

## “Season’s Greetings”

*It is a magical time of year at Elkhorn Ranch. We share a common bond in being able to experience the joys of the season from high in the Rocky Mountains. Best wishes to everyone for a joyous holiday season and a peaceful, prosperous and healthy New Year.*

### **VOLUNTEERS NEEDED**

#### *FINANCE COMMITTEE MEMBERS NEEDED*

We need volunteers who are interested in the financial end of the Elkhorn. The committee will oversee the financial reporting and have a hand in the next year’s budget. Also, if you have recommendations for projects or improvements you would like to have considered, please let us know. Please contact Bill Arbogast, [arby1@qwest.net](mailto:arby1@qwest.net) or JoAn Nall, [djnull@djnull.com](mailto:djnull@djnull.com).

#### *HISTORICAL COMMITTEE MEMBERS NEEDED*

The Elkhorn is putting together a booklet of our history. We are working on pulling together any historical documents. The volunteers will go through these documents and we can piece together all the interesting facts of our past. We will also include a historic item in each newsletter, the committee members will decide which one. We welcome any historical items or information that members would like to share. Once the booklet is complete, the committee will be dissolved. Please contact Jean Kramer at [jeankjean2@aol.com](mailto:jeankjean2@aol.com).

### *FOURTH OF JULY*

So, who is thinking about the Fourth of July before Christmas? Ann Bridgewater is, that’s who.. Resident and Social Committee Chairperson Ann Bridgewater recently attended a Como Civic meeting, proposing that the community organize a Fourth of July parade. Ann has graciously agreed to serve and has already organized a parade committee. However, she is looking for someone to head up a Committee to build an EROA float for the parade. If you are interested in volunteering or leading the Float Committee, please contact Ann at 719-836-2298.

If you would like to receive the periodic newsletter by e-mail and haven’t signed up yet, please send your e-mail address to [mail@elkhornowners.org](mailto:mail@elkhornowners.org). This will also enable you to receive news from the Elkhorn between newsletters

### **NEIGHBORHOOD WATCH FALL 2005**

The Neighborhood Watch Program has received a few calls since the last newsletter. There was one break in and theft along Remington Road in the month of August. Personal items were taken and electricity was used illegally. If you are not at your property regularly, IREA suggests you put a lock on your breaker box. This owner had a \$150.00 IREA bill and hadn’t been at their property for twelve weeks and all power was turned off at the home. This incident was reported to Park County Sheriff’s Department and they investigated. The bill is still the owner’s responsibility.

Another incident was reported where a dog (without his leash) charged an owner. Please remember there is a leash law in Park County and that includes the Elkhorn Ranch. If you have established a relationship with your neighbor you might try to discuss the problem with them. Otherwise, call Park County Animal Control at 719-836-4125 and they will investigate the complaint. Be patient!

The bear will soon be hibernating. They forage for food before they hibernate. A bear can detect odors over a mile away, has a keen sense of smell seven times greater than a dog, and has an excellent memory for sources of food for many years (The American Black Bear Assn. 2005, [www.americnabear.org](http://www.americnabear.org) ). Take the proper precautions to keep the bear out of your home and campsite.

The 20 new “Neighborhood Watch” street signs have arrived and are being posted around the Elkhorn Ranch. We are starting in the populated areas and working around to most roads. There are 100 gate signs available for members to request and mount on their gate or address post in front of your properties. We also have small window stickers if you’d like one for the window of your home, cabin, or RV.

Remember, if you or your neighbors have had any sort of problems please call or email me, I will submit the information to the newsletter editor. One never knows when someone has witnessed an incident on your property. Please take the time to report it.

Park County Sheriff’s Office: Emergency 911  
Non-emergency 719-836-2494  
Fire Emergency 911

Thanks to everyone for your help in making this program work.

Rhonda Garrett  
Neighborhood Watch Coordinator  
303-766-2647  
719-836-9555 Elkhorn Ranch  
[www.rota4951@msn.com](http://www.rota4951@msn.com)

**BOARD OF DIRECTORS AND MEMBERS MEETING**  
**JEFFERSON COMMUNITY CENTER**  
**OCTOBER 8, 2005**  
*(Draft)*

President Sallee called the meeting to order at 10:05 am. The meeting was held at the Jefferson Community Center, Jefferson, Colorado

All board members were present.

**FINANCIAL REPORT – JoAn Nall**

- a The \$16,308.72 CD that was in Citywide Bank in Denver was moved to People's Bank in Fairplay with \$3,691.28 taken from the checking account to make a total new CD of \$20,000.00.
- b A second CD of \$6,173.50 was moved from Citywide Bank to People's Bank. Part of this CD was put into the checking account and the rest was put into a money market account.
- c 10 liens were filed in September.
- d Reminder dues notices were sent out August 1st. As of the October 8<sup>th</sup> meeting several have paid.
- e Total dues paid for 2005-2006 year are \$13,900 which is 93.4% of lot owners.
- f Jean Kramer motioned that there shall be a \$3,000.00 balance kept in the checking account, Julie Coffey seconded. Motion passed
- g Julie Coffey motioned, Gary Hart seconded that the finance report be approved Motion passed

**SECRETARY REPORT – JEAN KRAMER**

- a The annual minutes were read. JoAn Nall wanted the minutes title "Annual Meeting Minutes" not Annual Board Minutes.
- b The minutes of the 1<sup>st</sup> board meeting were read. With one addition to be made, JoAn Nall motioned, Gary Hart seconded the minutes were approved. Motion passed.

**COMMITTEE REPORTS:**

*ARCHITECTURAL – Gary Hart*

Three owners had called Gary with general questions on building requirements. One question on power poles going across owner property. One inquiry about putting in a mobile home on their lot.

*NEIGHBORHOOD WATCH PROGRAM – Rhonda Garrett*

Response to the program has been very good. She still has some NWP signs if anyone wants/needs one.

*HISTORIAN - Julie Coffey*

Volunteers are needed to help in putting all the information together. This is still being done and will not be ready to assemble until after the holidays.

*SOUTH PARK HOA GROUP – Julie Coffey*

This is a group made up of members from all the HOA's in this nothing any HOA can do about the roaming cattle. The EROA area. Their minutes will be added to our web page. There is to be billed \$250-\$300 for the use of the burn pit, all HOA's pay something to have the use of the burn pit. Other HOA's had concerns over trailer. This does not apply to the EROA. Other ideas being discussed are what to do about the elk herd that winters in South Park. One idea is to have a special hunt to trim down the size of the herd. Their next meeting is in January.

*FINANCE – Bill (Arby) Arbogast*

With Bill (Arby) Arbogast being absent Julie Coffey gave the projected budget for 2005-2006 year. Belinda Arbogast asked that anyone with ideas on projects that need to be added to the budget call Bill (Arby) or e-mail him. Julie Coffey motioned and Gary Hart seconded that the proposed budget be approved. Motion passed.

*PATROL- Terry Shumaker*

Terry wants to patrol the EROA roads and restrooms 2 times per week May–October and 1 time per week November-April. He also checks on the dump station and picks up trash when found. He has been doing this for 5 years being paid \$.37 per mile for the 41 miles of road he patrols. Jean Kramer motioned that Terry's mileage goes to \$.48 per mile. Julie Coffey seconded. Motion passed.

**OLD BUSINESS**

Bob Bridgewater reported that 5 gallons of stain for the picnic table is \$85, new frames for new tables are \$318 and would still need wood for table tops. Costco has a canopy for \$229. President Sallee says one could be made for less \$100. JoAn Nall made the motion that the Maintenance Committee come up with ideas on ways to do the new addition to the Pavilion and present this to the board in January. Julie Coffey seconded, Motion passed.

President Sallee reported that the EROA shed was done and sitting at the Nall's house. Cost for the shed came to \$761.48. The shed still needs to be painted.

Paul Hlad gave a great presentation on signs that he can make to go at all entrance to the Elkhorn. Mr. Hlad will give a final bid at the January meeting. Gary Hart motioned, JoAn Nall seconded. Motion passed.

Ann Bridgewater was approved to be the Social Committee Chairperson. She will be getting bids for the EROA annual picnic. Also covering the Members Picnic in June, trash day and treats at all board meetings.

*(continued on Page 3)*

## Board of Directors – (continued from Page 2)

Gary Hart informed the board that he had not been able to get a time or place to have the farewell dinner for Fred Stearns and Jill Boice.

The January board meeting will be held in Denver. No restaurant with a meeting room has been found at this time. So as of now we will meet at Gary Hart's house at 8843 South Maplewood Dr., Littleton, at 10am, January 14, 2006.

President Sallee announced that Rhonda Garrett and board members have gun locks. If you need, any call any board member or Rhonda.

## NEW BUSINESS

Next item up was the raising of dues and adding a late fee. After much discussion a motion by Jean Kramer, seconded by Bob Bridgewater that the dues be raised by \$5. Motion passed. Pros and cons were tossed around on adding a late fee of \$10. Gary Hart motioned, JoAn Nall seconded. The motion passed with Julie Coffey a no vote.

A late fee of \$10 will be added to the dues notices starting April 2006.

Bill (Arby) Arbogast will write a notice for the newsletter and web page explaining why this needed to be done.

Due to the cost of the Annual Picnic, a motion was made by Julie Coffey seconded by Bob Bridgewater that Moms, Dad, and any kids living at home (18 years or younger) their meal is paid for by the association. Anyone wanting to bring guests, will have to pay a fee. Motion passed.

## OPEN FORUM

Several new committees have been created they are:

Denny Nall - By-laws and Web Page  
Terry Shumaker - Maintenance  
Ann Bridgewater - Social

Ann Bridgewater talked about the EROA taking part in Como's July 4<sup>th</sup> festival. One idea was to put a parade together with all HOA's being involved.

Gary Hart made a motion that the EROA gives \$100 to Como for their fireworks. Jean Kramer seconded. Motion passed.

Gary Hart resigned from being EROA representative to the South Park HOA

In January 2006 the State of Colorado will be imposing new rules on all HOA's in the state. Some of the new rules will cover how money is invested, how unpaid dues are handle and where dues are being spent. More on this as it becomes known.

Adjourned at 1:25pm

Submitted by  
Jean Kramer  
Secretary

## NEXT EROA BOARD MEETING

The next EROA Board of Directors meeting will be held on January 14, 2006 at Piccolo's restaurant, located at 3565 South Monaco Parkway, Denver. Lunch will be at 11:00 am, with the board meeting immediately following. Anyone coming for lunch will pay for their own meal. We hope members will join us for both the lunch and the meeting. If you are unable to join us for lunch, please come to the meeting. This is your association and we welcome your participation and need your suggestions or ideas for the Elkhorn. It also gives your board members the opportunity to meet you. **Take I-25 to Hampden, east to Monaco Parkway (King Soopers on right), right on to Monaco, next light Piccolo's will be on your right.**

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### Songs Final Exam

The following words are alternate titles for several well-known Christmas Carols. If you get 100% correct, you will be assured a full Christmas stocking! Have fun!! (answers on Page 5)

1. Quadruped with crimson proboscis
2. 5 p.m. to 6 a.m. without noise
3. Miniscule hamlet in the far east
4. Ancient benevolent despot
5. Adorn the vestibule
6. Exuberance directed to the planet
7. Listen, aerial spirits harmonizing
8. Monarchical trio
9. Yonder in the haystack
10. Assemble, everyone who believes
11. Hallowed post meridian
12. Fantasies of a colorless December 25<sup>th</sup>
13. Tin tintinnabulum
14. A dozen 24-hour yule periods
15. Befell during the transparent bewitching hour
16. Homo sapien of crystallized vapor
17. I merely desire a pair of incisors
18. I spied my maternal parent osculating a fat man in red
19. Perambulating through a December solstice fantasy
20. Aloft on the acme of the abode

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## RECOMMENDATIONS FOR EMERGENCY VEHICLE ACCESS

Consider the fire department and ambulance services when deciding on your driveway. For these larger vehicles to have easy access, your driveway needs to be wide enough for them to get to you, 14 to 16 feet wide is recommended. The entrance from the road should be large enough for these vehicles to enter and exit. Also, the house numbers should be visible day and night. Help them help you in an emergency.

Jefferson/Como Fire Protection District website:

[www.jcfpd.org](http://www.jcfpd.org)

## GUN LOCKS

**GUN LOCKS** are available at no charge. Contact any board member to arrange pickup.

## Community Financial Needs

As reported at the last EROA Board Meeting-October 8, 2005 the total 2005 income collected was \$12,885. There are outstanding Annual Dues in the amount of \$760. The 2005-2006 Proposed Budget is \$15,632 (see chart below). The Proposed Budget will leave a shortfall at this time of -\$2,747.

The majority percentage of the total Proposed Budget for expenses are: 1) Contract Labor/Security 21%, 2) Proposed Projects 20% and 3) Picnics 16%, Totaling 57%.

By increasing the annual Membership Dues by \$5, additional revenue of \$3,400 will be generated for the new proposals and on going future needs of our community. The \$5 increase has been approved by the EROA Board meeting. Based on the 87.5% collection of proposed dues a total of \$14,920 will be generated. This will increase funds for 2006-2007 overhead and new projects.

At the EROA Board Meeting several proposed project were addressed to develop and maintain the Elkhorn properties.

These are: 1) EROA permanent storage building \$ 800, 2) Signage for EROA entrances \$ 500, 3) Awnings for members picnic area \$1,000 and 4) Additional picnic tables \$ 800, total for proposed Capital Expenses \$3,100. The above projects will be funded from the 2005 Money Market Fund.

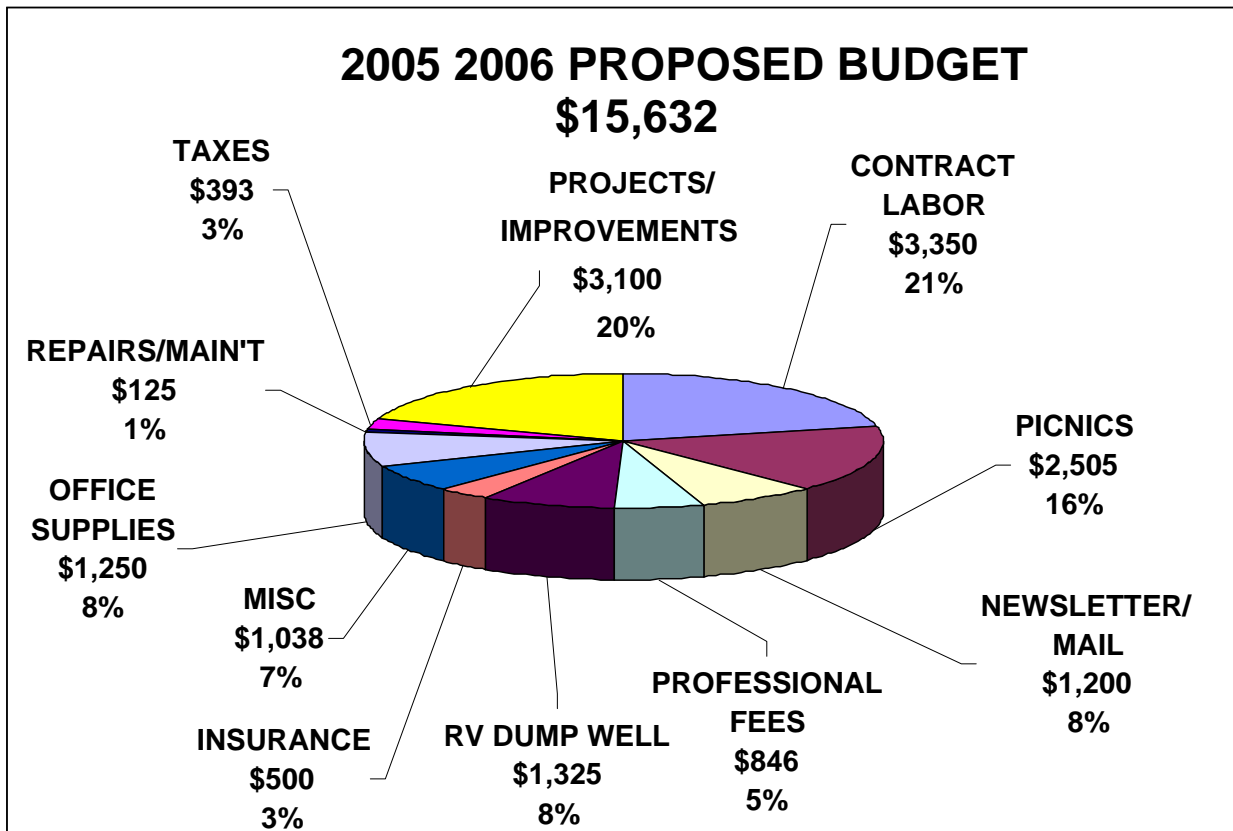
Since 1992, \$3 of your annual dues has been reserved in CDs for Water Augmentation. This will be for maintenance and repair of the Elkhorn/Indian Mountain shared pond near the Elkhorn Firehouse.

The beautification and maintenance of Elkhorn Ranch is one priority of the EROA BOARD. The additional increase in dues will provide for the proposed project requirements of the Board.

Respectfully,

Finance Committee Members

JoAn Nall Julie Coffey Arby Arbogast



Two young boys were spending the night at their grandparents in Elkhorn Ranch. At bedtime, the two boys took a moment to read to each other their letters to Santa. The younger one began yelling at the top of his lungs:

**"Dear Santa. I want a NEW BICYCLE, a NEW Xbox, a NEW GLOVE and a NEW VCR."**

His older brother leaned over and nudged the younger brother and said, "Why are you shouting so loud? Santa isn't deaf." To which the little brother replied, "No, but Grandma is!"

*"Season's Greetings"*



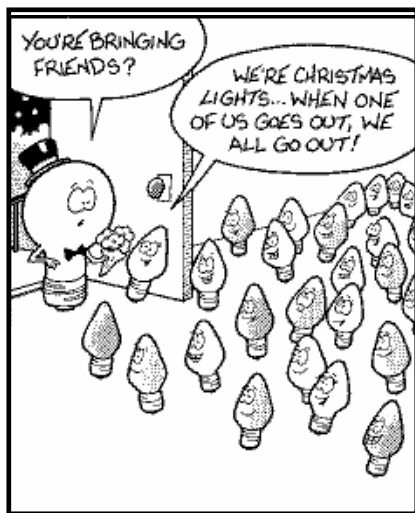
## DIRECTORY

### EROA BOARD

<i>President</i>	Tom Sallee e-mail <a href="mailto:tomsalle@yahoo.com">tomsalle@yahoo.com</a>	719-836-0178
<i>Vice-President</i>	Bob Bridgewater e-mail <a href="mailto:babridgewater@myway.com">babridgewater@myway.com</a>	719-836-2298
<i>Secretary</i>	Jean Kramer e-mail <a href="mailto:jeankjean2@aol.com">jeankjean2@aol.com</a>	719-836-1940
<i>Treasurer</i>	JoAn Nall e-mail <a href="mailto:djnall@djnall.com">djnall@djnall.com</a>	719-836-1993
<i>Member-at-Large</i>	Julie Coffey e-mail <a href="mailto:coffeykj@hotmail.com">coffeykj@hotmail.com</a>	719-836-0258
<i>Member-at-Large</i>	Gary Hart e-mail <a href="mailto:gkhart@juno.com">gkhart@juno.com</a>	303-683-6380

### OTHER

<i>Security Patrol</i>	Terry Shumaker	719-836-6380
<i>Neighborhood Watch</i>	Rhonda Garrett	303-766-2647
<i>Architectural Control</i>	Gary Hart Dennis Nall	303-683-6380 719-836-1993
<i>By-Laws and Web Page</i>	Dennis Nall	719-836-1993
<i>Maintenance</i>	Terry Shumaker	719-836-6380
<i>Social</i>	Ann Bridgewater	719-836-2298
<i>Newsletter</i>	Michael Flower e-mail <a href="mailto:mikeaf2000@comcast.net">mikeaf2000@comcast.net</a>	303-470-3107
<i>Web Page</i>	<a href="http://www.elkhornowners.org">www.elkhornowners.org</a>	



### Answer Key for the Carol Impaired

1. Rudolph, the Red-Nosed Reindeer;
2. Silent Night;
3. O Little Town of Bethlehem;
4. Good King Wenceslas (or some believe in Jolly Old St. Nicholas) ;
5. Deck the Halls;
6. Joy to the World;
7. Hark the Herald Angels Sing;
8. We Three Kings;
9. Away in a Manger;
10. Come All Ye Faithful;
11. O Holy Night;
12. I'm Dreaming of a White Christmas;
13. Silver Bells;
14. The Twelve Days of Christmas;
15. It Came Upon a Midnight Clear;
16. Frosty the Snowman;
17. All I want for Christmas is My Two Front Teeth;
18. I Saw Mama Kissing Santa Claus;
19. Walking Through a Winter Wonderland;
20. Up on the Rooftop

## Ask Uncle Elky



Hello. My name is Uncle Elky. I've been around these parts for a long time and know just about everything there is to know about our neighborhood, our county and our state. If you have a question, I have an answer. I won't take time to do any research or anything like that. I'll just give you my best guess and my opinion on the matter. If you don't agree with me . . . **TOUGH!**

Anyway, here are a few submissions that I recently received:

Q: How many properties are in the Elkhorn?

A: 689 property owners and 2 out lots owned by the Elkhorn.

Q: I may start building in the Spring. What do I need to do to make sure I don't get into trouble with the County?

A: The main thing that you should do early in your planning process is to check in with the Park County Building Department. The Department is responsible for monitoring all construction in the county. Most projects require the submission of plans before a building permit will be issued. The County's role is not to interfere with the project, only to ensure that you follow prescribed building requirements to ensure safety, structural integrity and environmental compliance. Permits are required for a variety of projects besides residential construction, including excavation, driveways, decks and porches, garages, etc. Inspections along the way ensure that the work is being performed to prescribed standards. For further detail on building requirements, visit the Park County Building Department web-site at [www.parkco.us](http://www.parkco.us), then click on "County Offices" and then "Building Dept". Permit, inspection and checklist information is contained therein.

Also, don't forget to review our own Protective Covenants. Provision therein establish standards for building size, type, location and appearance. Plans and specifications must be submitted to the Architectural Control Committee so don't forget to contact Gary Hart or Dennis Nall, current Committee members, early in your planning process.

Q: What is the population of Park County? How does growth here compare with other parts of the state?

A: According to the U.S. Census Bureau, the estimated population for Park County in 2004 was 16,833. This is an increase of 15.9% from the official 2000 census of 14,523. This compares with a 7.0% increase for the whole state of Colorado during the same four year period. This growth rate makes Park County the fifth fastest growing county in the State during this period (out of 65 counties). Further, the County's population more than doubled during the 10 year period between 1990 and 2000, as compared with 30.6% growth for the entire state. Heck, before you know it they'll be a Starbucks and Super WalMart down at the intersection with Hwy 285.

If you want to submit any questions, send them to that Flower feller who is editing the newsletter. He can be reached at (303) 470-3107 or at [mikeaf2000@comcast.net](mailto:mikeaf2000@comcast.net).