

HAVE YOU RECENTLY MOVED TO RANCH ESTATES??

THESE ARE FACTS YOU SHOULD KNOW !

Our mountain area is wonderful place to live. Recently people tend to move here and sell their homes after living here only one winter and there are countless numbers of houses for sale every spring. So we thought it is necessary to inform people about true “mountain living” **BEFORE** they commit to buying a home in Ranch Estates. It seems that the realtors are painting a much easier picture and not giving all the facts to the prospective buyers.

1. Ranch Estates is located outside of the Woodland Park city limits. We belong to Teller County, **but the county does NOT maintain our roads here in Ranch Estates!!**

The original filing for the Ranch Estates subdivision was on November 7th 1960. This established that the subdivision roads are used by the residents and receive no County maintenance and that county does not provide for any means of financing for property owners to maintain the roads. We have Ranch Estates Road and Fire Association, RERFA. Yearly dues are now **\$250.00 per household**. It can be paid annually or quarterly. **The Association owns 2 plows and a road grader for maintaining our 12 miles of roads back here.** Any questions about the association, please contact Kimberly Founds KFounds@protonmail.com or (719) 231-0346.

There are 417 parcels/lots located in Ranch Estates plus another 27 parcels that are adjacent to the subdivision and those properties use Ranch Estates roads for ingress and egress. Approximately 120 homes have been built here. There are an average of 2 vehicles per household, so we have around 240 vehicles using our roads almost daily.

Our roads here in Ranch Estates are steep mountain roads! They are all dirt roads with the exception of Arapahoe, which was paved by an individual’s personal funding years ago. Ranch Estate roads are not planned to be paved because the steepness of the roads would not help winter driving and would definitely increase the amount of funding and maintenance costs to its users.

Plowing has worked really well, and a thank you goes to our “**voluntary**” **plow drivers**. The “loop”, Arapahoe-Klitowya-Tillicum-Potlatch, is the number one priority for plowing. Other roads will not be plowed if there has been less than 3” of fresh snowfall. In the summer, the RERFA volunteers are trying to grade our dirt roads to keep the rough “washboard” areas to a minimum.

2. Enjoyable, no-hassle living here in the Ranch Estates area requires every household to own **4-wheel drive vehicles with good aggressive “winter or mud” off-road tires**. If you don’t have **both** you are certain to have problems traveling even the flat areas here in Ranch Estates. Winter tires should be put on around mid October and not removed until May. (We sometimes get snow here in September and also in late May). It would also be useful to attend an “off-road driving course” in your spare time. Especially concerning “winter driving conditions”. It helps to understand “why” you down shift your vehicle (yes, on automatic drive vehicles you should use 1st gear for this purpose!!!) thus, requiring minimal use of your brakes while descending our steep mountain roads. We also provide a “flyer” for winter driving tips to help reinforce and explain proper driving techniques in these adverse winter conditions.

If you are a person concerned with keeping your vehicle clean, it is next to impossible to do here in Ranch Estates. Afternoon rain showers are very common here. The roads stay either muddy or very dusty throughout spring and summer months.

3. Always survey your property, before buying. Ranch Estates lot maps do NOT seem to be very accurate and people have had problems in the past when trying to build on their purchased lots.
4. It is important to follow the local weather forecasts, especially during the wintertime. We can receive upwards of three feet of snowfall in one 24-hour period. A great web site for this is <http://www.weather.gov/>. Type in “Woodland Park, CO.”
5. Ranch Estates has beautiful wildlife. We have Bear, mountain lion, raccoon, skunk, porcupine, fox, deer, elk and various colorful birds all of which enjoy getting into your garbage. **Your garbage should be put outside just a few hours before the pick up on the day of the garbage pick-up!** Rinsing out all food containers is always good idea.
For more information on living with wildlife, visit the Colorado Division of Wildlife’s website: www.wildlife.state.co.us/WildlifeSpecies/LivingWithWildlife/
6. The nearest school “bus stop” is located at the junction of Edlowe Road and county road 281 (the Ranch Estates mailboxes). Some realtors have given wrong information about this. We belong to Woodland Park RE-2 school district. Our Elementary School has been Summit Elementary in Divide, middle and high schools are located in Woodland Park. More info: www.wpsdk12.org/
7. Forest fires and medical emergencies are our biggest worries. Find out what you can do on your property to best prevent spread of forest fires and be ready for possible evacuation. Check out the web page www.readycolorado.com.
Always be prepared to guide the ambulance and/or fire trucks with good directions by phone and in wintertime explain that our roads are steep and icy, and that all emergency vehicles should use chains and 4 wheel drive in order to access the Ranch Estates area. Sometimes it might be quicker to meet the ambulance by taking your patient to County road 281 and Edlowe yourself instead of waiting for the ambulance to gain access to your home.

****Living in the Ranch Estates area is a beautiful and wonderful experience when you are fully prepared for it! The items listed above are not exaggerations, but things absolutely needed to ensure you and your family can be fully self sufficient and avoid unnecessary hassles/ risks due to common errors in judgment with mountain living conditions.