

WISSLER RANCH BLACK BEAR

June 2011

HOA Newsletter



Around Wissler Ranch

Well, Summer is finally here. The Wissler Ranch HOA has been busy with several initiatives to make our community a little bit better. We are striving to keep board actions in line with the desires of the community. The Board welcomes hearing from you in order to meet your expectations. We encourage you to read this newsletter and let us know if we are meeting your expectations.

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Welcome to Wissler Ranch - Sandy Maurer

Sandy is our Welcome Committee neighbor. If you are new to our community, Sandy will be visiting you with information regarding Wissler Ranch and a special "welcome gift bag". We welcome our new neighbors

Alex and Renee Antoniou

Joe & Mary Felchlin

Joe & Rubina Hartel

Ken and Judy Winkler

John and Tamera Maxwell



*Please keep your
speed down to 30
MPH while driving in
Wissler Ranch!*

Neighborhood Watch - Gerry Major

The Neighborhood Watch Program was created in 1972 by the National Sheriff's Association as a way to bring together law enforcement agencies, citizens' organizations and individual residents in an effort to reduce crime in neighborhoods.

Since then, communities across the United States have formed Neighborhood Watch groups and have committed themselves to making their neighborhoods safer. Here in Wissler Ranch, I have taken on Neighborhood Watch as Chairman since 2003. The three main components of Neighborhood Watch are : observation, communication, and security. When a homeowner or renter in W.R. signs up, they are given a packet of material to read and understand the function of Neighborhood Watch, a list of all those enrolled here in N.W, and will get monthly reports from the El Paso Sheriff's Department from me to update them as to the crimes in our county and those in our particular area. There will also be important information emailed to you as to "How to prevent break-in, crime, safety tips, ways to avoid car break-ins', how to prepare for a disaster' and so much more. There are also quarterly meetings throughout the county to educate all citizens on all N.W. programs, crime, and how the Sheriff's Department is addressing these problems. If you are interested in joining N.W or just want more information, please call Gerry Major at 481-6117 or email me at gigitask@aol.com. I do hope you will join this most vital community organization.

Please remember to be mindful of our speed limits in the neighborhood. Many of your neighbors are out and about taking walks, our children are at play and wildlife is roaming about the land. Thanks for making Wissler Ranch a beautiful place in which to live.

Covenants - Jack Windeler

Our community is fortunate that our covenants are accepted by the community and enforced by the Board. Covenant Committee investigated ten separate covenant or design review potential violations this year. Three trailers stored in driveways, were voluntarily removed. There is currently one issue concerning a camper which the Board is addressing. Four structures were investigated. One was determined to have been previously approved by DRC . Two were determined to have insufficient visibility to constitute a nuisance violation. One met our design guidelines, but had never been submitted for DRC approval. What was reported as a prohibited galvanized fence turned out to be a 6 foot high temporary dog enclosure. The owner agreed to spray paint it camouflage colors to eliminate the solar reflectivity and visibility as soon as warmer weather permitted. The addresses of potential violations investigated and resolved are an attachment to the June, 2011 HOA minutes as a written record that the issues were addressed.

Last summer the Board unanimously voted to establish a 4 day in/4 day out RV/Boat/Camper/trailer summertime parking policy, This policy is as follows:

The Board policy is that no recreational vehicles (boats, trailers, etc,) be kept in an area visible from a street or neighboring property. All recreational vehicles and all other vehicles noted in 4.21, except operational automobiles and light trucks, should be stored in a garage, or kept off site when not in use. Recreational Vehicles are allowed 4 day driveway parking prep time before, and 4 days after a trip. The theme of our community is “quiet elegance”. Our policy is not to harass our membership over the legitimate driveway parking of in use RV's. We will resolve any complaint we receive and ask you to be respectful of your neighbors. Our focus is on maintaining an upscale community and protecting our property values.

The Wissler Ranch HOA nuisance Covenant 4.21 states as follows: No boats, trailers, campers, motor homes, wrecked or partially disassembled cars, tractors, equipment, machinery, or any such item, shall be kept or stored so that they are visible from neighboring lots or from any street.

Off leash dogs continue to present occasional problems. If you encounter nuisance barking issues talk to the dog owner, or call me, Jack Windeler, at 540-2000. If I cannot get the owner to end the nuisance barking, I will turn it over to the Animal Control Officer for resolution. If you encounter a loose dog situation that is a threat to public safety, immediately call the Animal Control Officer at 473-1741.

Fire Danger Please be mindful of our covenants

Covenant section 4.22 specifically bans all open fires in the community. If you have an outdoor fire place or fire pit, you must have a spark arrestor screen to insure no cinders or sparks are released.

Covenant section 4.29 prohibits fireworks of ANY kind. After water conservation, wildfire mitigation is our second highest priority. Without water, our homes have no value. Burn our forest and we substantially reduce the value of every residence in the community. If you witness an open fire, or use of fireworks, please immediately talk to the offender to eliminate the hazard. If the offender does not respond positively, contact any Board member.

A Reminder - Teresa Barnes - Treasurer

2011 Annual Homeowners Association Dues will be due July 15, 2011. The 2011 Annual Dues are \$165.00 for January 1 thru December 31, 2011. Invoices will be sent out in June.

President, Brian Freese
Vice President, Ken Nord
Secretary, Rhoda Musella
Bruce Froehler
Jack Windeler
Gil Geisz
Wayne Gardner
Nancy Smith
Teresa Barnes

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Forestry - Rhoda Musella

Our forest is an asset that drew many of us to living here. The HOA has initiated actions to help insure this asset remains into the future.

Over the last 16 months the HOA has made huge accomplishments in making our forest safer. The Common Area - Phase I has been completed. A portion of the forested area has been thinned and ladder fuels removed. The before and after pictures below show the dramatic improvement. Phase II is scheduled to be completed by the end of 2011.

Our Slash Event, held May 21st and 22nd, was very successful. This Event enabled homeowners to remove slash from their properties at no cost. With the aid of Grant money in the future, we hope to continue with this valuable service. Thinning of our Forest will be the next target as part of our Community Wildfire Protection Plan. If you need a copy of the CWPP, you can download it off of the website or contact Rhoda at secretary@wisslerranch.com

Wissler Ranch HOA has become part of the Firewise Communities/USA® Recognition Program during 2010/2011. This Program recognizes our efforts to become a safer community from wildland fire hazard.



BEFORE AND AFTER PICTURES OF COMMON AREA

Water - Bruce Froehler

Wissler Ranch obtains its water from the top-most aquifer of the Denver Basin, called the Dawson Aquifer. All of the aquifers in the Denver Basin are non-renewable, meaning there is a finite limit of water available. The Colorado Division of Water Resources governs water usage in our state and each lot in Wissler Ranch was granted a water deed allotting 122,194 gallons per year. The State Attorney General's Office and the Office of the Division Engineer ruled that it is Wissler Ranch HOA's responsibility to manage our water usage.

We manage our water usage by submitting readings once a year to the Colorado Division of Water Resources. We assess fines for over-usage, based on a sliding scale that you can see on the WRHOA website. Unfortunately we had to assess 4 fines last year. If we ever have to deal with a chronic over-user the final remedy will be an order from the Division Engineer's office to curtail or "cap off" the owner's well.

We had a couple problems last year with people who sold their homes here and under-reported their usage. To detect over usage on homes for sale I, or one of the board members, will take a water reading on all homes sold in Wissler Ranch before the HOA releases the closing statement to the Title Company. This policy is stated in the Wissler Ranch Water Usage Policy, approved on July 19, 2006, which you can read on the WRHOA website.

Water is an extremely valuable resource, especially in this high desert in which we live, and its conservation is an important part of maintaining our neighborhood. We recommend monitoring your usage throughout the year, especially if you report near the max each year. As a rough estimate, you shouldn't use more than 10,000 gallons a month.

If you have any questions or if you want your previous reading drop me a line at: bruce@wisslerranch.com.