



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

Officers

President

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

Vice President

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

Secretary

Nancy Soderberg (719) 676-3897
nsoderb@aol.com

Treasurer

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

Member at Large

Greg Moore.....(719) 676-3760
grmoore@ghvalley.net

Important dates!

March 1, 2012
Deadline for dues
and assessments

July 21, 2012
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 2012

Annual News Letter

Volume 9, Issue 1

President's Letter

It has been a busy and productive year for East Hatchet. As a community, we made significant progress on two long standing issues; road signs and fire protection.

The road sign issue was raised at a fire protection committee meeting and brought to the Board of Directors way back in October 2010. The concern was the readability of our 15 year old wooden signs, particularly for fire response personnel. Ray Merrill, Jim Elliott, and Ted Christakes did a lot of background work on wooden and metal sign alternatives, and we put it to a vote at the annual meeting. The metal signs are now installed, look very good, and show well at night because they are highly reflective. Thanks to Ted Christakes and all those that took the time to stain posts and install the new signs. Ted still has a few of the old wooden signs to give away if anyone is looking for a Hatchet souvenir.

Your Board and the Fire Protection Committee made great progress as well on efforts for East Hatchet to become part of the Rye Fire Protection District (RFPD). Petitions were collected from Colorado voters that own property at Hatchet, presented to the RFPD Board, and the Board approved inclusion of East Hatchet. We have had a bit of a setback in that the RFPD did not complete necessary actions in time for East Hatchet to be on the November 2011 ballot. A more detailed update, to include the next required steps, is provided in this letter. As will be explained later, it is very important that all Colorado residents who are property owners at Hatchet or anyone living at Hatchet be sure to vote in May 2012.

As for other Board activity, Stan Nilsen and Dave Frauhiger left the Board in July although they continue to assist when needed. Our heartfelt thanks for their fine work as Board members. Nancy Soderberg and

Greg Moore both hit the ground running and are great additions to your Board. Our thanks also to Kathleen Nilsen who stayed on to serve a second term as treasurer.

We have had a few problems over the past year with recreational vehicles being left on properties that did not include a home or residence. Pueblo County does not permit the storage of recreational vehicles on parcels of land that do not contain a legally established residence. Another bigger problem is speeding and reckless driving on the ranch. Property owners need to discuss driving on the ranch with family, friends, and contractors.

Other covenant issues have been relatively mild. We have sent a few letters concerning damaged sheds or out buildings, and our neighbors have usually responded well.

We have two director positions that will open for election at the 2012 annual meeting. Kelsal and I will probably be leaving the Board. We are looking for interested people at Hatchet to serve a two-year term. Please contact any current Board member if you are interested or know of someone that would be.

East Hatchet continues to grow, and we have new construction on three different properties. As you all recognize, it is a great place to live from the environmental and esthetic sense. But, more importantly, it is also a solid community of friendly and trustworthy people. We hope you have enjoyed your holiday season and we look forward to a productive 2012.

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 2011. 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 2011 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 & Repair

Regular maintenance includes both routine road grading, seasonal snow plowing, and minor repairs as necessary. For 2011, we experienced extended periods of dryness followed by brief periods of rain and snow. Our contractor, All-Seasons Excavating, was prompt in following up with grading to take advantage of precipitation. To date (early-December), there were four snow memovals. New road base was applied to various sections of roads totaling approximately four miles. Other maintenance and repairs included asphalt patching on the south segment of the north leg of Pine Bluff Drive West and at the Main Entrance, backfilling a Texas Crossing on Elk Lane, and Widening a Road on Mesa View.

Special Projects

In late July, the hill on the south leg of Pine Bluff Drive West was totally resurfaced. The existing recycled asphalt, which had badly deteriorated, was removed and replaced with new material. A seal-coat was applied afterwards in hopes of improving the service life. Due to the extent of work, this section of road was closed to traffic for separate 3-day and 2-day periods to allow grader work and curing of the seal-coat. Several members of the community volunteered to help re-route traffic to a detour while this work was being performed.

At the 2011 Annual HOA meeting, a vote was taken to replace the original wooden street signs, which had become badly weathered, with 6" tall metal signs. A total of 52 new signs (an increase of 12 more than original) and attaching brackets were subsequently ordered and installed. The signs have a high-intensity reflective surface, 4" white letters, a brown background and comply with Federal Uniform Traffic Control Device recommendations. In addition all posts were stained. Nine volunteers from our HOA completed this work in early October.

Other Events, accomplishments, etc.

Our Annual Volunteer Work Day was held on May 21, 2011. A total of 26 volunteers participated. The roads were cleaned of discarded trash. Thistles alongside the road were cut down or designated for future week spraying. Culverts were inspected and cleaned with the assistance of two backhoes.

Prior to the event, 100 new delineator T-posts and 47 old T-posts were painted and reflective tape applied. These were installed in various locations. Approximately 14 older T-posts were changed out for reconditioning and future use.

Future Projects & Planning

Priorities for 2011 are: ongoing road base restoration of soft areas, addressing erosion concerns, and weed control.

With the overall size of our association—more than 19,000 acres with 48 miles of

private roads—it is imperative that we continue to stay on top of maintaining and rebuilding the road base. Even with the help of 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 Road Committee has again requested the full Special Assessment. This additional funding would be used exclusively to supplement road restoration and improvements.

The Road Committee members wish to express their gratitude and recognition 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 Annex

Warren Lau.....676-3933

**Speeding and Reckless
Driving have been re-
ported to the Board**

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

Treasurer's Report As of December 31, 2011

ASSETS:

Available Cash on Hand:	
Checking	883.68
Savings account	\$12,743.49
Reserve CD	\$41,048.10
Accounts Receivable	\$13,047.36
Total Assets:	\$67,722.63
Total Liabilities:	\$ 0.00

In 2011 we paid expenses of \$125,623,69 and had no need to use any of the reserve. We begin collection in January for 2012 expecting to receive approximately \$100,000.00. This will cover our overhead expenses of about \$3,000.00 leaving the remaining dollars collected to be used on the roads.

The accounts receivable consists of sixteen properties. One property is paid ahead, four properties are partially paid and eleven properties have liens filed.

The Records Review Committee reported at the annual meeting in July 2011 and will be reviewing and reporting as determined by the committee.

Kathleen Nilsen, Treasurer

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.

Here At The Ranch & Pueblo County

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

Radon At Hatchet Ranch

Radon gas is a concern along much of the Front Range of Colorado, and Hatchet Ranch is no exception. In the past, some of our home owners have found radon gas concentrations that are above recommended limits. While radon itself is not considered harmful, the long-term exposure to its radioactive decay products increases the potential to develop lung cancer. Pueblo County currently encourages, but does not require, radon testing. More information can be found at <http://pueblocares.org/radon.html>.

Reducing the radon levels in an existing home is relatively easy, but it does require some rework, including the installation of sumps, plumbing and fans. If you are planning to build a house here on Hatchet, you probably won't know for sure if you have a radon problem until the house is built, so one strategy is to install some of the mitigation infrastructure (for example, preparing the sub-grade to collect radon easily or installing the plumbing needed to exhaust the gas) during

construction. You can measure the concentration of radon in an existing house using test kits that are available online (such as through the National Radon Program Services at sosradon.org/test-kits) and in home centers. Typically, these short-term tests involve exposing a small collector to the air for a couple of days and then mailing it to a lab for measurement. The kits cost about \$10-\$20.

Hatchet Fire Protection

As many of you know, Hatchet Ranch East currently does not belong to any fire district, and several efforts have been made over the past decade to either form a new fire district or join an existing one. In April of this year, the Board of Directors for the Rye Fire Protection District (RFPD) finally accepted our petition to join their district. RFPD is adjacent to Hatchet Ranch East and already includes the portion of ranch known as the Sikes annex.

Once an inclusion decision is approved by the RFPD Board of Directors, several legal actions are required before the requestor can actually join the district. This includes placing the issue on an election ballot. Our inclusion was originally scheduled for the November 2011 election, but RFPD did not meet the deadline. It is now scheduled to appear on the May 2012 Special District Election ballot. A member of our Fire Protection Committee attends each of the

RFPD Board of Director meetings in order to monitor the status of the process and to help ensure that this deadline is not missed.

The inclusion issue is placed on the ballot because it involves an annual increase of 10.036 mils in the tax that we all pay to Pueblo County. This means that the additional property tax on an unimproved 40 acre parcel would be about \$3/year, and that on an improved parcel assessed at \$263,000 would be about \$210/year. For perspective, this tax increase is roughly equivalent to twice what we currently pay for library services in Pueblo County. A one-time fee of up to \$3.00 per acre would also be assessed by the County to purchase and install underground water cisterns and to train additional responders.

The May ballot will be mailed between April 9, 2012 and April 13, 2012 to all eligible Colorado voters who are Hatchet Ranch East property owners or Hatchet Ranch East

residents. Your vote must be received no later than 7 pm on May 1, 2012. Assuming that a majority of those who vote agree to the inclusion, RFPD will then become our official responder for fire and emergency medical services. If you have any questions, please contact Jim Elliott, who chairs the Fire Protection Committee. Several Power-Point presentations that describe this effort are also available on the hatcheteast.org website.

Your Fire Protection Committee:

Scott Brecheisen, Bill Coman, Jim Elliott, Bud Haberstat, Mike Lowe, Jim Miller, 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 owners.