



Crowley Ranch Resident Guide

Welcome

Welcome to Crowley Ranch! In addition to fantastic views, abundant wildlife, fresh air, dark night skies, and plenty of open space, Crowley Ranch is home to a diverse community of people who contribute in many different ways to making this a unique place to live.

Security

There are two gates providing access to the Ranch. The main gate on US 84 and a second gate on the north end of the property providing access to County Road 382. You may obtain up to two remote controls for your use only. Contact the HOA Treasurer to obtain remote controls and gate codes (crroachromo@outlook.com).

You may provide the gate code to service providers and delivery people but keep in mind ranch open space and the hot springs pools are reserved for residents and guests who are staying with them.

Trash

Trash dumpsters are located just past the hot springs pools. They serve the ranch and a few offsite users who pay the ranch a fee. Trash is picked up Tuesday mornings.

The dumpsters are only for common household trash. **Do not place bulk or large items in the dumpsters.** Contact the Association Treasurer to make arrangements for disposing of large items.

Please place all trash in bags prior to placing it in the dumpsters. Do not place construction waste or any of the following items in the bins: aerosol cans, all liquids, animals, animal waste, antifreeze, contaminated oils, barrels, batteries, chemical products, computers, flammables, fluorescent tubes, hazardous waste, herbicides/pesticides, medical waste, paint, motor oil, oil filters, propane tanks, radioactive waste, solvents, tires, etc.

Please close the lids on the dumpsters when you are finished depositing your trash!

You may take large items and other trash to the Archuleta County dump. It is located at 9179 County Road 500. It is open from 7:30am-3:30pm M-F and 10am-noon Saturday. More information is at <https://www.archuletacounty.org/254/Solid-Waste>.

Please break down boxes so they do not fill the dumpsters or recycle them. Make sure the doors are closed and secured to prevent bears from entering the trash bins.

Violations of these rules will result in a \$50 fine for the first violation and \$100 thereafter. Violation of the bulk item policy will result in a fine of \$125. Continuing violations may result in suspension of dumpster privileges.

Please consider recycling cardboard, aluminum, tin, and plastic items. The Archuleta County Recycle Center is located at 2140 County Road 500. It is open from 10am to 5pm Tuesday through Saturday. A list of acceptable items can be found at www.archuletacounty.org/263/Recycling.

Noxious Weeds

State law requires all landowners to control noxious weeds on their property. The Open Space Committee coordinates the weed control effort for our open space. Each resident is responsible for his or her own property.

There is a brief guide to common weeds at the end of this Guide and a full list of noxious weeds at <https://ag.colorado.gov/conservation/noxious-weeds/species-id>.

Archuleta County and CRR volunteers use herbicides to control weeds along the roadsides. You may opt out of the use of herbicides on roads adjacent to your property by contacting the Open Space Committee to alert local volunteers and placing a 'No Herbicides' sign on areas you do not want to be sprayed when the County is on the Reserve. Residents will be notified when the County plans to spray.

Open Space and Wildlife

Crowley Ranch has over 1300 acres of open space that is home to elk, deer, mountain lions, bobcats, bears, porcupine, and many other nonhuman residents. The open space is available for the use of all residents but please be respectful of the private property of other residents.

It probably goes without saying to a population as outdoor savvy as Crowley Ranch residents, but, for the record: Please do not feed the wildlife!

The Ranch is also home to a variety of parasites such as biting insects and ticks. Treating clothing with permethrin and using insect repellent is a good idea, especially if you plan to walk through wooded areas. For ticks, the CDC recommends repellents containing DEET, picaridin, IR3535, Oil of Lemon Eucalyptus (OLE), para-menthane-diol (PMD), or 2-undecanone.

There are bears on Crowley Ranch. Here are a few tips for living with them:

- Don't feed bears, and don't put out food for other wildlife that attracts bears. If you see a bear, scare it away so it does not become habituated to the area.
- Be responsible about trash and bird feeders (ideally, don't provide bird feeders in the months bears are active or, at minimum, keep them at least ten feet off the ground and at least ten feet from anything bears can climb)
- Burn food off barbeque grills and clean after each use
- Keep all bear-accessible windows and doors closed and locked, including home, garage and vehicle doors
- Don't leave food, trash, coolers, air fresheners or anything with an odor in your vehicle
- Pick fruit before it is ripe and clean up fallen fruit
- Talk to your neighbors about doing their part to be bear responsible

Hot Springs Pools

Water for the hot springs started flowing in the 1930's as a result of an exploratory oil well. The upper pool is 112 degrees and the lower pool is 105 degrees.

The pools are cleaned periodically but we all have a role maintaining the pool area.

Please clean and replace the filter in the large pool when using the hot springs.

Chemical dispensers are placed in the pools to control bacteria and biofilm. Please do not remove them.

When you are finished using the pools, move furniture back to its original location and remove any trash you see, as well as personal items. There is a shovel in the changing room. If you are at the pools after a snow storm, please shovel the walk and area around the changing room.

Hot Springs Pools Regulations

- Guests must be accompanied by an owner or have dated written permission from the owner to use the hot tubs
- Children under 14 must be accompanied by an adult
- Swimwear must be worn at all times
- Pets are not allowed in the pools
- Bathing in the pools is prohibited

Fire

In the event of a fire, call 911 as soon as possible. The ranch also has firefighting equipment for the use of residents to contain fires before firefighters arrive.

IF IT IS NOT SAFE TO START FIGHTING THE FIRE, EVACUATE. Grab your go bag (recommended items below) and leave!

Follow Nixle alerts for up-to-date information on evacuation locations and road conditions. You can sign up for alerts by texting our zip code, 81128, to 888777 or at <https://www.archuletacounty.org/569/Citizens-Alert>.

If phones and the internet are down, walkie-talkies are an option. Channel 25 can be used to pass on facts from Nixle or Archuleta's emergency site and channel 30 can be used for neighbor-to-neighbor communications (e.g. "I see a tree on fire", "I need help getting out," etc.).

Shelter sites are selected during the evacuation process and will be listed on Nixle or through the Sheriff's Office. Large animal evacuation is the responsibility of the owner. Be aware, be safe and don't wait for someone to contact you if you feel unsafe!

If you see a fire on the ranch:

1. Call 911

2. Call Dan Dillow 970-264-0965

3. Call David Blake 970-264-1181 (David and Dan's sole job will be to go to the fire immediately as they are authorized to use the equipment mentioned above.)

4. Call Blair Watson 970-264-0260

5. Call Ron Schell 608-233-1973

6. Call Paul Fedorko 970-264-0603/Cell 610-674-2219

Preparation

Create defensible space around your home.

1. Limit the amount of flammable vegetation near your house (See <https://csfs.colostate.edu/wildfire-mitigation/protect-your-home-property-from-wildfire/>)

2. Trim branches that overhang your house, porch and deck and prune branches of large trees up to 6 to 10 feet from the ground. Remove plants containing resins, oils and waxes. Instead, use non-combustible options like crushed stone and gravel.

3. Install fire-resistant roofing. Class A rated roofing products offer the best protection. Examples include: Composite shingles, metal, concrete and clay tiles. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration.
4. Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and between deck board joints.
5. Use resistant siding such as brick, cement, plaster or stucco and dual-pane tempered glass windows.
6. Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide. Clear vegetation along your driveway as the Fire Fighters/Trucks may not be able to access and defend your home.
7. Prepare and practice an emergency action plan with everyone in your home. Include details for pets, large animals and livestock. Know two ways out of your neighborhood and have a pre-designated meeting place. Always evacuate if you feel it's unsafe to stay – don't wait to receive an emergency notification if you feel threatened.

Electrical lines pose a great fire risk and are often taken out of service during fires and extreme fire weather. One of the most serious problems posed by power outages are automatic garage doors. If you store your car in a garage that relies solely on an electric motor, it is best to keep a vehicle, with a full tank, outside during times of high fire risk or know how to manually operate your garage door.

If you do not have a frost-free hydrant, consider installing one and having two 50-foot fire hoses. If you do evacuate, leave hoses attached for anyone who may need to defend your property.

Recommended Go-Bag Contents

Water (1 gallon per person per day) & food (non-perishable) for three days

- Marked map with at least two evacuation routes
- Flashlights, batteries, chargers for all mobile devices
- Blankets and emergency folding space blankets per person
- Duct tape
- An extra set of car keys, credit cards, CASH
- N-95 mask for smoke or face covering
- Change of clothes (consider the weather)
- Extra eyeglasses or contact lenses

- Emergency Services and personal contact information
- Personal medical needs and first aid kit
- Be sure to keep your tank full during fire season, or spare fuel in the garage
- Copies of critical papers, wills, passports, deeds etc. (or store them in the cloud)
- Pet care needs (food, crates for smaller animals, leashes, id tags)
- Location of County Emergency Centers
- Family photos, valuables, computers

As you evacuate...

Think of the first responders. As fires near and evacuation warnings are put in place, there are a few last-minute steps that help firefighters and reduce the likelihood your house will burn down. If you have time:

1. turn off any gas lines to the house
2. move flammable materials like patio furniture cushions and propane tanks inside the house
3. close all windows and doors to reduce the chance that embers ignite and burn your house, attach hoses and leave them as they can aid firefighters in your home protection.

Contact either the Archuleta County or New Mexico emergency centers for more information on safe evacuation routes. For highway 84 north, contact the Archuleta County Sheriff at 970-264-4151 (non-emergency number) or the CO State Patrol at 731-0039. For Highway 84 South, contact the New Mexico Sheriff at 575-756-2343.

These measures come with an important caveat: If it is time to evacuate, GET OUT. Leaving should be your first priority.

Fire-Fighting Demonstrations

Crowley Ranch Reserve holds a yearly fire-fighting demonstration for residents. We suggest everyone comes to watch, even if they do not feel comfortable fighting a fire!

For more information visit: www.archuletacounty.org/275/Emergency-Operations
<https://www.ready.gov/wildfires> <https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/> Sign up for Nixle and "Notify Me" through Archuleta County: <https://www.archuletacounty.org/569/Citizens-Alert>

Camping

Camping is prohibited in common open space areas.

Lot owners may camp on their own vacant lot in a recreational vehicle (RV) for up to fourteen consecutive days, but no more than twenty-eight days per calendar year. The RV must be removed after fourteen days and at least thirty days must pass before returning to camp. Tent camping is not allowed. ***Please notify the Secretary at least two weeks prior to camping.***

Camping for up to one year during the building process is allowed subject to several requirements and must be approved by the Architectural Review Committee (ACC) in advance.

Tree Farm

The tree farm is located north of the intersection of Henry's Lake Drive and East Arbor Park Drive. Crowley Ranch Reserve members may remove one Christmas tree and up to six trees for replanting on their individual properties each year. Please refer to the Open Space Guidelines for specific directions on tree removal.

Dark Skies

Viewing the Milky Way and celestial events from Crowley Ranch is one of the pleasures of living here. Light pollution can degrade the experience for everyone and poses hazards for wildlife. Our covenants require outdoor lighting to be dark sky compliant (i.e. subdued and shaded so the lighting is not directly visible to neighbors).

Here are a few tips from the International Dark Sky Association on how to protect our dark skies from light pollution:

- Only use lighting when needed
- Only light the area that needs it
- Use lighting that is no brighter than necessary
- Minimize blue light emissions
- Shield outdoor lights so they point downward

Water

Water on the ranch comes from wells located near the Navajo River. It is pumped to a holding tank and distributed through individual meters to each residence. A monthly fee is assessed for usage up to 6,000 gallons per month. Additional charges are incurred for usage over that amount.

If the water must be turned off for maintenance or repairs, you will receive an alert via the gaggle mail system.

Our water supply is a precious resource. Please conserve as much as possible. Occasionally, the water must be shut off for repairs and maintenance. **We recommend that you maintain a supply of water for emergency use in case of outages.**

The HOA determines an annual assessment for water, trash, and general maintenance. HOA fees are payable in two installments due in early February and August. Late payments incur a \$25 fee and interest of 18% annually on the unpaid balance.

If you are away for an extended period, it is a good idea to run the water when you return for 5-10 minutes to flush the lines.

Roads

The speed limit on the ranch is 20 mph. Driving faster creates dust and results in wash boarding and higher maintenance costs. If you are building or having work done on your home, it is your responsibility to inform contractors and delivery people of the speed limit. Our roads are regularly maintained (generally when they are moist after a rain) and are usually in better condition than most adjacent county roads. If you are constructing a home, it is your responsibility to restore the roads adjacent to your property to their condition prior to the construction process.

Roads are plowed when there is at least five inches of snow. Nevertheless, it is a good idea to have an AWD vehicle since the timing will depend on the nature of each storm and you will probably need to use the roads before they are plowed.

Owners are responsible for clearing their private driveways. George Martinez is available to clear private driveways for a fee (575-235-9591).

Snowmobiles, ATVs, trail bikes, or other off-road motorized vehicles are prohibited on roads and common areas (except utility vehicles used on private lots and Association vehicles used for maintenance, firefighting, or other purposes).

Post Office

The postal service does not provide residential delivery on the ranch (UPS and FedEx do). The post office is located on County Road 391 just west of Hwy 84 and the old Chromo schoolhouse. It is open from 10am to 2pm Monday to Friday and 9am to 1pm Saturdays. The phone number is 970-264-2084. The building is always open for access to post office boxes.

Governance

Crowley Ranch is governed by a Home Owner's Association (HOA) comprised of five volunteer members elected by the residents. The actions of the HOA board are

governed by a set of bylaws as well as Colorado law. Board meetings are held quarterly or on an as needed basis. They are open to all residents.

Dues are collected every six months to cover road maintenance, hot springs maintenance, operating expenses and general maintenance of the ranch. They are collected in advance; water and trash fees are collected in arrears. A late fee of 18% per year is assessed for late payments.

Community and Volunteer Opportunities

Residents routinely volunteer to remove invasive species, plant trees, maintain the open space, pick up trash along Highway 84, and participate in special projects. You will be notified of upcoming events. More volunteers are always welcome!

Volunteer opportunities include serving on the HOA board or as Secretary or Treasurer of the Association. In addition, there are two standing committees, the Open Space Committee and the Architectural Control Committee. Contact the Board President or any board member if you are interested in volunteering in any capacity.

Covenants

Crowley Ranch is governed by a set of covenants designed to protect the unique character of the ranch. You should have received a copy of the official covenants prior to finalizing your purchase of property on the ranch. The following is a brief summary of some of the covenants, but, of course, if there is any conflict between this summary and the official covenants, the official covenants take precedence. There are additional covenants not summarized here.

- All construction, improvements, or alterations of buildings, driveways, fences, or parking areas must be approved by the Architectural Control Committee (ACC).
- Owners must keep their parcels clear of trash or debris.
- Tents, trailers, RVs, or outbuildings of any sort may not be placed on a parcel or used as a temporary residence except a motor home or RV approved for use by the ACC during residential construction.
- Owners must provide enclosed garage space for all cars, trucks, trailers, boats, tractors, snowmobiles, or other vehicles regularly stored on their property.
- Trucks, RVs, mobile homes, trailers, farm equipment, boats, tractors, wagons, snowmobiles, or other recreational vehicles may not be parked overnight or stored on a parcel unless housed in a manner approved by the ACC and not visible from common areas or neighboring parcels.
- No vehicles may be parked for purposes of repair, reconstruction, or storage, defined as not being driven off a parcel for fourteen consecutive days. Vehicles parked for more than fourteen days must be kept within a structure.

- Outdoor lighting must be approved by the ACC and must be subdued in nature and shaded so as not to be visible from neighboring parcels.
- Short-term rental of residences is prohibited. Parcels or residences may not be rented for less than one month without prior written permission from the HOA Board.
- Except as required by law, signs, billboards, posters, or other advertising media are prohibited.
- Hunting, trapping, and discharge of firearms are prohibited on all parcels and common areas.
- No animals or livestock, except pets belonging to the household, may be kept on any parcel. Up to four household pets are permitted on each parcel, two of which may be dogs. Household pets must remain on the owner's parcel or under the immediate control of the owner.
- Removal of timber or vegetation, except to the extent necessary to create defensible fire space or approved by the ACC or HOA Board, is prohibited.
- The ACC must approve the layout of landscaping except confined vegetable or flower gardens. Manicured lawns are not allowed and xeriscaping is encouraged. Plants must generally be native varieties and owners are responsible for controlling noxious weeds on their property.
- No burning of refuse or other material or fires for other purposes are permitted without the approval of the HOA Board. Fireworks are prohibited.
- Snowmobiles, ATVs, trail bikes, or other off-road motorized vehicles are prohibited on roads and common areas (except utility vehicles used on parcels and Association vehicles used for maintenance, firefighting, or other purposes).
- Use of potentially damaging or hazardous fertilizers, pesticides, or herbicides is prohibited unless approved by the HOA Board.

Communications

We communicate to all owners via gaggle email. This is a group email system that houses all owner email addresses. The secretary and all board members have administrative rights to this system. There is also a quarterly newsletter that covers local news and topics of interest.

Contacts

HOA

CRROA PO Box 237 Chromo, CO 81128

Treasurer




crroachromo@outlook.com

Secretary

crroasec@gmail.com

Non-chemical weed control methods:

Note: early identification each growing season of all invasive species prior to seed head formation is key to the success of controls regardless of type (chemical, biocontrols, or mechanical.)

If you see this...	It is:	Do this	At this time	Notes
	<p>Bull thistle rosette</p> <ul style="list-style-type: none">• Deeply lobed, spiny leaves• No flowers or seed heads present at this stage (see below for how to treat flowering plants.)	<ul style="list-style-type: none">• Cut completely through root 3”-4” below soil level.• Turn over and leave in place (or bag if preferred.)• Bagging is not necessary.• Once cleared, seed area of infestation with native plants.*• Feed seeded areas with clean (weed seed free) compost.	<p>Spring</p> <p>Late Fall</p>	<ul style="list-style-type: none">• Leaving plants to die in place may discourage future growth.• Weevils have been extensively tested by CO Dept of Agriculture.
	<p>Musk thistle rosette</p> <ul style="list-style-type: none">• Leaves somewhat lobed, wavy white outlined margins• Prominent, light green mid –vein• No flowers or seed heads present at this stage (see below for how to treat flowering plants.)	<ul style="list-style-type: none">• Biological control is achieved through introduction of species-specific weevils• Weevils can be requested through Crowley Open Space Committee.		<ul style="list-style-type: none">• Weevils by subscription through the CO Dept of Agriculture at: https://ag.colorado.gov/conservation/biocontrol.• This is a biennial thistle that reproduces through seed only. Does not produce seed heads in year one, so early identification can assist in full eradication.
	<p>Bull thistle flower</p> <ul style="list-style-type: none">• Vase-shaped flower head• Purple flower• Golf ball sized flower head• Deeply lobed, spiny leaves• Biennial (last 2 years)	<ul style="list-style-type: none">• Cut & bag all open or partially open flower heads. Dispose of them.• Cut root 3”-4” below soil level.• Turn over de-headed plant & leave in place (or bag if preferred.)• Seed area of infestation with native plants.*• Feed seeded areas with clean (weed seed free) compost.	<p>Summer/Fall</p> <p>Late Fall</p>	<ul style="list-style-type: none">• It’s important to bag/dispose of even partially opened flower heads as they may contain viable seeds.• Depleting seeds already in soil may take several seasons.• Leaving de-headed plants to die in place may discourage future growth.



Musk thistle flower

- Flattened flower head
- Purple-ish flower
- Golf ball sized flower head
- 1 flower head per stem
- Biennial (last 2 years)


- Biological control is achieved through introduction of species-specific weevils
- Weevils can be requested through Crowley Open Space Committee.

NOTE :

- The above thistles are invasive & are treated in the same way.
- Canada thistle (on other side) has a different treatment regime.
- Other thistles found on CRR are native and can be left alone.
- Contact the Crowley Open Space Committee for more info.
- For more pics & help identifying thistles go to <https://tinyurl.com/4j7p9tsv>

- Contact Bee Happy Lands at 970-247-8395 for commercial organic weed control.

* Use only seed mixes guaranteed not to contain invasive seed. NRSC/SJCD in Pagosa is a reliable, publicly available source.

If you see this...	It is:	Do this	At this time	Notes
	<p>Canada thistle plant</p> <ul style="list-style-type: none">• Pink or purple flowers (rarely white.)• Flowers the size of tip of thumb• Multiple flowers per stem• Highly invasive, tenacious perennial.	<ul style="list-style-type: none">• Do NOT pull plant or cut below soil.• Clip plant just above ground level multiple times throughout growing season to suppress seed propagation and starve roots.• Do NOT disturb roots when clipping plant above ground.• Cover affected area with dark plastic tarp (called solarization) for 4-12 weeks• Solarization is the most effective method for 100% eradication. <ul style="list-style-type: none">• Seed area of infestation with native plants.*• Feed seeded areas with clean (weed seed free) compost.	<p>Summer</p> <p>Fall</p>	<ul style="list-style-type: none">• <i>Propagates mostly via roots. Pulling plant or cutting below soil leaves roots and results in accelerated spread.</i>• Solarization: place dark plastic tarp over plant bed for 4-12 weeks. 4 weeks when underlying plants are new infestation, 12 weeks when infestation is 2 or more years old.• Rust fungus tested for 10 years only attacks Canada thistle per CDA studies spanning 3 decades.• Control of Canada thistle may take several years.



Canada thistle flower

- Can also be contained (not eradicated) by rust fungus available from Open Space Committee.
- If you intend to use rust fungus, please contact the Crowley Open Space Committee for best practices information.

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- Rust fungus biocontrol can be requested by subscription through the CO Dept of Agriculture at: <https://ag.colorado.gov/conservation/biocontrol>.



Oxeye Daisy

- Yellow center surrounded by white petals, slight notch at tip
- Flower 1.5"-2"
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- **Do NOT** pull plant or cut below soil.
- Clip plant & flower/ seedhead above ground to suppress seed propagation and starve roots.
- Cover affected area with dark plastic tarp (called solarization) for 4-12 weeks
- Solarization is the most effective method for 100% eradication.

- Distinguished from Shasta daisy by leaf shape:



- Seed area of infestation with native plants.*
- Feed seeded areas with clean (weed seed free) compost.



Disturbed earth

- Seed with native grasses / wildflowers.*
- Cover with certified weed free compost and water.

- Many invasive weeds find a foothold in disturbed earth.
- Seeding with native plants helps suppress invasive species.

NOTE :

- Other native thistles found on Crowley Ranch can be left alone.
- Contact the Crowley Open Space Committee for more info.
- Contact Bee Happy Lands at 970-247-8395 for commercial organic weed control.
- For more pics & help identifying thistles go to <https://tinyurl.com/4j7p9tsv>

* Use only seed mixes guaranteed not to contain invasive seed. NRSC/SJCD in Pagosa is a reliable, publicly available source.