



Dear Neighbors:

30 July, 2014

Summer in Wissler Ranch is a great time of year and gives us the opportunity to get outside and enjoy the natural beauty of the neighborhood.

To enhance our neighborhood, the Wissler Ranch HOA has several on-going maintenance activities and capital repairs in work.

A project to upgrade the mailbox structure is in the final planning and permitting stages. The sides of the structure will be enclosed to prevent snow and ice build-up and the lighting and bulletin board will be upgraded. This is planned for completion before the winter. Also, the paving in front of the mailboxes will be replaced and the potholes eliminated.

A contract has been signed to restore the front entrances. It will be returned to a semi-natural state by removing the dead vegetation, the water-dependent landscaping, and reseeding. Wissler Ranch does not have a water supply to irrigate the front entrances and therefore can not have water-dependent plantings.

The area immediately adjacent to the walking path, the entrances, and the common area up to the playground are mowed on an as-required basis. In addition, each fall the entire common area is sprayed to prevent a spring crop of weeds. The walking path is sprayed during the season as required. The ball field is being reseeded but because we do not have irrigation water, this will take several seasons to reestablish grass.

In other news, two of the newly elected board members have resigned and new board members appointed to fill their terms. Bill Schmidt relocated out of the area and Joe Felchlin resigned for personal reasons. We thank them for their service. Jim Keefe and Deloris Kenerson have been appointed to serve out their terms.

The annual meeting will be in October and further information will be provided as we get closer to the date.

Finally, the covenant committee chair is currently vacant and we are looking for someone willing to serve in this capacity. In the interim, if you have concerns, please email covenants@wisslerranch.com and it will be forwarded to me. In addition, attached to this letter are covenants and design guideline issues that are frequently brought up. Please review them and be courteous to your neighbors.

Your neighbor,

Brian Freese

President, Wissler Ranch HOA

Covenants and Design Guideline Reminders

Unfortunately, summer can also be a time for covenant concerns. While not all complaints are covenant violations, by being aware of the covenants and the impact of our activities on the neighbors, most of them can be resolved.

Here are some reminders:

Dogs

Owners of barking-prone dogs should take action, such as relocating dog runs or keeping dogs inside to prevent nuisance barking. Frequent or extended barking violates El Paso County ordinance and the HOA covenants. The Pikes Peak Humane Society handles animal complaints including barking and animal neglect for county.

All dogs must be restrained on a leash when off your property including in the common area.

Roadways

Please share the road and watch out for other users. There are more pedestrians and bicyclists in the summer. Unlicensed drivers operating any motorized vehicle, including ATVs, are not allowed on public roads. Safety concerns should be addressed directly to El Paso County as the HOA does not have any authority over the roads.

Water

The Colorado Water Court decree limits outdoor water use to irrigating 1,500 square feet of lawn or gardens. During the summer watering season, please monitor your well meter to prevent overusing your allocation. Outside water features such as fountains and hot tubs may not be filled or operated using well water.

Recreational Vehicles

RVs may be parked on driveways or car pads while preparing them for a trip or cleaning up afterwards. The covenants do not prohibit this type of limited, intermittent parking. Covenants do prohibit storing RVs if they are visible from the street or any other lot. Extended or continuous parking is considered storage. RV owners without RV garages are required to store their RVs outside Wissler Ranch.

Noise

Please consider the time of day when firing up chain saws, power drills and lawn mowers. Sound travels some distance in Wissler Ranch and in the summer many neighbors keep their windows open.

Secondary Structures

Covenants prohibit temporary structures and all structures and most maintenance projects require Design Review Committee approval. Consult with the DRC and obtain their approval in advance of making any financial commitments. Prefabricated storage sheds are not authorized.

Single Family Neighborhood

By covenants and zoning, Wissler Ranch is a single-family neighborhood. You may rent your entire house but not a portion of your house or any apartment-type space in detached garages. Visiting friends and family members are welcome to stay intermittently in these apartments but may not live there permanently.

Common Area

The Common Area is private property for the use of Wissler Ranch residents and their guests. Motorized vehicles are not allowed in the common area other than in the parking lot. When using the park, please pick up after your dogs and dispose of it at your home. Dogs must be leashed.

Poultry

Keeping chickens or other fowl and live-stock are prohibited by Wissler Ranch covenants.

Pets

Pets are limited to two dogs and two cats per lot. Although there are some dogs "grandfathered" in by variances, new pets in excess of covenants are not allowed.

Open Burning

This is prohibited in Wissler Ranch. Open burning is an uncontained fire such as a campfire or bonfire. It does not mean charcoal grills, chimneys or fire pits with spark screens and proper safety precautions.

Lights

Design guidelines require sharp cut-off which are lights that shine down not out. Please be sure your lights shine down and not into you neighbor's property or windows.

Covenant Changes

Although there has been discussion in the past year about changing various covenants no action has been taken. There are provisions in the covenants for making changes but it is a formal, deliberative process that requires owner approval.

Thank you in advance for your cooperation and have a great summer!