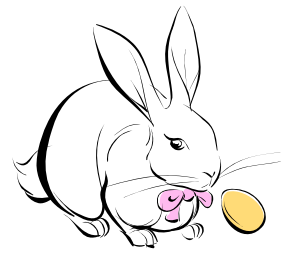




Elkhorn Ranch Owners Association

P.O. Box 106 Como, Colorado

Newsletter



Volume 09

March 2009

Spring Issue

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DOGS BECOMING SEVERE PROBLEM

Several articles have been printed in the newsletter concerning dogs being allowed to run wild in the Elkhorn, this seems to be falling on deaf ears as the problem continues to grow. We have already had one dog killed in the Elkhorn, someone's pet, by a homeowner when the dog became aggressive while being allowed to run free. Just last month two more dogs were shot while running free on Elkhorn Road. There are many dangers associated with dogs running wild, including the danger to a driver that has to swerve to miss hitting your pet. Even though we are a mountain community there are animal control laws. The Board of Directors has contacted animal control and they have agreed to help with the problem. We are asking all homeowners to call animal control whenever you see a dog running loose, you can contact animal control at 836-4125. It is a shame that we have a few irresponsible pet owners that have allowed their dogs to run loose for some time and it's time we begin reporting them for the peace and safety of everyone, including the pet.

NEWSLETTER NEWS

Sadly, we say goodbye to Uncle Elky and the editor that made him so popular, Mike Flower. As we explained in the previous issue, Mike will no longer be available to produce our newsletter due to prior commitments. Mike put a lot of time and effort into producing a professional quality newsletter, we thank him for all he's done.

The EROA Board has voted to reduce production of the newsletter from quarterly to twice a year, a spring and fall issue. We have also discussed the pros and cons of selling advertising space and we will be changing our advertising policies for future editions, the ads in this issue will fulfill our obligation to current advertisers. Producing only two newsletters per year should require more news space and we want to keep the cost of the paper copies to a minimum and a smaller electronic file to minimize download time, this will be a major factor in our decision on future advertising. We would like as many as possible to take advantage of receiving their newsletter electronically.

Denny Nall and I will do our best to provide you with an informative newsletter, and, as always, we are open to suggestions and would love hearing from you. Our contact information is on the last page of this newsletter.

Debbie Van Gundy

The Park County Animal Control Resolution that was passed in 1995 states all dogs must be restrained by chain, leash or other confinement suitable to prevent the animal from leaving the owner's property or while off the owner's property must be under physical restraint of the owner or other responsible person. It is also unlawful for any person to allow a dog to harass, endanger, worry, impede, annoy, pursue, disturb, molest, rally, concentrate, harrass, chase drive, herd, torment, attack or otherwise threaten wildlife or livestock. This dog can be impounded or immediately destroyed by an officer. Barking dogs have also become a problem, especially when they are allowed to bark all day. This may not bother the owner but it certainly annoys the neighbors. The Park County Resolution also states that a dog owner that fails to prevent his dog from disturbing the peace of any other person or neighborhood by loud, habitual, untimely or persistent barking, howling, yelping or whining is unlawful. First time fines for animal at large are \$40.00, second offense is \$80.00 and third and subsequent offenses are up to \$300.00. The fine for failing to restrain a potentially dangerous dog is \$150.00 for the first offense, \$300.00 for the second and \$500.00 for subsequent offenses.

We all love our animals but we must begin taking this problem seriously. All that we, as responsible pet owners/lovers can do is report those who choose to act irresponsibly. Please call animal control or the sheriff's department and report dogs running loose, you may just save an animal's life.

Elkhorn Ranch Owners Association
Board of Directors Meeting
Nall Residence
January 10, 2009
(draft minutes)

Board members present:

Bob Bridgewater	President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Debbie Van Gundy	Member at Large
Art Burnham	Member at Large

EROA members present:

Denny Nall, Ann Bridgewater

The meeting was called to order at 10:10a.m. by President Bridgewater.

Approval of Minutes

The meeting minutes from the regular meeting held on October 4, 2008 were approved as presented.

Treasurer's Report

JoAn Nall presented the Treasurer's Report noting that the expenses for regular operations and augmentation were identified separately on the report. She also noted that the reason the expenses exceed revenue is due to the timing of the dues collection; most of the dues will be received during March before the new fiscal year begins in April. She also reported two major expenses were incurred for the repairs at the pond (\$1,250) and the septic pump (\$450). A large expense of \$600 is upcoming for the renewal of liability insurance. Finally, JoAn advised the Board that she transferred \$1,000 from the money market account to the checking account

The Finance Committee representative, Cindy Gharst, advised the Board that the draft budget for the 09-10 fiscal year will be presented at the next meeting.

Debbie Van Gundy moved to approve the Treasurer's Report as presented. The motion was seconded and passed unanimously.

OLD BUSINESS

Save Our South Park Water

Bob Bridgewater advised the Board that the uranium exploration appears to be a non-issue at this point; however, it is prudent to keep tabs on this issue for any new activity.

Water Augmentation

Bob Bridgewater reported to the Board about his meeting with the new water engineer, Garver Brown. During this meeting, he learned that the reports submitted during the past have not been prepared accurately. The problem has been rectified and future reports will be prepared correctly.

Bob also advised the Board that Jim Campbell contacted him about a working agreement for the reservoir maintenance. Jim Campbell, Garver Brown, Debbie Van Gundy and Bob met about this topic. Discussion followed about the pursuing legal advice from Richard Touissant because of the historical knowledge he has from his past legal counsel to the Elkhorn Ranches. A meeting with Jim Campbell and Garver Brown is scheduled for February 25, 2009.

Cindy Gharst moved to authorize Bob Bridgewater and Debbie Van Gundy to meet with Attorney Touissant as needed about options for an agreement for reservoir maintenance with a third party and the Board will be kept informed of the meeting discussions during the interim period until the next regular meeting in April. The motion was seconded and passed unanimously.

Water Court

Bob Bridgewater presented a letter from Dan Brown, the attorney hired to monitor the activity of the area in water court. The only activity reported was for household wells. To be more efficient with the services, Bob will instruct Attorney Brown to look only for activity of Indian Mountain Recreation District.

(Continued on page 3)



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Board of Director minutes – Jan. 10, 2009

(continued)

Land Use Regulations

Bob Bridgewater advised the Board that a copy of the Park County Land Use Regulations were purchased. The portions of the regulations related to animal control will be published in the newsletter and put on the website to notify and remind members of their responsibilities for their animals.

Reimbursements

In order to reconcile information, a list of home structures from the Park County Assessor's Office was purchased by Debbie Van Gundy for \$25.

JoAn moved to reimburse Debbie Van Gundy the cost of the report purchased from the Park County Assessor's Office. The motion was seconded and passed unanimously.

The Board also discussed the significant distances Bob Bridgewater has traveled to attend meetings related to the water issues, in particular, as well as some upcoming travel.

Art Burnham moved to approve the submittal of mileage reimbursement requests from Bob Bridgewater for his travel related to the EROA business. The motion was seconded and passed unanimously.

COMMITTEE REPORTS

Architectural Committee

Art Burnham reported that there is little activity at this time other than questions from a member about testing the quality of his well.

Maintenance Committee/Security Patrol

Bob Bridgewater reported on behalf of Terry Shumaker who continues to observe dogs running loose. The holding tanks have been emptied.

Newsletter

Bob Bridgewater presented information on behalf of Mike Flower. The request is to submit information for the newsletter as soon as possible. Discussion then followed about the decision at the prior meeting to reduce the number of newsletters during the year to reduce costs. Although it was planned to produce a newsletter in January to fulfill the advertising commitments and then start the new reduced scheduled for spring and fall, a proposal was made to only produce one newsletter in the first half of 2009. The recommendation was to fulfill the advertising commitments in a newsletter produced in March. Debbie Van Gundy agreed to contact Mike to propose this schedule.

Mike also asked to postpone any discussion of the investment policy until the next meeting.

(Continued on page 4)

Neighborhood Watch

There was no report. Debbie Van Gundy did confirm to the Board that these placards are included in the welcome packets.

Welcome Committee

Debbie Van Gundy has sent 10 packets since the last meeting. She has \$18.52 in stamps and \$52.85 of cash. She asked the Board about the \$1 fee for decals and discussion followed.

Debbie Van Gundy moved to discontinue charging a fee for the decals. The motion was seconded and passed unanimously.

Social Committee

With regard to the annual meeting and picnic, the recent caterer is no longer available. Other than looking for a new caterer, Ann Bridgewater did not have any business to report.

NEW BUSINESS

Bank Card

JoAn requested the Board's desire about obtaining bank cards at this time. The decision was to wait until the election at the annual meeting because of the signature process if there are any changes.

Signs

Bob Bridgewater reported the bid from Sonshine Signs was \$340 per sign for 8"x72" single face. This bid does not include shipping or installation. Another option which will be more cost effective is to have one large sign with all of the information rather than multiple small signs attached. Bob will get another bid for one sign.

Other

A suggestion was made to assist members in contacting other members who might be interested in helping each other out. For example, a member who wants firewood contacts another member who wants help cleaning up the deadwood. The Board agreed this would be a good idea, but want to be cautious about liability.

With no further business to come before the Board, Art Burnham moved to adjourn the meeting. The motion was seconded and passed unanimously.

The meeting was adjourned.

Respectfully submitted,
Cindy Gharst
Secretary

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**ELKHORN END OF SUMMER
 POTLUCK**

Each year the members of the EROA have been putting on a potluck picnic, this is not a Board of Directors sponsored event but the Board does provide up to \$200 for hot dogs, hamburgers, etc. This year the potluck has been scheduled for September 5th and the Elkhorn needs members to volunteer for this event. If anyone would like to volunteer to help out with this fun family event, contact Jean at 719-836-4460 or JoAn 719-836-1993. Remember, this is a picnic for the members by the members, no meeting involved, just a whole lot of fun!

ELECTRONIC NEWSLETTER

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

ILLEGAL SHOOTING

In February there was an incident of shots being fired on Rhea Road, the men doing the shooting did not belong at the home where they were parked. By the time the neighbors discovered where the shots were coming from and received more information from an eyewitness, it was too late to get law enforcement involved. The property was checked at the request of the owner and a bunch of broken clay pigeons were found near their well. The Sheriff's department will respond to the illegal discharge of firearms in the Elkhorn, for your own safety and the protection of your property please report these incidents immediately.



2009 EROA DUES

The 2009 EROA dues notices were mailed out on February 20, 2009. Payment is due on or before April 1, 2009. After May 1, 2009, a \$10.00 late fee will be added on any outstanding balances. Thank you for getting your payments in on time. It certainly makes my job easier. If you have any questions, or you do not receive your notice by the end of February, please notify me at 719-836-1993 or by e-mail djnall@djnall.com

JoAn Nall,
EROA Treasurer

ANNUAL MEETING AND PICNIC

The annual picnic will be at noon on Sunday, July 5 at the EROA picnic area at Remington and Pronghorn Road. All members are encouraged to attend the picnic and the annual meeting that follows. There will be no charge for property owners and their children under 18. Single property owners may bring one guest free of charge. Other family members and guests will be charged \$11.00 each, \$5.00 for children 12 and under.

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BOARD OF DIRECTORS ELECTION

This year there will be two vacancies on the Board of Directors as the terms are up for Bob Bridgewater and Mike Flower, the election will take place at the annual meeting immediately following the picnic. It is the job of the election committee to provide us with at least one candidate for each vacancy, however, any EROA member in good standing with their annual dues paid in full are eligible to seek election. For the upcoming election the committee has informed us of Bob Bridgewater's intent to seek reelection and Bruno Huber's intent to seek election, both are full time residents of the Elkhorn.

If you would like to be a candidate for this year's election please submit your name, filing and lot number, address and phone number to the EROA Election Committee, PO Box 197, Como CO 80432 or email your intent to run and include this information to babridgewater43@yahoo.com. Your intent to run must be received by April 30, 2009 so that we may have time to get your candidate profile, print ballots and voting information and get them in the mail by May 18, 2009. This will give everyone time to return their vote by mail if they do not intend to attend the meeting.

We also need volunteers to serve on the election committee, anyone interested in serving in this capacity please contact Ann at 719-836-2298 or email babridgewater43@yahoo.com

LEASING TO LAND ENERGY

We have received many calls concerning the letter that many of our members have received from Land Energy, Inc concerning your mineral rights. I have spoken with Land Energy, Park County and Clay Copeland at Jefferson Realty and I am still not completely sure what this is all about. At this time, I personally feel that we should not sign over anything to Land Energy. Clay Copeland feels we would have better odds of preventing any drilling as a group and I agree with him, I would not like a drilling rig on my property.

This is not an EROA Board of Directors opinion, but my own as a property owner. The Board, at this time, does not feel that we can tell the members what they should do.

The Board will continue monitoring the situation and will be discussing it at the April Board meeting; hopefully we will have more information to disseminate at the annual meeting in July. As always, the Board meeting is open to all members and if you're interested in attending, the meeting information is on the last page of this newsletter.

Bob Bridgewater

VANDALISM OR THEFT

In late January Bob noticed that the new Elkhorn Ranch sign that was erected on Elkhorn Road where the subdivision begins (before the Remington Road entrance) was missing. Upon further investigation he found that it had been neatly sawed off close to the ground, and taken. If anyone has any information about the person or persons responsible for the removal of this sign please contact Bob Bridgewater or any other EROA Board member, the contact information is on the next page.

DIRECTORY

EROA BOARD

<i>President</i>	Bob Bridgewater 719-836-2298 email babridgewater43@yahoo.com
<i>Vice-President</i>	Michael Flower 303-470-3107 email mikeaf2000@comcast.net
<i>Secretary</i>	Cindy Gharst 719-836-3209
<i>Treasurer</i>	JoAn Nall 719-836-1993 email djnall@djnall.com
<i>Member-at-Large</i>	Art Burnham 303-424-4871 email aburnham@q.com
<i>Member-at-Large</i>	Debbie Van Gundy 719-836-3646 email d.vangundy@wildblue.net

OTHER

<i>Security Patrol</i>	Terry Shumaker 719-836-3555
<i>Neighborhood Watch</i>	Georgia Comstock 719-836-9600 email glcoms_42@yahoo.com
<i>Architectural Control</i>	Terry Shumaker 719-836-3555 Art Burnham 303-424-4871
<i>By-Laws and Web Page</i>	Dennis Nall 719-836-1993 email djnall@djnall.com
<i>Maintenance</i>	Terry Shumaker 719-836-3555
<i>Social</i>	Ann Bridgewater 719-836-2298 email babridgewater43@yahoo.com
<i>Welcome Committee</i>	Debbie Van Gundy 719-836-3646 email d.vangundy@wildblue.net
<i>Newsletter</i>	Debbie Van Gundy 719-836-3646 Dennis Nall 719-836-1993
<i>Web Page</i>	www.elkhornowners.org

ELKHORN TREE CLEANUP

We are hoping to start a program in the Elkhorn which will help clean up the dead trees and mitigate the fire danger. We have owners that are in need of firewood and would be happy to remove dead trees from your property. We are trying to compile a list of those homeowners in need of firewood and those that would like to have their dead trees removed. This would be a win, win situation for everyone. Please note that the full extent of the Elkhorn's participation in this venture is to have the social committee put those who want firewood and those that want their dead trees removed in contact with one another. If you have any questions or would like to be added to either side of the list please call Ann Bridgewater at 719-836-2298.

This has been another dry year so let's make our area safer and keep it looking nice at the same time.

USEFUL TELEPHONE NUMBERS

Park County Sheriff – Emergency	911
Non-emergency	(719) 836-2494
Jefferson/Como Fire Station – Emergency	911
Non-emergency	(719) 836-3244
Park County – Administration	(719) 836-2771
Building Department	(719) 836-4256
Assessor's Office	(719) 836-4331
Animal Control	(719) 836-4380
Park County Road Conditions	(719) 836-4134
U.S. Forest Service – Fairplay	(719) 836-2031

USEFUL WEB SITES

South Park Weather Information	www.southparkwx.com
Fire Safety Information	www.fs.fed.us
Jefferson/Como Fire Protection District	www.jcfpd.org
Park County	www.parkco.us

NEXT EROA BOARD MEETING

The board of Directors has set the schedule for quarterly Board of Directors meetings for the remainder of this fiscal year. The schedule is as follows:

<u>Date</u>	<u>Time</u>	<u>Meeting</u>	<u>Location</u>
Sat. April 11, 2009	10:00 am	Board Meeting	Flower Residence
Sun. July 5, 2009	After Picnic	Annual Meeting of Members	Picnic Grounds

Flower Residence: 246 Bufflehead Circle

All members are welcome to attend. This is your association. For information or directions contact Bob at (719) 836-2298 or by email at babridgewater43@yahoo.com. We welcome your participation and need your suggestions and ideas for the Elkhorn.

SPRING may have sprung a little early this year. The ground squirrels and chipmunks were seen out and about since the last week of February, mountain bluebirds have been spotted, the coyotes are loud and plentiful, the snow is almost gone and a home on Remington has already been graced with a bear visitation. Looks like it's time to start bringing in the bird feeders at night and locking up the trash which is a small price to pay for the beautiful weather we've had lately. Hopefully, the inevitable spring snows will disappear as quickly as they arrive. It's time to prepare for spring in the Elkhorn and I for one can't wait!

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