

RVPOA VIEWSLETTER - APRIL 2018

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FIRE DANGER INCREASE

The Valley has had a very mild winter this year with very little snow. We have experienced some light snowfall in March, and hope to have a lot more including rain in April. Without the moisture over the winter, there is a much higher risk of fire. Precautions to prevent or minimize total loss of your property and an evacuation preparedness checklist are included with this Viewsletter.

ANNUAL MEMBERS MEETING

The Annual Members meeting will be held on Saturday, August 4, 2018 in Mueller State Park at the Lost Pond picnic area. Specific details will be sent to the membership in early July. This year's meeting will be a busy one. The Board of Directors has been reviewing the Articles of Incorporation, Bylaws and the Declaration of Covenants to identify and resolve conflicting statements between these documents and to add clarification to the existing documents. This evaluation has resulted in eight (8) proposed amendments to our governing documents. Careful consideration has been taken to ensure full compliance with Colorado Revised Statutes that govern non-profit corporations. As the proposed amendments are finalized, they will be posted on our website and notice sent to members for review prior to the meeting.

Many improvements will be presented at the upcoming annual meeting, such as budget detail, including a comprehensive Reserve Study for capital expansion of common property. Various records, including minutes from Board meetings as far back as 1971 and a history of Rainbow Valley will be available for review.

The Board will also present newly adopted Policies, Rules and Regulations documents for member review. This document provides clarification as to how

the requirements of the Articles of Incorporation, Bylaws and Covenants are managed.

RAINBOW VALLEY PROPERTY VALUE

What is value when it comes to owning property? Most individuals consider value associated with the cost of purchasing or selling real estate property. The beauty of our properties in Rainbow Valley are some of the best in Teller County. The quiet serenity, well-kept homes, and abundance of trees in a true mountain community are the values that we all enjoy. All this and wildlife as well. This value is enhanced by being a covenant-protected community. Too often people view covenants as a restriction as opposed to what the statement "covenant-protected community" means. "Protection" is the key word, meaning protection of your property values in more than just the monetary value, but the beauty and desirability value as well. Some have asked "What do I get for \$30.00 per year, when I just have vacant property?" The answer is just look around when you visit your property. Our covenants are simply to maintain the beauty, and desirability, with homes that are harmonious to the area and oversight designed to maintain the safety of our community. We are fortunate to have a committed and active Board managing this effort. **Without the protection of our covenants, the following picture could be a reality.**



(file photo of lot in Rainbow valley prior to enforcement of covenants)

Rainbow Valley Subdivision is rated SEVERE risk in Teller County. Only three subdivisions in the county have higher risk ratings. (Trout Haven, Arabian Acres, Ute Lakes Club)

Use these helpful checklists for prevention and safety:

FIRE PREVENTION / LIFE SAFETY PRACTICE

In the event of a forest fire in our area, losses can be minimized by the following preventive measures:

- Mitigate, thinning of trees within 30 feet of structures (keeping larger trees).
- Remove ladder effect for fire by trimming limbs of trees 12 to 15 feet above ground. (Helps keep fires on the ground).
- Remove trees where limbs are close enough to reach structures.
- Use fire-resistant construction materials such as non-combustible roof and deck materials, fire curtains and chimney screens.
- Cleanup slash and underbrush, (Dumpsters provided each year for owners to dispose of slash).
- Keep shrubs and plants close to your home trimmed and low to the ground.
- Store firewood at least 20 feet away from your home structure.
- Clear leaves and other debris from roofs and gutters.
- Prevent starting a fire yourself:
 - No open fires, in Rainbow Valley, even with Teller County Permit.
 - Control and monitoring of barbeque grills.
 - No fireworks.
- Know where your gas shutoff valves are located for your home, (Shut off if fire threatens your home).
- Test smoke detectors on a regular basis.
- Practice family fire drills and evacuation plans, ensuring availability of outdoor water supply, fire tools, ladders and fire extinguishers.
- Visit each room for a family fire escape plan; determine two ways out.
- Pick a meeting place outside.
- Make sure you have an address sign that can be seen from the road.
- Make sure driveways are wide enough for fire trucks and equipment.

EVACUATION PREPAREDNESS

In the event of an evacuation of our community, consider being prepared by the following checklist:

- Arrange to have your Cell and home phone set for reverse 911 to receive evacuation notification.
- Know how to shut off the gas supply to your home with the right tool to accomplish this task
- Organize critical records together so they can be gathered immediately:
 - Driver's License
 - Deed to your home
 - Proof of Insurance
 - Medical Records
 - Passports
 - Social Security Cards
 - List of personal contacts
 - Backup disk of computer records and photos
- Prepare a Survival Kit
 - Water, one gallon per person per day for a three day supply
 - Food, three day supply of non-perishables and a can opener
 - Flashlights with extra batteries
 - First-Aid Supplies
 - Sterile gloves
 - Adhesive bandages
 - Soap or cleansers
 - Burn ointment
 - Eye Wash
 - Thermometer
 - Scissors
 - Tweezers
 - Sanitation supplies
 - Moist Towelettes
 - Paper Towels
 - Toilet Paper
 - Garbage Bags
 - Plastic Ties
 - Shampoo
 - Toothpaste and Toothbrush
 - Deodorant
- Safeguard Pets
 - Micro-chipped
 - ID Collars
 - Grab and go kit with leashes, medications, meal bowls, three days of food and water

RAINBOW VALLEY PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Special Announcement

This announcement is to inform all property owners of recent actions taken by your Board of Directors. One of the Directors has been removed from his position on the Board. Colorado Revised Statutes were followed with respect to this action, as a Director may be removed with or without cause by a majority vote of the Directors currently in office. This was a difficult decision, and was taken in accordance with Colorado Law.

More critical to this decision, is that the individual who was removed is joined by two close neighbors in an effort to dissolve the Rainbow Valley Property Owners Association. These members presented a hand delivered document demanding resignation of all Board members and to schedule a special meeting of all members for the purpose of Dissolution/Termination of the Rainbow Valley Property Owners Association. They cited five (5) specific concerns wherein they believe the Board has violated statutes and or have enforced requirements not approved by the members of the Association. These allegations were not valid as the issues presented were misinterpretations of the statutes and in some instances false representation of law. The Board has responded to the allegations professionally and with respect to the members presenting their concerns. The response from the Board may be viewed on our website at www.rvpoa.com, selecting the Documents tab, Public Documents, and click on the "view" link "Response to Demand for Dissolution."

You may receive communication from these members in pursuit of this effort in an attempt to schedule a special meeting to vote on such action. Their effort is within the rights of members of the Association. Consideration of this effort should not be taken lightly. The Rainbow Valley Property Owners Association has been fortunate to have an active Board representing the property owners for over 47 years. The benefits of the many years of representation are evident in the appearance and condition of property in our subdivision. Unlike many other subdivisions in Teller County, our community remains one of the more desirable areas relating to the upkeep of homes, control and cleanup of cluttered properties, not allowing open fire burning prevention of undesirable structures, and not allowing campers and RV's to be utilized as a residence. Vacant Lot owners benefit from the enforcement of our covenants as well, and our annual dues still are only \$30.00 per year, compared to less desirable subdivisions in Teller County with dues exceeding \$300 per year.

Our Board meetings are conducted in a professional and respectful manner, welcoming visiting members who attend to voice their concerns. However, in recent meetings, some visitors were very disruptive with accusations including threats to the Board. In order to ensure that future Board meetings remain productive, efficient and focused, the Board has adopted Policies, Rules and Regulations associated with conduct of visiting members. These Rules for member's conduct at Board meetings are in conformance with Colorado Revised Statutes Title 38-33.3-308 Subsection (2.5), (b) (Board defines rules for members conduct at Board Meetings). The Rules may be viewed by visiting our website, www.rvpoa.com, selecting the Documents tab, Public Documents and click on the "view" link for Rules for Member/Owner attendance at Board meetings.

In 2016, the Association began enforcing collection of mandatory dues to support equal funding for the Association's expenditures from all lot owners at the request of members at the annual meeting. Funds exceeding operating expenses are being allocated to a reserve fund to increase benefits to the property owners. In support of the results from a survey distributed to members in 2016, the Board of Directors is researching a capital purchase from reserve to expand the common property of the subdivision and possibly constructing a pavilion and picnic area for all members to utilize for special events such as reunions, weddings, Association meetings or family gatherings to enjoy the outside beauty of the area. With membership approval, we plan on accomplishing this project without an increase in the \$30.00 per year dues.

This year's annual meeting will be held again in Mueller State Park, and we encourage all members to attend. There are multiple critical proposals to our Association's governing documents this year, so it is important for as many members as possible to attend.

Rick, Cori, Linda & Gordon