

Wissler Ranch Black Bear Newsletter

Summer Has Arrived in Wissler Ranch!

What a beautiful area in Colorado to call “Home”. Your HOA Board is working diligently to ensure our community remains beautiful and safe for our residents. With warmer weather upon us, we ask residents to use caution and exercise road courtesy while driving through the neighborhood. We have no sidewalks, therefore, there will be many people, including families with children, visiting, walking, running and biking on the roads. We ask neighbors please keep children from playing on the roads. We appreciate our families with children and the quality of life they add to our neighborhood. We want everyone to be safe and enjoy the warm weather!

DRC

Now that Summer has arrived, so have the desires of many residents in Wissler Ranch who want to start all of the projects they have been dreaming about throughout the winter months. The Design Review Committee (DRC) has reported a substantial increase in the number of requests for review and approval of plans for projects, such as landscaping, home expansions, garage additions, storage sheds, fencing and a variety of other improvements. Please keep in mind that such reviews and approvals take varying amounts of time: therefore, you should plan accordingly. Depending on the availability of our members on the DRC and the scale of a proposed project, it could take anywhere from one week to thirty days to receive approval. Our DRC members are volunteers, who have other commitments, just like everyone else. Let's help them by submitting plans early, allowing a reasonable timeframe for review and approval. Prior to starting any project that may need DRC approval, we encourage you to visit the Wissler Ranch website (www.wisslerranch.com) and review the “Design Guidelines”, as well as the “Declaration of Covenants and Restrictions of Wissler Ranch” documents. These two documents provide specific direction concerning what may or may not be permitted and how to go about getting projects approved through the DRC. Current DRC members are Wayne Gardner, Jack Windeler, and Jim Montgomery. More important than anything, please keep in mind that safety should be the top priority for every project you plan. Accidents are not something we anticipate, yet, they surprise us on a regular basis and many times they can be life changing, even life threatening. Please make your Spring and Summer a safe and enjoyable encounter as you begin your home projects.

Water Usage

As embark upon the Summer season, it is important to water plants and trees, especially during the drought we are experiencing. Colorado's arid climate causes our snow to have less water content than snows in more humid parts of the country. Watering done in the Spring will help plant life thrive in the warmer months. While watering, please be certain to monitor your water usage and manage it so that you do not overrun your annual allocation. When turning on drip systems, remember to check for leaks, even slow ones, and fix them promptly so that water usage does not accumulate and cause an unexpected surprise in your meter reading in November.

Noxious Weeds

The beginning of Spring and Summer is a good time to nip noxious weeds in the bud. Please note that Mullen is a noxious weed. It is not decorative and should be removed to prevent spreading. The two noxious weeds the Colorado Dept. of Agriculture asks our cooperation in eliminating include Mullen, and the Purple Ball Flower Thistle. These are common in the disturbed soil along our street frontages. Mullen is the big leaf plant that shoots up little yellow flowers something like a Cat Tail. Most of us know the Purple Flower Thistle because of its thorns. You need thick leather gloves to handle it. Both weeds are easily killed with a dandelion pick, or Hula Hoe. We will kill these weeds in the common area to the extent possible. Please kill them on your lots and your right of way.

Invasive Species Management

[Colorado Department of Agriculture - Noxious Weed Management Program information on invasive species management and Colorado county noxious weeds programs and contacts.](#)

Covenants

We inherited our covenants from the developer of Wissler Ranch, thus none of us got to vote on their content. Fortunately the covenants we inherited are straight forward and work well with our design review guidelines. These two documents are a meaningful asset in protecting our property values, and contributing to a positive living experience for our homeowners. Our covenants are straight forward. We do not allow open burning, fireworks, discharge of firearms, have well thought out design guidelines, regulate water use, and task our Board to do its best in minimizing neighborhood nuisances.

A nuisance no one enjoys is a dog barking all day because its owner has left it out. One way to minimize nuisance barking is to set back all electronic fences at least 50 ft from your property lines. Fifty foot separation between a fenced dog and one being walked on a leash will substantially reduce the barking interaction. Our most common complaints involve nuisance barking. Three complaints with no appropriate corrective action by the offender can result in a dog being removed from the community by El Paso County Animal Control.

Internet Access

Wissler Ranch is fortunate in that a number of internet services are available to our residents. Fiber optic cable (Comcast) is available to approximately half of our community. Century Link and Kellin Communications are good options, as well as HughesNet and DiaSat, for the entire neighborhood. Fiber optic is not offered on Lockridge, Roaming Edgedale, Still Glen and the southern part of Wissler Ranch and Twisted Pine. Bill Schmidt and Jack Windeler have the HOA lead to pursue the possibility of fiber optic being extended to the rest of the neighborhood and searching for other solutions. Kellin Communications currently charges \$100 hook up fee and \$70 a month. They can provide microwave service for most residents, delivering 10MB of bandwidth. DiaSat is currently offering good bandwidth for \$79 monthly.

Neighborhood Watch

Our Neighborhood Watch Captain is Gerry Major. Gerry sends out occasional bulletins and alerts from the Sheriff's Office. Please contact her at 481-6117 if you have questions.