road base restoration of soft areas, addressing erosion concerns, and weed control.

In the July, 2010 Annual Meeting, a request was made to replace the original road name signs as they have become weathered and faded. A study was made and 70 new signs with reflective lettering have been recommended as replacements.

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 road restoration and 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

Chairman

Jim Elliott (PH V).....676-5108

Secretary

Ted Christakes (Ph III)...676-2773

Phase II

Jack Helm676-2531

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

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

Treasurer's Report As of December 31, 2010

ASSETS:

Savings account (available cash on hand)	\$31,005.22
Reserve CD	\$40,694..22
Accounts Receivable	\$14,666.98

The budgeted needs for 2010 have been met ending the year with the above available cash on hand. The reserve CD funds are held for emergencies that exceed the cash on hand. The accounts receivable consist of unpaid assessments, fees, interest, one property partial paid, and one property paid ahead.

There were 12 liens filed for 2010 delinquencies, \$3,600 of assessment plus \$1,591.68 of fees and interest. We presently have 35 liens, for a total of \$14,816.98, filed on 12 properties. Several of the liens are over four years old. We were approached by an individual interested in purchasing the liens at a discounted price. The Board consid-

ered the offer and voted to sell the liens and institute a policy to pursue selling liens that are over 4 years old.

The collection of regular dues and special assessments will begin in January with the expectation of approximately \$100,000.00 in actual receipts. This will fund both of the following: 1) the 2011, current year budget ratified at the July 2010 annual meeting and 2) the special projects requested by the road committee and approved by the Board for 2011.

The membership has expressed interest in having a review of the Association records. The committee has been formed of members not serving on the Board. Their review will be done in the spring and a report given at the annual meeting in July 2011.

Kathleen Nilsen, 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

Newcomer Welcome

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

WELCOME TO THE RANCH

In case you do not know, we have a Welcome Person for our community. My name is Sandy Jacobs, and I activate when you move onto the Ranch as a resident. I send a "Welcome Letter" that explains how you can join the Hatchet Ranch Yahoo Group, and become part of the Friendship Group which gathers about once a month. There is also a list of other local groups which may be of interest to you or your family. An attachment to

the letter lists resident and community resources able to help with many of your needs.

I am available to show you around Rye, Colorado City and Pueblo if you happen to be from out of the area. Being the Welcome Person, I am happy to have you call me if you have any local questions.

I depend on your neighbors to let me know there is a new resident, so if I have missed you (or when you move

onto the Ranch) please feel free to call or email me. I will be happy to sit down with you or invite you over for a chat. This is a wonderful community and although spread out, we are still neighborly.

*Sandie Jacobs
East Hatchet Ranch
Newcomer Welcome
676 2174
ynotsandie@ghvalley.net*

Hatchet Fire Protection: A Promising New Chapter

Ranch Fire Protection. An active 2010 fire season and an extremely dry fall made it timely for the Hatchet Ranch Fire Protection Committee (FPC) to renew its efforts to improve fire protection for the community by once again seeking to join the Rye Fire Protection District (RFPD). A fire protection district ensures that a community has reliable resources and responses for fires; shorter distances to a district fire station can also lower homeowner insurance rates. The committee is now in the process of researching requirements and laying the groundwork for incorporation into the district. The RFPD Board of Directors could vote to consider our incorporation early in 2011.

A Short History. The RFPD Board of Directors was approached in 2008 about adding Hatchet to its district, but voted down the request without providing a reason or the criteria Hatchet must meet to be reconsidered. This was one of several fire protection scenarios Jim Elliott and several property owners explored between 2005 and 2008 that later proved to be unviable. Meanwhile, some Hatchet homeowners have seen their home and farm insurance more than double; others have been dropped by their insur-

ance companies, in part due to the lack of organized fire protection.

Sparks of Hope. With the election of new members to the RFPD board in 2010 and improved transparency and accountability for its decisions, the time appeared ripe to again petition for incorporation into the RFPD. Word went out at the ranch's annual meeting for property owners interested in joining the FPC and 10 volunteers signed on. Meanwhile, the Hatchet Board of Directors voted to endorse joining the RFPD and support the FPC's efforts. The FPC met on September 18 to discuss and prepare an initial request for consideration by the RFPD. Jim Elliott and Jim Miller presented Hatchet's case at a RFPD board meeting on October 20. Several RFPD board members encouraged our efforts and the board requested additional information for a subsequent meeting. (See www.hatcheteast.org for committee minutes and the full PowerPoint presentation to the RFPD Board.)

What's Next. The FPC is in the process of responding to the RFPD board's questions and exploring the requirements, commitments, costs, and process for incorporation into the RFPD.

Possible next steps include:

- Finalization of requirements to join the RFPD and present to their board early in 2011.
- Response from the RFPD to the East Hatchet Ranch request for inclusion in the RFPD District.
- The HOA board will select a meeting date, time, and location for all land and homeowners to find out more specifics about joining the RFPD.

As our research and communication with the RFPD Board continues, the FPC will keep you informed and answer your questions and concerns.

Your Fire Protection Committee:

Scott Brecheisen, Bill Coman, Mark Gose, Jim Elliott, Bud Habersat, Gigot Hudspeth, Beth Lenoski, Paula Moore, Greg Moore, and Catherine Riddell.

Fire danger at Hatchet remains high, so we urge you to practice safe use of vehicles, tools, and fire sources to avoid fires before they can start.

Proxy Forms

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. For the 2010 Annual Meeting we had 93 lots represented, but 51 of those were by proxy. The proxy forms are important!

Proxy forms will be mailed with the proposed budget in May. Also, the form 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.