



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

January 2019

Annual Newsletter

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President's Letter

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

- Maps
- Covenants
- Bylaws
- Notices
- Minutes
- Resources

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2019 ushers in the 24th year of existence for East Hatchet Ranch Home Owners Association and the 21st year of homeowner management. The Association has been diligently managed by numerous volunteers as Board Members, Committee Chairs, Committee members, and plenty of people willing to lend a hand on a project over the years. Much historical information has been retained in the form of minutes, records, and emails, as well as a fair amount of oral history and some folklore thrown in for good measure. We have experienced extreme weather events, resulting in washouts, whiteouts, road closures, bridge destruction, rollovers, and a harrowing ride downstream by a resident who was sure that the rushing water could be forded in a subcompact sedan. We have also lived through severe droughts with temperatures in the triple digits, gale force winds, and humidity in the single digits.

Many hours and scarce dollars were spent replacing and reinforcing our entry bridge, building concrete wing walls to corral or divert the water during our flash floods, replacing and adding culverts, and continuing the maintenance of our significant road network. This was all accomplished through the efforts of volunteers judiciously spending our money and the cooperation of our road contractors.

As the Association has aged, so have our residents and volunteers. This a criti-

cal time for the Association as we need to transfer this information and history to a new crop of volunteers who will move the Association into the future. Please attend a Board meeting to see if you may want to be a participant.

We wish to thank Kathleen Nilsen for the thousands of hours that she has dedicated to the Association. Her financial management and records retention has been the foundation of this Association.

Currently, there are in excess of 100 homes on the ranch with construction accelerating. The Board offers plan review, construction advice, and some common sense information from folks who have been here for a long time. In this on-line age, we also monitor building permits, well permits, marijuana permits, and zoning changes that affect our residents.

We are confident that the Association is well positioned today for the transition to the next 20 years which can be accomplished with the efforts of concerned and talented members.

I would like to thank all current and past volunteers for their efforts over the years and encourage members to become involved in our Association and experience the satisfaction of making a difference in your community.

Schuyler Kellogg
President

Important dates!

March 1, 2019

Deadline for dues and assessments

-

TBD

Member Volunteer Work Day
Meet at (TBD)

-

July 20, 2019

10:00 AM

Annual Meeting
Hatchet Ranch Events Center
7600 Hatchet Ranch Road

New Blast Text Emergency Notification System

Over the years, and with the addition of many new homes and residents, it has become obvious that EHRHOA has needed some form of emergency notification system. Currently, notices have been provided on the EHRHOA website, the Yahoo Chat Group, as well as the EHRHOA Facebook page. However, if an urgent issue arose, such as a grass fire, or a road closure, this notification did not always reach all EHRHOA residents.

At the 2018 Annual Meeting, a suggestion was made to consider a blast text notification system. After research, this inexpensive blast text emergency notification system has been approved, tested, and is ready for implementation.

To receive these emergency text notices, send a text to 80123 using the keyword: hatchetranch. This will register your mobile phone number in the system. Your number is secure and will never be sold or used for any other purpose. In the event of an emergency, you would receive a text from "HATCHETRANCH."

It is anticipated that there would be no more than one or two blast texts per year. Also, as this system is for EHRHOA owners and residents ONLY, this information will not be posted to the EHRHOA website or other sources.

Road Committee 2018 Annual Report

The primary duty of our home owners' 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. This will be accomplished to the best of our abilities and through the diligent use of available funds and resources.

2018 was a year where Mother Nature was kind to us. We had one rain storm that required some road repair, but we were able to use some funds to try to control dust and road deterioration. We applied chemical treatments to some test areas to determine the effectiveness of magnesium chloride and a petroleum based dust mitigant. We will try another product mixed with the magnesium chloride this spring that increases its longevity. These treatments are being used to reduce grading frequency and wind-blown aggregate losses, which are significant. Additionally, we replaced the aging cattle guard at the main entrance which was well past its useful life. The dues increase will allow us to spend more money on projects that will help to protect our roads and increase the application of road base which is needed as traffic of both residents and construction vehicles increases.

The biggest threat to our roads is the shrinking Road Committee. Currently, there are only two or three active members. Without these volunteers, the roads will suffer. We need members that can alert the Chairman of problems before they become expensive problems. This is not pick and shovel work, merely observation and reporting.

Please call Dan Warren at 719-676-2729 if you are able to participate.

If you have questions or concerns with our roads, please contact a Road Committee member.

Please DO NOT contact our Road Contractor directly.

Thanks for Making a Difference

Many (if not most) homeowner associations our size are managed by a property management company that handles the administration of the HOA, such as membership database, correspondence, records retention, the annual newsletter, the dues invoicing, etc. There is still an elected board of directors, but the administrative business is handled by the management company. Our HOA is made up of about one-third Ranch residents; one-third Colorado owners; and one-third out-of-state owners.

East Hatchet Ranch, which has 348 dues-paying lots, is managed by a five-member board of directors, typically Ranch residents who volunteer their time to keep our "business" running. At the Annual Meeting each year, either two or three terms on the board expire and new directors are elected. EHRHOA has also had various committees over the years, and the Road Committee is the only one active at this time. But this Road Committee has dwindled to a very few resident volunteers. More volunteers are needed to keep our HOA working as well as it does!

EHRHOA has been fortunate to have so many members who choose to volunteer their time. This group deserve a special thank you for their contributions:

Tanya and Corey Carlin – for assisting with road and cattle guard issues;

Sandie Jacobs – for organizing Ranch social gatherings;

Stan Nilsen – for computer support for board members;

Harlan Norris – for his welding expertise that he provides without much notice;

Joe Pleitgen – for organizing and overseeing the Neighborhood Watch group;

Mark and Emma Richardson – for donating the use of their facility for our Annual Meetings;

Dan Warren, Mick Luxner, Dan McCraw, and Kegan Singleton for driving the Ranch roads to check on potential problems.

And thank you to all Ranch residents who stop to pick up trash on the Ranch roads.

Thank you all for your help in keeping our driveways and neighborhoods their best!

Please consider attending a board meeting to see if you would like to participate.

Putting in a Driveway Culvert?

First recommendation – contact a Road Committee Member to determine the for the need for a culvert and if so, location. This decision will be based on the expected "ditch" flow on the side of the road where the driveway will be located. Culverts should be 15" to 18" in diameter and made of corrugated steel or polyethylene. Culverts come in 20' lengths, but should be installed with at least 6" to 12" of uncovered culvert on each side of the owner's access road, which will allow tractor trailers, propane, garbage, and delivery trucks easy access without the danger of crushing the end of the culvert.

Improper culvert installation can cause flood or erosion damage, and though installation is the owner's responsibility, it is generally placed in the HOA's common area easement (37.5 feet from center of the road), so be sure to contact an expert before installation.

Treasurer's Report as of December 31, 2018

Campfires & Open Burning on EHR

Current Assets:

Checking-Bank of San Juans	\$ 2,088.59
Savings MMA-Bank of San Juans	3,399.71
ENT-MMA	15,986.16
ENT-Working Fiscal Reserve 3mCD	18,149.38
ENT-Catastrophic Reserve 12mCD	44,424.83
ENT-Required	15.00

Accounts Receivable	15,566.28
Paid Ahead for 2019	350.00

Total Current Assets:	\$ 99,979.95
Current Liabilities:	0.00

Net Equity	\$ 99,979.95
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In 2018 we collected current assessments of \$103,013, which includes \$810 in earned interest, \$600 in access fees, and \$2,784 in prior years delinquencies (assessments and fees) for a total of \$107,207 in inflows. We paid 2018 overhead expenses of \$3,074 and 2018 road expenses of \$103,653 - for a total of \$106,727 in outflows. We had excess inflows over outflows of \$480 for the calendar year 2018. We have not used the money in the Catastrophic Reserve (which is set aside for road emergencies) and so far have not had to use any of the working reserve (which is set aside for immediate road expenses before our money comes in from the January invoicing). The accounts receivable total at year-end consists of seven properties with liens for years past. For 2018, eight new liens were filed in December, all seven with prior liens, plus one new one. One account was paid ahead in December 2018 for 2019 dues.

We begin collection in January for 2019. We will invoice 348 properties for the annual assessment of \$350, and four access fees for \$175 for a total billing of \$122,500, with an average of 8% not collected in a given year. Of the extra dues collected this year \$8,750 will be added to the Catastrophic Reserve CD for future road repairs and the rest of the extra dues collected this year will go toward the rising costs of overhead and maintaining the roads.

Activities and Contacts

Quilting Group	
Kathleen Helm.....	676-2531
Friendship Get-Together	
Sandie Jacobs.....	676-2174

East Hatchet Ranch has three 10,000-gallon water tanks and one 30,000-gallon tank strategically placed around the Ranch for the best proximity in the event of a fire. They are all full and ready for use, and are tested regularly. Rye Fire District will be making repairs to the 30K tank in the very near future to address settling issues.

Rye Fire District requires that owners secure a Burn Permit for ALL fires within the Rye Fire District. **This permit is required for ANY and ALL open fires (including campfires).** There is no fee for the permit. It can be obtained by calling 719-676-3522. The form is also available at: <http://www.ryefiredistrict.us/home.html>. Once a permit is approved, a call to Rye Fire prior to any burning is required, as well as a call after completion of any burning.

Log in to the District website to see the current burn status.

Also—please be aware it is critical for emergency response that EHRHOA members have a reflective and easily seen address posted on the entrance to each property. In the past, there have been a few responses to emergencies here on the Ranch that were hindered by no visible address.

Annual Meeting and 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 351 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 East Hatchet website (www.hatcheteast.org) and printed on your printer. Complete and sign the form and mail to the association at our P. O. Box or to the person specified as your representative in the proxy form.

If you cannot attend the Annual Meeting, please delegate your proxy.

Make SURE to assign your proxy vote to any property owner in good standing or to any Board Member before signing and returning your proxy!

DO NOT LEAVE IT BLANK!

We hope you can attend the Annual Meeting on 7-20 -2019. A current and a retired member of the Pueblo County Sheriff's Department have agreed to come share information with our members on safety and other issues of importance us as residents living in a rural community.

The Hatchet Ranch Group Forum (on Yahoo Groups) is a chat room that provides the opportunity to interact with East Hatchet Ranch property owners. The site includes interesting information on what is new or different about East Hatchet to include things such as "where was the latest bear sighting." The chat room is not sponsored nor monitored by the homeowners association. If you want to draw the Board of Directors' attention to a specific topic or issue, please contact one of the Directors directly via email or phone—the numbers are listed on the front of this newsletter. However, the chat room can be fun and interesting. To subscribe, go to: www.groups.yahoo/hatchetranh, and follow the instructions.

There is also a Facebook page for members of EHRHOA. Search on Facebook for East Hatchet Ranch HOA.

State Homeowners Association Legislation

Legislation was passed in 2016 which took effect July 1, 2018, that may assist our association in the challenge of maintaining a high standard of quality for the future of our neighborhood.

As some of you may know, there was an inequity in the law that governed certain HOAs that were formed between mid-1992 and mid-1998, capping their Common Assessments at \$300.00 and not allowing them to apply an inflation adjustment to their annual dues and special assessments without becoming subject to many Colorado Common Interest Ownership Act (CCIOA) requirements. Our HOA is included in this group.

EHRHOA is exempt from the total entirety of the Act. However, we are covered under the new Colorado Revised Statutes, which allows a dues increase with a maximum \$400 cap, and includes an annual cost of living adjustment tied to the Denver area Consumer Price Index (CPI) as published by the U.S. Bureau of Labor.

At the 2018 Annual Meeting, member attendees were asked for ideas on how best to accomplish the increase in dues. The overwhelming consensus was to raise the dues for 2019 by \$50 per lot, for a total of \$350 per lot. The dues for 2020 would again be raised by \$50 per lot to the maximum cap of \$400, plus the annual adjustment to be determined by the CPI.

Your Dues Invoice is enclosed with this Newsletter, and is due upon receipt. Dues received after March 1, 2019, will be assessed a late fee.

Neighborhood Watch Program at EHRHOA

At the 2016 Annual Meeting, the members of EHRHOA discussed the idea of forming a Neighborhood Watch Program at East Hatchet Ranch. Joe Pleitgen agreed to lead this program.

This group is a self-monitoring group set up through the Pueblo County Sherriff's office to increase awareness by neighbors and to report suspicious activity occurring in real-time. "See something, say something." Call the Sherriff at 719- 583-6250 or dial 911 if you see an emergency situation. Give the closest street and specify that it is on East Hatchet Ranch as there are similar street names also located in other parts of the county.

The group has since been established, but Joe would like to remind everyone that all members are welcome and can be added at any time. Contact Joe at 719-250-4906.

The speed limit on East Hatchet Ranch is

35mph

There have been a few recent incidents of speeding and unsafe driving reported to the Board. Even though our roads are private roads, these are reportable!

Please take note of the vehicle, (a photo if possible), the license plate, the driver, the date, time, and location and report the incident to the Sheriff's Department:

719-583-6250

Night Skies and Overnight Lighting

Many of us have discovered the joy of viewing the night skies here at the Ranch. The stars are so much more visible without the ambient light created by city lights.

Colorado is considered one of the most progressive states to enact and enforce lighting ordinances. Pueblo County does have a lighting ordinance (17.120.180 Outdoor Lighting) that provides guidance and limits on outdoor lighting for protection from excessive lighting. It also advocates for reducing atmospheric light pollution:

"All lighting shall be designed, located, installed, and directed in such a manner to prevent objectionable light at and across property lines and to prevent glare at any location on or off the property.

All exterior lights should have a shield that creates a downward display, and should not extend beyond property lines."

Timers and motion sensors are another way to limit the hours of lighting and the effect of light trespass on neighboring properties.

Prohibited lighting includes high intensity light that trespasses beyond the property line.

For more details, see www.county.pueblo.org/government/county/code/title17/chapter17-120.

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.