NEIGHBORHOOD WATCH PROGRAM

There has been great interest in the Neighborhood Watch Program. To date we have received 102 phone calls expressing interest in the Watch Program. Landowners are grateful and excited that the Elkhorn Ranch Owners Association (EROA) is taking a greater interest in their property while they are absent. There are 15 owners volunteering to be involved. We would like to see this number double in order to become an effective program. There are 689 lots in four filings that need to be monitored regularly. These properties will be observed from the road only. If you want or need more extensive monitoring there are several individuals willing to enter your lot to check windows and doors for a fee. These individuals are NOT associated with the EROA (Board of Directors, ed.). Check the newsletter for advertisements submitted from these individuals.

Anyone can participate and are welcome at any time. Get to know your neighbors and the vehicles they drive. Exchange phone numbers or email addresses. If you see anyone that you are not familiar with call your neighbor and inform them of the activity you observed. If the activity observed needs immediate attention call the local sheriff's department (719-836-2494 or 911). A call could prevent your neighbor from falling victim to theft-vandalism or fire. If your property has been damaged in any way please call Elkhorn Ranch Owners Association (EROA-719-836-1993) to let them know this activity is going on in the community. This will enable the EROA to alert the other owners through the web site or newsletter in an effort to raise the awareness of all landowners.

Deputy Joe Huffman from the Park County Sheriff's Department has been contacted and invited to attend our Annual Meeting July 2, 2005 to conduct a presentation on this subject. As of this writing we do not have a firm commitment.

In regards to the Medical Alert effort: there are four individuals that would like to become involved. These individuals are all CPR and First Aid trained and willing to share their training with those that might need it. More on this as the program grows. Unfortunately all the volunteers are weekend and occasional use owners. If any full time owners are certified please consider volunteering. Every year the Fire Department on Elkhorn Road conducts a CPR and First Aid training class for anyone interested. Time and

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date will be announced when this information is available.

If you have any questions concerning the program please contact the person listed below.

Additional information will follow as we become organized. Don't wait until you are victimized by crime. **Become involved NOW - we need your help!**

Rhonda Garrett, Neighborhood Watch Program Coordinator 303-766-2647 rota4951@msn.com

NEIGHBORHOOD WATCH REPORTS

There has been one break-in report received in the past three months.

Bill Sallee reported on 3/23/05 that their Recreational Vehicle stored at their home on the corner of **Falcon** and **Grebe** had the door forced open and entered by an unknown individual. This is the second time in 6 weeks that it has happened to their property. If anyone has seen unusual activity at this location and can give a description or license plates of anyone they feel might be involved, please notify any EROA Board Member or the Neighborhood Watch Coordinator listed in the newsletter. This activity was report to the Sheriff's Department.

Remember to watch your neighbor's property. You can make the difference in our neighborhood!

ANNUAL DUES

It is that time of year when once again notices for Membership Dues are sent to members of the EROA. The association by-laws state in Article XI, Section 1. Assessments. "All owners shall be obligated to pay the yearly assessments imposed by the Association to meet the common expenses."

Why is it important for us to support the EROA by willingly paying these yearly assessments? Consider that

- * Approximately 99% of the EROA income is generated from the membership dues.
- * Only members in good standing and whose dues are paid are eligible to vote in any election.
- * Only members in good standing and whose dues are paid are eligible to serve on the EROA Board of Directors.
- * According to our Covenants, the EROA is within its legal right to file a lien with Park County on any property where the owner's dues are in arrears.

Please respond by paying your dues early. Return your notice and check as soon as possible.

JoAn Nall, EROA Treasurer

MINUTES OF JANUARY 8, 2005 BOARD MEETING (unapproved & abridged)

The quarterly meeting of the Board of Directors of the EROA was called to order at 10:05 a.m., Saturday, January 8, 2005, at 4280 Hale Parkway, Denver, Colorado. Fred Stearns, President, called the meeting to order with a quorum being present:

> Jean Kramer – Secretary JoAn Nall – Treasurer Gary Hart - Member at Large Jill Boice – Member at Large

Tom Sallee, Vice-President, was absent.

President Stearns welcomed the board members and 9-10 association members and they introduced themselves.

The minutes of the October 2, 2004 EROA board meeting were approved as corrected.

JoAn Nall gave the treasurers report. All the books are in balance from April 1, 2004 to date. Along with the checkbook accounting, she gave an accounting of the keys to the Dump Station. She also reported how many lots are exempt from paying dues, and what percentage of members have not paid their dues. There are 49 owners with past dues not paid. The breakdown is as follows:

17 only owe for 2004 20 owe for 2003 and 2004 12 owe for 3 or more years.

William Arbogast was voted in to chair the Finance Committee. One subject that needs to be discussed is maybe raising the dues.

Belinda Arbogast volunteered to chair an Election Committee and this was approved by the board. The group will follow the By-laws and State of Colorado Rules to hold the election this year. They will put together a list of names of EROA members who would like to run for the board. There is one 3-year term open (Fred Stearns will be leaving the board). Jean Kramer, Secretary, has to run for re-election, and there is a 1-year term opening. Any EROA member can serve on the board as long as their dues are paid. The board will advise the committee, if needed.

President Stearns reported that Park County Land Use Regulations have not changed.

Gary Hart reported no new house plans have come his way. He asked for help from ALL members, to let him know if any new building is going on. Gary's phone number is 303-683-6380 or 719-836-0537.

There is no news on getting a cell tower up here at this time per Fred Stearns.

Approval was voted on that the Dump Station opening is to be 3". If an owner's hose doesn't comply they must get an adapter.

Jack Kramer and Rhonda Garrett make up the "Key Committee." They will be replacing the lock on the Dump Station by July 4, 2005. At that time or before old keys will need to be turned in for new ones. Need more info call Jack at 719-836-4460.

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Several members have expressed interest in starting a Neighbor-hood Watch Program. Mrs. Rhonda Garrett has been kind enough to get all the great info on this program and gave a very outstanding presentation. She would like to have a NWP meeting for all interested members sometime in March or April. Jill requested that Rhonda do a proposal on the cost of sign etc. on the NWP for the board.

Denny Nall wanted to know if the newsletter could be done by e-mail. That if it could be used the association would save money. This needs to have a survey done by all members.

NEW BUSINESS

Jay Garrett donated two (2) windows to be installed by him at the comfort station.

Fred Spoor informed us on what Park County is proposing to do with the paving of Elkhorn Road. Nothing solid to be done at this time but will kept the association informed on this matter.

We adjourned at 12:30.

Jean Kramer, Secretary



ELKHORN RANCH BOARD OF DIRECTORS

President: Fred Stearns, 15 Morningside Drive Wheat Ridge, CO 80215 Telephone: 303-237-4885

E-mail: stearnsbf@juno.com

Vice-President: Tom Sallee, P.O. Box 14

Como, CO 80432 Telephone: 719-836-0178

E-mail: tomsall@tomsall.com

Jean Kramer, P.O. Box 142 Secretary:

Jefferson, CÓ 80456 Telephone: 719-836-4460

E-mail: JeanKjean2@aol.com

Treasurer: JoAn Nall, P.O. Box 106

Como, CO 80432 Telephone: 719-836-1993

E-mail: dnall@direcway.com

Member-at-Large: Jill Boice, 876 Downing St

Denver, CO 80218 Telephone: 303-863-7580

E-mail: jill@booksandcats.net

Member-at-Large: Gary Hart, 8843 S Maplewood Ave

Highlands Ranch, CO 80126 Telephone: 303-683-6380

E-mail: gkhart@juno.com

Architectural Control: Gary Hart (303-683-6380 or 719-836-0537) Dennis Nall (719-836-1993)

ATTENTION ELKHORN RANCH OWNERS

DUMP STATION KEYS

After many years of continued use the Elkhorn Ranch Association will be changing the locks on the RV dump station located at the corner of Elkhorn Road and Remington Road on JULY 2, 2005. New keys will be available at the Annual Picnic and meeting on Remington Road July 2, 2005 or from Jack Kramer, Elkhorn Ranch Resident. You must return the current key if you have one, to avoid a deposit fee.

MR. KRAMER WILL HAVE THE KEYS AT HIS ELKHORN RANCH RESIDENCE AND WILL BE AVAILABLE AT MOST TIMES FOR ADDED CONVIENCE. PLEASE CALL HIM TO ARRANGE A TIME AGREEABLE FOR BOTH PARTIES TO MEET.

Jack Kramer Elkhorn Ranch Address:

424 Kite Court

Phone: 719-836-4460

If these options are not possible call Mr. Kramer at the number listed and he will mail a registration form and all information on how to obtain the new key. If you are requesting a key for the first time please note there is a (\$25.00 deposit) refundable upon the return of the key to the current EROA Treasurer, when you no longer need the service.

Please do not make duplicates of the EROA RV Dump Station key and share with others. The septic service and maintenance is expensive and is a membership benefit to the EROA Members only.

NOTE: The dump station fitting is a 3-inch fitting. If you have a different size fitting, you are responsible for obtaining an adapter.



DONT FORGET TO CHECK OUT OUR WEBSITE: www.elkhornowners.org

We have recently added the EROA Covenants for Filings 2, 3, 4 & 5. Just click on the Covenants tab. We will be adding a Marilyn 303-717-3120 the By-Laws very soon. Remember that all purchasers of pated on Remington Road, just north of Sunbird St, on the left. property in the Elkhorn are required to abide by the obk up and you'll see the trailer. Walk up the road and you'll see Covenants and By-Laws. Let's work together to accomplished GORGEOUS VIEW!!!!! their intent!

COMING EVENTS

April 16, 2005 at 10:00 a.m. EROA Board Meetin the Fire Station on Elkhorn Road.

June 4, 2005 at 12:00 noon. Picnic/Get-Together Elkhorn Ranch Picnic Area. Call JoAn at 719-836-1993 details.

July 2, 2005 at noon. EROA Annual Meeting & Picni Elkhorn Ranch Picnic Shelter, Remington Road Pronghorn Drive. This event includes election of Bo Members. Board Meeting (which includes election officers by the board members) will be held after Ann Meeting (all owners invited).

COLORADO OFF-HIGHWAY EXPO

April 9-10, 2005 National Western Complex Denver, Colorado

Join in the fun at the Annual Colorado Off-Highway Expo Sho the Denver National Western Complex. The Off-Highway I features all types of 4x4's, AV's, motorcycles, snowmobiles, tru SUV's parts and accessories.

Show Hours:

Saturday 10:00 a.m. to 8:00 p.m.

Sunday 10:00 a.m. to 5:00 p.m.

For additional information call Jay Garrett at 303-507-6889 303-766-2647.

Jay (Elkhorn Ranch owner) will be helping on Saturday from 6:0 8:00 p.m. at the Northern Colorado Trailrider's Booth. Stop in say hello.

FYI - The Colorado Off-Highway Vehicle Coalition COH' website, www.cohvco.org, has a wealth of information. Include this site are items of interest such as Land Use Regulation reference to OHV's, grant projects, organized rides, trail maps, updates and more. Pass this site along to anyone intereste enjoying their OHV.

LOT FOR SALE BY OWNER

3 Acres (Lot 161 Filing 4)

Wooded lot with road that winds up to reveal the most beautiful view of the valley to the east.

Includes a 1977 Kountry Aire travel trailer, 32 feet long.

This trailer has a double bed, kitchen, bath, futon in living room for extra sleeping space.

Price: \$25,000