



Ranch Estates Road & Fire Association (RERFA)  
Woodland Park, Colorado  
**Welcome New Neighbors!**

## About RERFA

RERFA was formed in 1998 by a group of neighbors who came together to address some ongoing, common concerns. Ranch Estates (RE) was originally designed and built as a campground community, thus the reason for the small lots and narrow roads. RE roads were not built to support a year-round residential community and therefore cannot be brought up to Teller County standards, so Teller County will not maintain the roads within the subdivision and its surrounding properties. The Association, (RERFA) was formulated to provide for road maintenance year around plus be a platform for community services. The RERFA mission is to provide the highest quality community and Association services for snow plowing, road maintenance, and the promotion of fire safety, within funding limitations to Ranch Estates neighbors. Funding for the association comes from the RERFA dues.

These RERFA activities contribute to everyone having safe access to and from their properties, for emergency vehicles to have access for fire, medical assistance and police protection. In addition, all utility vehicles will have access for servicing our community needs. Additionally, being a RERFA member is an excellent way to meet, interact and enjoy your Ranch Estates neighbors.

RERFA responsibilities are outlined in our bylaws which can be shared upon request. For additional information, questions, or concerns, please contact any RERFA Board Member. Their contact information is enclosed in this Welcome Packet.

Your voluntary annual dues pay for road maintenance - - which includes operational expenses of 2 snowplows, and a road grader. In addition, the Association purchases culverts, road signs, dirt barrels, sand, shovels, etc. All labor is by neighbor/volunteers and at no extra cost to you. Your neighbors are the volunteers who plow snow in the winter and maintain roads in the summer. Volunteers also maintain the RE community park located on Squilchuk Trail. RERFA works best when all residents pay dues in a timely manner. Again, RERFA is an all-volunteer Property Owners Association (POA), **NOT** an HOA. RERFA does not try to regulate individual choices of home maintenance, building codes, etc. that a HOA would regulate. In the interest of fairness to fellow neighbors, we encourage every household to participate in the Ranch Estates POA.

RERFA dues for fiscal year 09/01/2021-08/31/2022 are \$250.00 and are due by September 30, 2021. Your dues may be prorated according to the month that you move into Ranch Estates and/or payment arrangements may be made if necessary. To become a RERFA member, please complete the information form and deliver to, or mail to the following address:

RERFA Treasurer, Jerry Musselman, 234 Tillicum Trail Woodland Park, CO 80863

Members receive notices of RERFA quarterly membership meetings and other messages of interest/concern to the community. Monthly newsletters are posted on the bulletin board at the corner of Klitowya and Arapahoe, and sent out via email, and linked on Nextdoor.

*Again, welcome to the Ranch Estates Road and Fire Association!  
We value your membership and look forward to meeting you soon.*



### Information Form

All information will be kept confidential

Please print clearly, complete the following information and send it along with your check:

Name \_\_\_\_\_

Email Address \_\_\_\_\_ Cell No. \_\_\_\_\_

All email notices are sent via **BCC** to all members of RERFA. Home Phone \_\_\_\_\_

Additional Household contact \_\_\_\_\_

Email Address \_\_\_\_\_ Cell No. \_\_\_\_\_

Home No. \_\_\_\_\_

Ranch Estates Street Address \_\_\_\_\_

Mailing Address (if different from above RE address) \_\_\_\_\_

Anything else you would like to share about yourself and/or your family: \_\_\_\_\_

*If, for some reason you do not wish to become a member of RERFA, please still send the Information form to Suetta Fischer, Secretary, 70 Arapahoe, Woodland Park CO 80863, so our neighborhood directory will be accurate. This information is used to send newsletters or in case of emergencies, and all information is kept confidential.*

## **2021/2023 Board of Directors**

This board was elected at the Annual Meeting in August 2021.

The RERFA By-Laws state that board positions are held for a term of two years.

Kimberly Founds, President

47 Arapahoe Trail

719-231-0346

[KFounds@protonmail.com](mailto:KFounds@protonmail.com)

Jeremy Darter, Vice President

39 Pontiac Road

775-232-2317

[Darter77@gmail.com](mailto:Darter77@gmail.com)

Jerry Musselman, Treasurer

234 Tillicum Trail

719-331-1448

Suetta Fischer, Secretary

70 Arapahoe Trail

812-267-9949

[RERFA\\_22@protonmail.com](mailto:RERFA_22@protonmail.com)

## **It's All About ROADS!!**

The biggest, ongoing issue that we face as residents of Ranch Estates is all about the roads. With so many new houses being built (40 in the last 2 years) maintenance of the roads has become more and more difficult. We not only have many more residents using the roads, but also heavy equipment, service vehicles such as trash pick-up, water and gas deliveries. Snow removal is the constant wintertime concern. We have a small number of volunteers who will step up and help so the onus rests upon the shoulders of too few.

Please take note of the following: Not all residents are paying members of RERFA, not all residents can volunteer. However, **ALL** residents can contribute in some way to make our neighborhood safe and accessible.

### **Some Do's and Don'ts**

*To assist snowplow drivers and grader operators and for the safety of all:*

**DO** make sure your cars are parked in your driveway, not along the side of the road. Advise any guests to do the same. Plowing around stranded vehicles is not only difficult but dangerous for our volunteer drivers & residents.

**DO** remove trash and recyclable containers away from the road especially when snow is forecast.

**DON'T** ask the snowplow driver to plow your driveway, or the grader driver to grade your driveway; our insurance does not allow this, nor do the drivers have time.

**DON'T** ask the snowplow driver to tow you or get you "unstuck." As much as we want to help our neighbors, the main goal is to get the roads clear so that ALL neighbors can get out. The strain on the trucks is too much and tends to tear out clutches, etc.

**DO** drive a 4-wheel or AWD vehicle, purchase snow tires, and chains if needed, and keep them on your vehicle October-May. Even with plowed roads, it is difficult to get in and out of Ranch Estates without proper preparation.

**DO** take a winter driving course. You can find a class at: How to Learn to Drive in the Winter on Snow & Ice <https://www.smartdrivetest.com>; Free ATV training online by state @ <https://www.offroad-ed.com/>

**DO** observe the usual residential speed limit of 25 mph (slower during inclement weather) even though there are no speed signs posted. We have many children in our locale as well as deer, fox, turkey, bear, dogs & cats. We assume most neighbors observe this speed, but many times guests may not. Please remember to drive slowly & also inform your guests to observe their speed for the safety of all people and animals.

## **It's All About Community**

The goal of the Board of Directors is to bring our community together. We are a neighborhood of 120 families, (and still growing) all with the same concerns. We want to welcome new neighbors, and to develop a sense of community within our current residents. Volunteers are essential to the success of the Ranch Estates Road & Fire Association. If any of the below areas are of interest to you, please check the box, send it along with the information sheet, and one of the Board Members will contact you, or you may contact them directly if you have questions.

- Road Maintenance (Grader Operator)
- Snow Plowing
- Snowplow Coordinator
- Fire Mitigation
- Ranch Estates Park Maintenance
- Phone Tree (for neighborhood safety and support)
- Meal Train (for neighbors during times of need such as illness, injury or death in family)
- Website building/Webmaster
- Hosting a Potluck or other community activity
- By-law's update
- Bulletin Board Decoration and Maintenance
- Member Directory/Bio
- Special Committees (as needed and at the request of the Board President)
- Other \_\_\_\_\_

- 1 KEOKUK RD.
- 2 JOSEPH RD.
- 3 CRAZY HORSE LN.
- 4 BLACKHAWK LN.
- 5 FLATHEAD LN.
- 6 GITCHIGOOME TR.
- 7 SQUILCHUK TR.
- 8 OSCEOLA RD.
- 9 NEZ PERCE ST.
- 10 TILLICUM TR.
- 11 PONTIAC RD.
- 12 WAKANDA TR.
- 13 RED CLOUD RD.
- 14 SEQUOIA TR.
- 15 LILLOOET LN.
- 16 KALISPEL LN.
- 17 HADATSA LN.
- 18 IOWA LN.
- 19 DAKOTA LN.
- 20 POTLATCH TR.
- 21 TECUMSEH LN.
- 22 BANNOCK ST.
- 23 WHITE HORSE RD.
- 24 METHOW LN.
- 25 CAYUSE LN.

