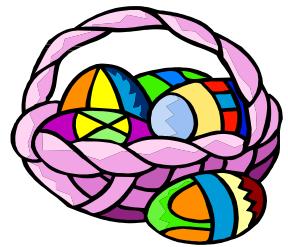




Elkhorn Ranch Owners Association

P.O. Box 106 Como, Colorado

Newsletter



Volume 06

March 2006

Number 1

NEIGHBORHOOD WATCH - WINTER 2006

Elkhorn Ranch has been very quiet since the last newsletter. There has been one report of an attempted break in on 59 Oprey, sometimes during the months of November or December. The homeowners discovered the damage 12/29/05. There was evidence the door had been tampered with in an **attempt** to gain entrance. Considerable damage occurred to the door.

The home owners reported the incident to Park County Sheriff's Department for investigation. If you observed any unusual activity in this area during the months of November or December, please inform the Elkhorn Ranch Security Patrol, EROA Board or Neighborhood Watch Coordinator. Your eyes are what makes the difference.

The surrounding HOA's are looking into reactivating their Neighborhood Watch Programs in hopes that all neighborhoods can work together to keep an eye out for each other. Fresh signs and owner awareness is key to make this program effective. Thank you for participating. If you would like a Neighborhood Watch Gate Sign please call me at the number listed below.

Spring is approaching and there will be many new people passing through our neighborhood until fall. Please become aware and acquainted with your neighbors.

I still have a few gun locks and can obtain additional locks from the Park County Sheriff's Department. Please contact Rhonda Garrett and I will make arrangements for you to obtain them.

The bears will soon be awakening from their Winter hibernation and will be very hungry. Please be diligent about not providing them with opportunities to visit your property. 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 To learn more about bear habits visit www.americanbear.org.

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.

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

VOLUNTEERS STILL NEEDED

PICNICS

The MEMBERS PICNIC date has been changed from JUNE 10, 2006 to SEPTEMBER 16, 2006. The ANNUAL MEETING AND PICNIC has been changed from July 1, 2006 to July 2, 2006 at noon. Ann Bridgewater is seeking volunteers to help with picnic planning activities. If you are interested in volunteering, contact Ann at 719-836-2298 or by e-mail at babridgewater@myway.com.

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 or JoAn Nall, djnall@djnall.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.

FOURTH OF JULY

Ann Bridgewater is still looking for volunteers to help with the Fourth of July parade in Como. Ann does have someone to head the committee for the parade, but more help is needed. We are committed to first class representation by Elkhorn Ranch in this parade, so if you would like to help in any way, especially with organizing a group to build our float, please contact Ann at 719-836-2298 or by e-mail at babridgewater@myway.com.

A children's section of the parade has recently been added. Kid's can decorate their bikes or wagons, put on patriotic costumes and just have fun. Please contact Ann for the registration form.

BOARD OF DIRECTORS AND MEMBERS MEETING
PICCOLO'S RESTAURANT – DENVER, COLORADO
JANUARY 14, 2006
(Draft Minutes)

The quarterly meeting of the EROA was called to order at 12:30 pm, at Piccolo's Restaurant, 3565 South Monaco Parkway, Denver, by Bob Bridgewater, Vice-President.

PRESENT:

Bob Bridgewater – Vice-President
Jean Kramer – Secretary
JoAn Nall – Treasurer
Gary Hart – Member-at-large
Julie Coffey – Member-at-large

ABSENT:

Tom Sallee – President

FINANCIAL REPORT – JOAN NALL

JoAn needed a date for the late fee to go into effect. May 15, 2006 was decided on. Gary Hart motioned, Julie seconded, Motion passed.

Gary Hart motioned to accept treasurer's report Julie seconded. Motion passed

SECRETARY REPORT – JEAN KRAMER

Minutes from the October 8, 2006 meeting were read. Julie motioned that the minutes be approved JoAn seconded. Motion passed

COMMITTEE REPORTS:

ARCHITECTURAL – Gary Hart

An owner on Kite Court wants to build a 4 foot wire fence for 3 German Shepherd dogs on his lot. After going over the pros and cons of this the board made the decision to withhold approval until Park County regulation could be checked on. Bob Bridgewater motioned this and JoAn seconded Motion passed.

HISTORIAN – Julie Coffey

Nothing can be done until information is received from Jim Gardner, this should come to us in February.



NEIGHBORHOOD WATCH PROGRAM - Rhonda Garrett

Rhonda was not present. JoAn reported of a break-in on Osprey in late December. They did not get in but did damage to front door. Also, a fire started by an owner on Remington Road and Gadwell. The Jefferson/Como fire department was called to put the fire out.

SOCIAL – Ann Bridgewater

No bids or offers of help have come in for the Annual picnic. She has contacted Lyle Hetterly from last year to do the catering. He will do this for a cost of \$10.95 per plate.

OLD BUSINESS

Paul Hlnd showed examples for entrance signs. Bob Bridgewater motioned and JoAn seconded that the signs be 36" x 32" with 4" letters with a graphic of mountains with an elk head. He will have a final bid at the next meeting. Bob Bridgewater will also check on cost of backing material for the signs. JoAn Nall will be checking on the correct wording for the signs where it's Elkhorn Ranch or Elkhorn Ranches.

The **MEMBERS PICNIC** date has been changed from JUNE 10, 2006 to SEPTEMBER 16, 2006. Julie motioned and Bob seconded Motion passed

Ann Bridgewater talked about the Como 4th of July Parade. Tom Sallee will head up a committee to make the EROA's float. Paul Hlnd has offered to do trophies for winners in the different categories of the parade. The Como July 4th celebration will be on July 1, 2006.

JoAn Nall read an e-mail received from a concerned owner of how money is being spent by the EROA. Bob Bridgewater motioned Gary Hart seconded that the Board sends a reply to the owner explaining how and why things are done the way they are.

Jean Kramer read a letter she received from Sally Utley, of Mountain Dale, New York. Praising Paul Hlnd for the great job he had done on EROA's new decals..

Gary Hart wanted to know if the EROA needed to change any of the ways we do business in the EROA to comply with the new State of Colorado homeowner's association rules. The board went over the new rules with EROA's by-laws and covenants. We found that all rules were covered in the by-laws and covenants.

(continued on Page 3)

Board of Directors – (continued from Page 2)

A notice was received from Indian Mountain that the EROA will have to pay \$750 for the use of the burn pit. Early it was reported that the bill would be \$250 - \$300 the added cost is for extra clean up of the pit. Gary Hart wanted to know if this was a one year cost or would it become a yearly cost. Julie will find out from Indian Mountain on this cost. Jean Kramer motioned, Julie seconded that EROA pay the \$750. Motion passed

JoAn Nall asked if Jean Kramer had received a report from Park County on what Park County requirements were on have an RV dump station. As of now nothing has been received.

JoAn Nall handed out a letter she received from the COALITION FOR THE UPPER SOUTH PLATTE, a nonprofit watershed environmental group. This is to be covered at the April meeting.

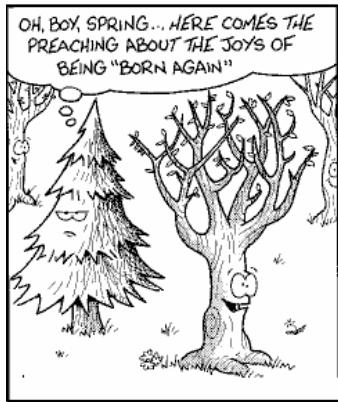
One person came to the January meeting opposing the decision that was made at the October meeting; how the tickets for the free meal at the annual picnic were going to be handled. This caused a new discussion with much confusion. As of now no firm decision has been made.

Next meeting is April 8, 2006 at the Jefferson Community Center, Jefferson, Colorado at 10 am.

Meeting was over at 2:30 pm.

Submitted by

Jean Kramer
Secretary



.NEXT EROA BOARD MEETING

The next EROA Board of Directors meeting will be held on April 8, 2006 at the Jefferson Community Center, Jefferson, Colorado at 10:00 a.m. We hope that members will be able to join us for 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.



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

GUN LOCKS

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

BE A NEAT NEIGHBOR

We have had a few incidents recently of flat tires from running over construction debris and nails. We are also finding discarded construction materials along the side of the road. If you are involved in a construction project, please be sure to keep your job site clean and to secure your materials when transporting them to the site. Also, if you have hired a contractor or sub-contractors, a friendly reminder to them would also be helpful.

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. This will also enable you to receive news from the Elkhorn between newsletters. If you have any ideas or suggestions for the newsletter or the website, please let us know.



DIRECTORY

EROA BOARD

President	Tom Sallee e-mail	719-836-0178 tomsalle@yahoo.com
Vice-President	Bob Bridgewater e-mail	719-836-2298 babridgewater@myway.com
Secretary	Jean Kramer e-mail	719-836-4460 jeankjean2@aol.com
Treasurer	JoAn Nall e-mail	719-836-1993 djnall@djnall.com
Member-at-Large	Julie Coffey e-mail	719-836-0258 coffeykj@hotmail.com
Member-at-Large	Gary Hart e-mail	303-683-6380 gkhart@juno.com

OTHER

Security Patrol	Terry Shumaker	719-836-3555
Neighborhood Watch	Rhonda Garrett	303-766-2647
Architectural Control	Gary Hart Dennis Nall	303-683-6380 719-836-1993
By-Laws and Web Page	Dennis Nall	719-836-1993
Maintenance	Terry Shumaker	719-836-6380
Social	Ann Bridgewater	719-836-2298
Newsletter	Michael Flower e-mail	303-470-3107 mikeaf2000@comcast.net
Web Page		www.elkhornowners.org



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. This will also enable you to receive news from the Elkhorn between newsletters.

Ask Uncle Elky



Top o' the morning to you all. It seems like I just settled in for a long Winter's nap and all of a sudden, it's March. Before long it will be warm outside and all of those friends and relatives who love Colorado will be coming to visit and never leave.

Cousin Leroy gave me a good idea for your visitors, especially if they are using your home or RV when you are not around. He suggested that you put a data sheet near your phone. This sheet would contain your residence phone number, emergency phone numbers and directions to your place. A few of these numbers are:

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

You could also include maintenance service numbers for electric, septic, well, propane or other services, should they be needed. Sure makes sense to me.

I got a few questions last month, but I don't really have many answers.

Q. Is there some kind of data base on the number of wells drilled, average depth, etc in the Elkhorn?

A. I wasn't able to get much information on this. A few sample responses are as follows:

Pinto Trail – 220 feet deep
Remington Road – 320 feet deep
Bufflehead Circle – 425 feet deep

If you would like to volunteer your well data for this survey, send it to newsletter editor Mike Flower at mikeaf2000@comcast.net.

Q. When is the last time we had a fire in the Elkhorn Ranch area? I assume that it was a long time ago.

A. We haven't had a fire in the area since **THIS WINTER**. A small brush fire occurred near Remington Road and Gadwell. I hate to sound like a lecture but, as Spring approaches, it is important that we each inspect our properties for potential fire hazards from fallen trees and excessive brush and clean up our properties. It is also important to follow the guidelines of the "fire danger" status reports, especially when it comes to open burning. Information on fire safety can be found at the USDA Forest service web site at www.fs.fed.us. Another good web site is the Pike and San Isabel National Forest web site at www.fs.fed.us/r2/psicc. This site also has a wealth of other information about the area.

If you have any questions for me, send them to Mike Flower at (303) 470-3107 or at mikeaf2000@comcast.net.

Don't forget to visit the web site at www.elkhornowners.org. Any web site suggestions should be sent to Denny Nall at mail@elkhornowners.org.

TO ALL ELKHORN RANCH OWNER MEMBERS

There will be openings for the 2006-2007 EROA Board of Directors

We hope members will volunteer to serve on the board. Your board should have new people each year to bring fresh ideas to light in order for the association to continue to grow and serve all members.

Elections will be held at the July 2, 2006 Annual Meeting. Any association member may seek election to the board. You must be a member in good standing with your annual dues paid in full.

If you are interested in running for a board position, please fill in the information below and return it by May 1, 2006 to:

Elkhorn Ranch Owners Association
PO Box 106
Como, CO 80432-0106

OR

mail@elkhornowners.org

The ballots with the names and resumes of all candidate will be mailed out by the middle of May, 2006. The candidates names and information will also appear in the June, 2006 EROA Newsletter.

Association Member's Name _____

Filing and Lot Number _____

Address _____

Telephone Number _____