



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

**Officers**

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kelsal@ghvalley.net

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grmoore@ghvalley.net

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nsoderb@aol.com

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ksnilsen@ghvalley.net

**Member at Large**

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mikeconnielowe@aol.com

**Important dates!**

**March 1, 2013**  
Deadline for dues  
and assessments  
**July 20, 2013**  
10:00 AM  
Annual Meeting  
Colorado City

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Visit us on the web at  
[www.hatcheteast.org](http://www.hatcheteast.org) for:

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

# East Hatchet Ranch Home Owners Association, Inc.

**January 2013      Annual News Letter      Volume 10, Issue 1**

## President’s Letter

Well, as 2012 comes to an end, we look back at the significant events that have occurred in our community for the past year. East Hatchet Ranch has become a part of the Rye Fire Protection District, and we have had to remove part of our front gate to prepare for some changes hopefully for a better longer lasting gate.

In becoming a part of the Rye Fire Protection District, East Hatchet will hopefully see homeowners’ insurance costs become lower. In addition, the Rye fire district will respond to any fire or medical emergencies. Thanks to all of the folks who took on this project.

Regarding the front gate, the sign posts on either side of the gate had become rotten, so the top part had to be removed. We have a committee studying various replacement options for the front gate and the costs. The desire is that there will be some form of gate over the front entrance for East Hatchet Ranch, rather than just the posts on either side (see article on page 4).

There have been changes in the Board membership this year. Jim Miller left the board in July. He has done a great job during his terms on the

board – thanks for all the hard work! Mike Lowe joined the board this year as member-at-large – welcome to you, Mike.

Covenant issues have been rather quiet this year; but we have had several problems with people hunting on East Hatchet property without proper permission (see article below).

Our East Hatchet community continues to grow, and we do have a few new construction projects starting up. They are discovering, as we all have, that this is a wonderful place to live. We hope you have had a great 2012 holiday season and we all look forward to a wonderful and productive 2013!

Kelsal Kilpatrick, President

## Hunting on East Hatchet

There has been some misinformation about hunting requirements on the Hatchet Ranch. There are only a few absolute truths that are applicable to hunting out here. Everything else is a stretch that could, at the very least, be illegal, and at most be potentially dangerous. The only requirement for hunters to hunt on Hatchet is to get permission from the landowner. This is the only legal requirement. If you are the homeowner and you suspect someone is trespassing and hunting on your property you can call the DOW Officer in charge of our area. His name is Danny Lewis and his phone number is 719-248-9688. He will only come out and write a citation if it is the homeowner who is making the complaint. In fact, the homeowner has to sign the back of the citation.

All that is required to legally hunt on someone’s land is verbal permission from the homeowner. Written permission is nice but not required by law. It is not advisable to approach a person you suspect is hunting illegally. If they are hunting illegally they could be dangerous. If they are hunting legally you could receive the citation for harassing the hunter. If you are not the homeowner, and you suspect someone is hunting out here on Hatchet Ranch illegally, you should find out who the homeowner is and let them make the call to the DOW officer. It is never advisable to approach the hunter. They are definitely armed and possibly dangerous. Call the DOW Officer and let him do his job. They are armed for a reason.

# The Inside Dirt from Your Road Committee

**ROAD COMMITTEE ANNUAL  
REPORT FOR 2012**  
By Ted Christakes

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.

The RC currently has 12 members and held 5 formal meetings in 2012. 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).

The following is an overview of our activities during the 2012 calendar year. For more complete information, please visit the HOA website: [www.hatcheteast.org](http://www.hatcheteast.org) for the postings of all Road Committee Meetings minutes.

**Snow Removal**

There were two almost back-to-back heavy snowfalls in February. Our contractor, Mike Williams of All-Seasons Excavating did an excellent job in getting to our site and plowing, but he also went well beyond the call of duty by helping to pull out a number of stranded vehicles. The deep snow obscured the sides of the roads – especially along long straight-aways and on some curves. After hearing from several residents, along with suggestions from our contractor, the RC purchased a quantity of 60" orange fiberglass snow markers and placed them along critical stretches of road during the Volunteer Work Day.

**Grading**

Grading of the unpaved roads is necessary to restore the road crown, smooth out corrugation (washboarding) and pull up gravel from the ditches. Normally the RC follows an established grading schedule where heavily traveled roads are graded up to six times a year and seldom traveled roads at least twice per year. As the best results are obtained when there is high moisture content in the road base, the optimum time to grade is soon after a precipitation event. However, following the February snows, for most of the remainder of the year, Pueblo's precipitation was approximately 30% of normal. Grading became very difficult and corrugation quickly returned. One of the ideas suggested was to purchase a rolling attachment for the graders. This would help pack the gravel more firmly after grading and could

slow the onset of corrugation. However, at the present time, the estimated equipment cost of \$15,000 places it out of reach of either our contractor's or the RC's respective budgets.

**New Road Base & Other Repairs**

Approximately three miles of new gravel was applied to various sections road. In a joint project between HOA volunteers and our contractor, various potholes in our "paved" sections were patched with asphalt. Some weed mowing was performed in late spring.

**Volunteer Work Day**

Our Annual Volunteer Work Day was held on May 19, 2012. A total of 19 volunteers participated. Work accomplished included painting and/or repositioning T-posts, applying reflectors, installing the snow marker stakes, spraying weeds, and general clean-up.

**Special Projects**

During the past two years, concerns were raised in regards to the condition of the timber posts for the Hatchet Ranch overhead sign at the ranch entrance. Regular inspections revealed the timbers were deteriorating with age and could eventually fail. At the annual HOA Meeting, a special committee was formed to investigate and present replacement options at the next annual meeting. (See the "Sign Committee" report for more detail.) In the meantime, the old sign was removed and placed in storage, and the upper portions of the timber posts were sawn off.

**Future Planning**

Expenses continue to increase, yet our income remains fixed at the maximum level allowed under our association documents and the Colorado Common Interest Ownership Act. Due to substantial increases in material, labor, maintenance, and other business related costs, our contractor recently had to raise his rates by 20%. Although this increase seems substantial, after reviewing other contractors, we have found All-Seasons to still provide the best service and rates. For more detail on our budget and funding history, please review the full text of the RC presentation given at the 2012 Annual Meeting, available on the HOA web-site.

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. In 2012, with increased contractor costs as well as an undetermined amount to be set

aside for the new entrance sign, we can expect a reduction in total road maintenance as compared to previous years. For this reason, the Road Committee has again requested the maximum Special Assessment be added to the Common Assessment for the upcoming year.

**If there is a concern or problem with the roads, please contact the Road Committee Chair, not the contractor.**

**Road Committee**

**Chairman**

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

**Secretary**

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

**Phase II**

*Jack Helm*

*Scott Brecheisen*

*Gene Mantei (new member)*

**Phase III**

*Don Bock*

*Ray Merrell*

**Phase IV**

*Jon Josephson*

**Phase V**

*Dan McCraw*

*Randy Russell (new member)*

*Pat Grau-Russell (returning member)*

*Sikes Annex*

*Warren Lau*

**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

**Treasurer's Report As of December 31, 2012**

Current Assets:

Checking	\$ 1,303.62
Savings	13,430.64
Savings Set Aside for Entrance Sign	10,000.00
Reserve CD	41,273.75
Accounts Receivable	14,170.10
<b>Total Current Assets:</b>	<b>\$ 80,178.11</b>

Current Liabilities:

T-Post on Order	- 500.00
Entrance Sign	- 10,000.00
<b>Net Equity</b>	<b>\$ 69,678.11</b>

In 2012 we paid overhead expenses of \$2,444.08, paid road expenses of \$92,617.08, owe \$500.00 for T-posts and have \$10,000.00 set aside for the front entrance sign. We had no need to use any of the money in the reserve certificate of deposit.

The accounts receivable total consists of sixteen properties. One property is paid ahead for 2013 and fifteen delinquent properties have liens filed for 2012. Of the fifteen delinquent properties, seven have liens for prior years also and eight were first time

liens for 2012.

We begin collection in January for 2013. We will bill 348 properties for the annual dues of \$150 plus the special assessment of \$150, for a total billing of \$104,400. Allowing for the delinquencies, we can expect to collect approximately \$100,000. This will cover our overhead expenses of about \$3,000 leaving the remaining \$97,000 dollars collected to be used on the roads.

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

**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

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**

## 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.

Proxy forms will be mailed with the proposed budget in May. Also, the form may be downloaded from the hatchet web site (www.hatcheteast.org) 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.

## Hatchet Fire Protection

We are happy to report that our decade-long effort to become part of the Rye Fire Protection District has finally reached a successful conclusion. Our inclusion was approved by voters by a 144-to-28 margin in a special election held on 8 May 2012. A court order was later issued by District Court Judge Maes that officially made us part of the District.

Since the court order was issued, your Fire Protection Committee has been working closely with Rye Fire Department to implement the inclusion. One of our first steps was to help the department create accurate directions to all addresses on the ranch. In addition, members of the fire department have been familiarizing themselves with ranch roads. Captain Jim Beach has been our main contact for this work, and he is encouraging all of us to place clearly visible address signs on our properties to help EMTs and firefighters quickly find our property entrances.

We have also begun to work with Rye on the location of 4 cisterns that will provide water supplies that would be needed in case of a large fire. Rye asked us to suggest locations and to that end, we have tentatively

identified four intersections (Pine Bluff and Pine Bluff West; Horse Creek Drive and Mesa View Drive; Willow Spring Drive and Black Horse Drive; and L. Katherine Lane and Railroad Spring Drive) that keep distances below about 3.5 miles for all property owners. We still have to core the ground in these areas to ensure that they are not rocky. Once that is done, we will contact the owners of properties around the intersections to see if any of them are willing to host one of the cisterns. As was shown during the HOA annual meeting, these cisterns have a very small surface fingerprint – just two pipes sticking out of the ground.

We have been told by the Tax Assessor that the 10.036 mil increase and the one-time inclusion fee of \$3.00 per acre will show up on our tax bills at the beginning of 2013. As we noted previously, this means that an unimproved 40 acre property will be assessed a \$120 one-time fee and about \$3.00 per year. An improved 40 acre property valued at \$250,000 will be assessed a \$120 one-time fee and about \$200 each year.

After the inclusion order was issued, Rye immediately started the process of obtaining an ISO rating for the ranch. ISO is a risk

rating system that is used by some insurance companies to help make decisions about homeowners' policies. Until the inclusion, we were rated as an ISO 10 area, which means no effective structural fire protection as far as insurance companies are concerned. Our rating has since been reduced to a 9. While that doesn't sound like much, it has already had some positive effect. For example, some companies are now willing to write insurance for property owners that had been previously turned down.

Your Fire Protection Committee

Scott Brecheisen; Bill Coman; Jim Elliott, Chair; Bud Haberstat; Mike Lowe; Jim Miller; Greg Moore; Paula Moore

**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.**

### Update on the Replacement of the Front Entrance to the Ranch

As we noted during the annual meeting in July, our front ranch entrance is on its last legs. Like all untreated wood posts that are buried in the ground, the vertical poles have decayed significantly, to the point where some of the poles are leaning. A group of volunteers removed the cross pole in October in order to reduce any potential hazard.



This remediation is only a temporary fix, and we are working to find a suitable replacement. This fall, your sign committee looked into a variety of possible designs and material options. These options were presented to the East Hatchet Ranch Board of Directors, and they selected two for us to flesh out. One option is a walled structure with EAST HATCHET RANCH displayed on one or both sides. This relatively low structure (perhaps 6 feet or less in height) would be made of durable materials such as metal, concrete and treated wood, and would not have a cross beam. The other option is an entrance similar in size and appearance to the old entrance and constructed out of steel. Over the next few months, the committee will finalize these options and present them to you along with estimated costs at our annual meeting on July 20, 2013.

Your Sign Committee: Edie Kellogg, Chair; John Dykton; Jim Elliott; Beth Merrell; Ray Merrell; Jim Miller; Greg Moore, Secretary; and Kay Singleton