



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

Officers

President

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

Vice President

Mike Lowe(719) 676-2603
mikeconnielowe@aol.com

Secretary

Edie Kellogg(719) 676-2443
ediekellogg@gmail.com

Treasurer

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

Member at Large

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

Important dates!

March 1, 2014

Deadline for dues
and assessments

May 17, 2014

Volunteer Work Day
Meet at Bob & Pat Russells'

July 12, 2014

10:00 AM
Annual Meeting
At the KOA in Colorado City

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

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

East Hatchet Ranch Home Owners Association, Inc.

January 2014 Annual News Letter Volume 11, Issue 1

President's Letter

Well, as 2013 draws to a close, we look back at the year's events in our community. We made progress in some areas and we face some new issues to address over the coming year.

Early in the year we had some vandals steal over 20 of our street signs. These have been replaced. If you see anyone doing something illegal on the ranch, please call the county sheriff's office.

In late summer we had two devastating flash floods. One was at the back part of the ranch and the other in the front part. It cost about \$17,000 to clean up all the mud and debris.

In an update on the fire protection issue, we are waiting for the tanks to be buried. The inclusion fee for the fire protection was not included in the original county assessment, so this fee will be included in the January tax bill.

Regarding the front gate, progress has been made on this issue. This required much interaction with Pueblo County regarding special permits. Once these have all been approved, we should be able to start the process in 2014.

As usual there have been changes in the Board membership this year. Greg Moore and Nancy Soderberg left the board in July. A big thanks for all their hard work! Edie Kellogg and Sally Kilpatrick joined the board this year as

secretary and member-at-large — welcome to both of you. There will be at least one position open for the election at the 2014 annual meeting. We will be looking for East Hatchet Ranch people interested in serving— please contact any current Board member if you are interested or know someone that would be interested in serving.

There has been a recent situation regarding dumping trash on private property on the Ranch. There has never been an agreement from the HOA, at an annual meeting or anywhere else, that allows for residents to dump trash on another person's property. We have made contact with the person in question to clean up the trash.

I want to thank all the volunteers who helped on Volunteer Day and with other projects on the Ranch.

Our East Hatchet community continues to grow, and we have had one new house project completed this year. People are discovering, as we all have, that this is a wonderful place to live. We hope you have had a great 2013 holiday season and we all look forward to a wonderful and productive 2014!

Kelsal Kilpatrick, President

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.

The Inside Dirt from Your Road Committee

ROAD COMMITTEE ANNUAL
REPORT FOR 2013
By Ted Christakes

The primary duty of the home owner's association is to maintain the non-public roads and common areas within our development. The Road Committee (RC) was established to administer that duty by maintaining, repairing, and restoring the roads. This will be accomplished to the best of our abilities and through the diligent use of available funds and resources.

The RC currently has 10 active members and held 5 formal meetings in 2013. 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).

Overview of Road Committee Meetings & Participation of Membership

At our meetings, we discuss the current budget expenditures appropriated to the Road Committee along with short and long term projects. Road inspections are a very important part of our duties. Each member has been assigned roads close to where the person lives or generally drives. They look for any situations that may require road maintenance such as the condition of road base, erosion, culverts, signs, delineator posts, and bridges or low water crossings. We basically try to keep an eye on concerns that could become serious problems if left uncorrected.

The RC coordinates the HOA Annual Volunteer Work day. It was held on May 18th this year and hosted by RC Member, Pat Russell. Weeks before the event, members of the RC surveyed roads and culverts in order to identify work to be done. In addition, they purchased, painted, and applied reflector tape to 100 new delineator T-Posts along with other items and resources.

The following is an overview of road work performed during the 2013 calendar year. The majority of this work was handled by our contractor, Mike Williams of All Seasons Excavating, although RC

members and/or other property owners also pitched in or contributed to the efforts. More detailed information is posted under the Road Committee Meetings minutes in the HOA website: www.hatcheteast.org.

Snow Removal

With colder and drier weather at the beginning of 2013, there were two snow removals in February and one in March. There was also a late spring snowfall in May that was combined with road grading.

Grading

The drought that began in 2012 continued through the middle of 2013 and added to the difficulties of grading. As a result, we temporarily reduced our grading schedule on the seldom traveled roads from twice a year to only once this year. Then, in a turn-about, in late summer the monsoon season struck hard. Heavy rains damaged many of the roads and required a more intensive degree of grading to repair the road surface. By autumn, some light and melting snowfalls allowed regular grading to resume on the main roads.

New Road Base

Approximately three miles of new gravel was applied to various sections of road.

Projects & Repairs

Widened and re-contoured the ditches along the hills on Sunflower Lane and Pine Bluff Drive West to aid snow melting and run-off especially in inclement weather.

Repositioned a culvert on Horse Creek Road and added a culvert on Horse Creek Drive for better control of water run-off.

Replaced (16) stolen street signs and brackets (with the assistance of two home owners who fabricated new brackets).

Performed repairs to road surfaces and removed heavy debris in creeks and ditches after the late summer monsoon rains.

Added (52) truckloads of heavy fill to the eastern bank of Muddy Creek in order to curb erosion encroaching on Greenhorn Creek Drive. The fill was composed mostly of large pieces of local rock that were obtained during excavation for one of the

new homes on the ranch. As this material was donated by the property owner, the only cost incurred to the HOA was the trucking and backhoe expenses from our contractor.

Added asphalt "cold-patching" to various potholes.

Tore out the badly deteriorated pavement on the main entrance road near the mail boxes and replaced with gravel.

Future Planning

Looking ahead - there is still more to be done to curtail the rate of erosion along Greenhorn Creek Drive, Pine Bluff Drive, and other possible locations. Surface repairs to the recycled asphalt are necessary on Pine Bluff Drive West, etc. Replacing and restoring our gravel road base will continue to be a main objective. As the Common Assessment barely covers routine maintenance, the RC is requesting the full Special Assessment for 2014. This funding will primarily cover new road base material as well as the frequent unforeseen expenses that run in excess of the base funding allocated from the Common Assessment Budget.

As we close 2013 and start a new year, the Road Committee would like to express thanks for the support to all who have contributed to our community.

Road Committee

Chairman

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

Secretary

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

Phase II

Jack Helm

Phase III

Ray Merrell

Dan Warren

Phase IV

Jon Josephson

Phase V

Dan McCraw

Pat Grau-Russell

Sikes Annex

Warren Lau

Gil Mosko

If you have questions or concerns with our roads, please contact a Road Committee member. Please do not contact Mike Williams with All Seasons directly.

Treasurer's Report As of December 31, 2013

Current Assets:	
Checking	\$ 2,595.47
Savings	18,936.72
Savings Set Aside for Entrance Sign	7,445.00
Reserve CD	41,404.96
Accounts Receivable	22,267.60
 Total Current Assets:	 \$ 92,649.75
Current Liabilities:	
Road Work-in-Progress	- 5,490.01
Entrance Sign	- 7,445.00
 Net Equity	 \$ 79,714.74

In 2013 we collected 2013 assessments of \$99,600.00; \$232.99 in interest; and \$2,380.28 - for a total of \$102,213.27 in inflows. We paid overhead expenses of \$1,953.74; road expenses of \$94,031.99; owe \$5,490.01 for road work-in-progress - for a total of \$101,475.74 in outflows. We have \$7,445.00 remaining set aside for the front entrance sign. We had no need to use the money in the reserve certificate of deposit which is set aside for emergencies.

The accounts receivable total consists of eighteen delinquent properties with liens; eleven have liens for prior years also; and seven are liens for 2013 only. One property is paid ahead for 2014 and one property is making payments.

We begin collection in January for 2014. We will bill 348 properties for the annual dues of \$150 plus the special assessment of \$150, for a total billing of \$104,400. When considering the total billing amount, please revisit the actual inflows, outflows, and delinquencies in the paragraphs above.

Kathleen Nilsen, Treasurer

Hatchet Fire Protection

By Jim Elliott, Chairman of the Road Committee

East Hatchet Ranch joined the Rye Fire District in 2012. One of the first tasks following our acceptance by the fire district was to work closely with its staff to become familiar with our roads and property locations.

The District has purchased four tanks at a reasonable price to provide approximately 60,000 gallons of water storage to fight any fires that might occur. Three tanks are presently on the Ranch and the remaining tank should be moved and operational by spring or early summer. Locations have been strategically selected so that all lots are within close proximity to a tank and for easy access for firefighting equipment.

While most concerns have revolved around fire issues it should be noted that the fire district is fully EMT staffed and equipped to address any medical emergency.

The district is readily available to assist land and/or homeowners in helping to keep each property as safe as possible. It will work with you to provide creative and useful solutions to concerns you may have. The fire district can be reached by calling 719- 676-3522.

Jim Elliott, one of our owners, was recently appointed to the Rye Fire District Board. He would certainly welcome any concerns or ideas that would make Hatchet Ranch a safer place.

It is comforting to know that we belong to a first rate fire district. Each of us, however, must be vigilant in monitoring and reporting any activity needing a response from the district.

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.

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 voting 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.

- 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

New Collection Policy Effective January 1, 2014

By Mike Lowe, Vice President

Colorado House Bill 1276 was passed and went into effect on January 1, 2014. The Board has reviewed our policies and feels that we had already been, for the most part, in compliance with the letter and certainly the intent of the new law. However, in order to ensure strict compliance, the Board has made minor changes where necessary and have unanimously approved the new EHRHOA Collection Policy. The full new collection policy will be included in our web site. The following is what the new collection policy must state by law along with a brief synopsis of our stated collection policy:

When assessments are due.	Statements mailed by January 29th, due by March 1 st .
When assessments are deemed delinquent.	March 31st
How much the Association may charge in late fees, interest, and bounced check fees.	Late fee of 10% of the unpaid balance when deemed delinquent. Delinquent accounts may be assessed interest at 21% of the unpaid principle balance until paid in full. Additional fees may include \$35 for bounced checks and \$50 for lien fees.
Payment Plan options – of at least six (6) months, which also requires owners to stay current in regular assessments.	Our collection letter states we will offer a six (6) month payment plan, paying the deficiency in equal installments.
Prior to being turned over to collections, the HOA will send the owner a notice specifying items set out below.	Collection letters will be sent out mid-June and will include as a minimum all those items specifically required by HB 1276 for homeowner letters.
How payments are applied on delinquent accounts.	Payment made on delinquent accounts will be applied to the oldest unpaid debt first on the payment plan.
Remedies available to the HOA to collect.	Property liens may be filed every December for the current year’s unpaid assessments. Accounts may be referred to a collection agency or an attorney and foreclosure may be an option. Foreclosure action will only be sought if the total amount owed is at least 6 months of regular assessments and each individual case has been formally approved by the board of directors with each board member’s vote being recorded.

Prior to the Association turning the account over to a collection agency or attorney for collection activities the law states at least one of the association’s collection letters shall contain the following information:

- A statement of account indicating the total delinquency along with the manner in which the debt was calculated;
- A name and phone number of a person the owner can contact to either contest the debt or enter into a payment plan;
- A list of all Association remedies that the Association may use to collect the debt;
- A statement as to whether or not the owner may enter into a payment plan and the terms of such plan; and
- A statement indicating that the owner has a period of 30 days in which to address the situation prior to the Association turning the account over to an attorney or collection agency.

The board is reviewing our letter and will comply with the law. Our intent is to be as fair and transparent as we can when dealing with delinquency matters. Probably the most important thing to take away from this is if you find yourself in this situation, call the number supplied in the letter and talk to us.

Update on the Replacement of the Front Entrance to the Ranch



by Edie Kellogg, Chairman of the Sign Committee

At our July 2013 annual homeowners meeting, members voted to replace the front entrance signage in full. Representatives of the Road Committee and the Sign Committee met with a professional engineer to prepare the necessary applications for submittal to Pueblo County for the required permits. The Special Use Permit (required because it is a “gate entry” to a subdivision) was approved in November, the Zoning Variance application (for signage over six feet tall) was approved at the January 22nd meeting of the Pueblo County Commissioners. Now that this process has been completed, we can obtain the sign construction permit and begin construction. Jim Elliott, Chairman of the Road Committee, anticipates a late winter/early spring start of construction, weather dependent. The new entry should be complete in late spring or early summer.

Drawing by Kay Singleton of East Hatchet Ranch