



The Hummer

Campground of the Rockies

July 2017

ANNUAL MEMBERSHIP MEETING

SEPTEMBER 2, 2017 – 9:00 AM registration; meeting at 10 am; bring your lawn chair

The CORA Annual Membership Meeting is always held on the Saturday before Labor Day. The meeting is held in front of the clubhouse; you will want to bring chairs. All lot owners must register in the clubhouse beginning at 9:00 am. You are **REQUIRED TO SHOW YOUR ID. THERE IS ONE VOTE PER LOT.** If you mailed in your ballot, you still need to register.

This is one meeting you will not want to miss! You will have the opportunity to meet our new caretakers, Tom and Jane Tingle. Your Board did a thorough search for the new caretakers and we feel so fortunate to have Tom and Jane join us on October 2nd.

There are four open positions for the board with seven candidates (volunteers) running. The new board members will be announced at this meeting.

The Budget Committee will present their recommendations for the 2017-18 fiscal year. Your Board has the final say on the budget, but they consider all the recommendations that the committee makes. All committees will give a short report on what happened over the summer.

Our accountants will provide a yearly fiscal report. Everyone is always interested in how the annual fees are spent. Our attorney will report on legal issues and how they were resolved.

MARK YOUR CALENDARS AND PLAN TO ATTEND THE ANNUAL MEETING.

Sue Palandri,
President, CORA Board of Directors



Introducing CORA's New Resident Maintenance Team Tom and Jane Tingle

Their mantra is 'If it ain't fun, don't do it!' Tom and Jane left corporate America 10 years ago and haven't looked back! They've been traveling, working and meeting great people. Their next adventure is here at CORA!

Tom is originally from Minnesota. He moved to Iowa where he grew up and met Jane who was born and raised in Des Moines, Iowa. They're high school sweethearts and have been married 38 years.

Tom worked at a family-owned and operated company in Des Moines, Iowa for 27 years. He worked his way through the company and was promoted to various positions. The last position Tom held was a Production Scheduler for 12 years.

Jane was born and raised in Iowa. She worked in various business offices for 30 years. They made their home in Pleasant Hill, Iowa. Jane was a Master Gardener with Iowa State University and volunteered for numerous community beautification projects.

Tom and Jane have been Workampers and full-time RV'ers since May 2007. Their first job was in northern Colorado working at a horse ranch/campground. Tom was assistant barn manager/maintenance and Jane worked in the store doing reservations, check-ins and working in retail. They spent one summer in Alaska working at a RV park/charter fishing resort. They spent another summer working at a fishing camp in California and five summers at a campground in Colorado. Tom and Jane worked two winters in Grand Lake, Colorado, and six winters in Yuma, AZ, at RV resorts.

Tom is an avid hunter, fisherman and golfer. Jane enjoys reading and gardening. They both like hiking, traveling and being outdoors.

Tom and Jane are very excited about their new positions at CORA and are looking forward to meeting everyone!

NOTE: Tom and Jane will be at the annual meeting on September 2nd at 10 am. Their official start date is October 2nd, 2017. John Ludivig, Ralph and Patsy will train them in all aspects of CORA management and upkeep. Ralph and Patsy will remain with CORA through the winter months two days a week. They remain loyal to CORA. As they say they own property here, too!

MARK YOUR CALENDARS!

Board Meeting Agenda Saturday, August 12th, 2017 @ 10 am

- A. PLEDGE OF ALLEGIANCE
- B. CALL TO ORDER
- C. BOARD MEMBERS INTRODUCTION
- D. TYLER STOLTZ, District Wildlife Manager, Fairplay District
- E. OPEN MEMBER FORUM

If a member in good standing would like to make a statement they must pre-register before the meeting starts. **EACH MEMBER WILL BE ALLOWED 3 MINUTES.**

- F. MINUTES OF JULY 8TH, 2017
- G. TREASURER'S REPORT
- H. COMMITTEE REPORTS
 - a. Facilities Update
 - b. Budget Committee
 - c. Technology Report
 - d. Social Committee Report
- I. CORRESPONDENCE
- J. UNFINISHED BUSINESS
- K. NEW BUSINESS
- L. ADJOURNMENT

Please mark your calendars for the August meeting to hear our guest speaker, Tyler Stoltzfus, District Wildlife Manager. He will be talking about living with wildlife and answer any questions. It should be very interesting.



3rd update on
website

The new website is up and running. If you did not receive an e-mail with your log on and password, please send a request for your files to be updated with your e-mail address to manager.cora@gmail.com. If the old website appears, you may have to clear your cache or history. It usually corrects itself after a day or two.

Bound CORA HOA documents are available for sale in the office. They are free to new owners, so stop in the office to get one. Or, you can read and/or download them from the website in the Documents section.

Any suggestions for corrections and improvements should be sent to mailforcoraboard@gmail.com.



THE NIGHT SKY

CORA is a very special place on any night, but during a meteor shower it can be spectacular. Here is the list of upcoming meteor showers.

Perseids - Night of August 12
Orionids - Night of October 21
Leonids - Night of November 16
Geminids - Night of December 13

The best viewing times are usually after 11pm, but typically very early morning 2 am to 4 am is best, but check online for details about particular showers. Obviously, you need a clear, cloudless sky. The next thing you need is lack of light pollution. Find a place where you can see each individual star of the little dipper. We are lucky here at CORA, we are not surrounded by the lights of a big city.

It's not just during a meteor shower that the sky above CORA comes alive, but on any clear night go outside, find a dark spot with your kids, grandkids or loved one and look up. Often times the Milky Way is visible.

Vincent van Gogh painted his famous painting "Starry Night" in the town of Saint Remy, France in 1889. According to darksky.org, the Milky Way is no longer visible from Saint Remy.

"For my part I know nothing with any certainty, but the sight of the stars makes me dream."

— Vincent van Gogh



The natural night sky is quickly becoming unknown to this generation and future generations. Being able to sit quietly, and reflect upon the day's activity, while looking at stars knowing that generations before us have seen the same stars, is a very special thing. We are fortunate to be able to do that at CORA.

So, what can we all do to make sure CORA remains a star viewing place?

When planning your needs are for outdoor lighting, use the smallest wattage bulb that provides safe lighting, consider low voltage, ground lights, rather than big overhead lights. If you need an overhead light to provide a safe path, then considering turning it off when you retire for the evening or only turning it on when you need it. Consider the placement of your lights, so that they illuminate your property and not your neighbor's property.

Happy Star Gazing,

Larry Chiuppi
DSP 24 & 25

METAL PILE CLOSED – EFFECTIVE IMMEDIATELY



A picture is worth a thousand words. At the July 8th board meeting lot owners and board members discussed the metal pile. People are leaving items that are clearly marked as unacceptable. Propane tanks may be dropped off at Ameri-Gas at no charge. Batteries can be used for core charge.

Mattresses need to be disposed of at the dump by lot owner. It is unacceptable to leave refrigerators for CORA to dispose of. This is the lot owner's personal responsibility,

Recycling tvs isn't free! It is suspected some lot owners are bringing tvs from town to CORA to be recycled. It costs \$25 to drop a tv off at Best Buy.



Ralph was taking the metal in to recycle and donating the money to the local school. He did this on his own time as a service to CORA and a generous donation to the school.

This is a service CORA can no longer provide. The cost of time and money prohibit its continued use. CORA's board has diligently worked at keeping dues low and affordable. It is inevitable the dues will rise due to the cost of inflation. This is one way to minimize any increases.



After much discussion, the board voted to shut down the metal pile. Marge Pierce took these pictures after the meeting.

Chores worked on in the last month

All backflow valves IN PLACE

Front steps to clubhouse will be replaced soon... NEXT WEEK

Pool expert comes once a week...pool looking much better

Sewer line blocked from DSP44 to sewer plant...

RESOLVED

Water line break at corral REPAIRED

Dryer in clubhouse REPLACED

Laundry room dryer...ON ORDER

Remaining signs ON ORDER

Road base moved for Trail #47

Working on WIFI nodes...replacing old with new

Vandalism in club house...everyone needs to be alert and aware...speak up or call me when occurring...not 3 days later....

Dug out culvert at CS entrance

General daily duties...

Huge thanks to workers that are filling in wherever needed this summer with Ralph and Patsy's full-time departure.

A debt of gratitude is owed to Ralph and Patsy for helping to transition a new caretaker team in.

Respectively submitted,

John Ludivig, Facility Director

Death, Taxes and HOA fees

There is a common expression- that you can't avoid death and taxes. Well, the same goes for your CORA HOA fees. Electric bill will be mailed shortly and then the HOA billing will be in early September. Electric payments are due by September 30th and the annual assessments are due and payable by October 15th. You have the option of making two payments for your assessment, if you have paid your electric bill in full and on time. If you select the two-payment option, then your first payment is due October 15th and the second payment is due November 15th. There is a charge of \$10 per month, if the annual assessment is paid in installments.

What happens if I don't pay my bills on time?

Once either your electric bill or annual assessment is ten days past due, the imposed fees and interest can quickly mount up. CORA charges a \$35 late fee and 21% interest. The association is required to send a notice to delinquent lot owners, stating the total due with an accounting of how the total was determined. This is a statement generated by our accounting firm. The late fees and interest help offset the accounting fees charged to CORA.

If this statement is not paid, the association will turn the account over to our legal firm. A lien will be filed and the collection process is, then, in the hands of the law firm. All legal fees are added to the delinquent owner's account and become a personal obligation of the lot owner(s). At this point in time, the delinquent account can quickly go from \$516 to over \$1,000. In some cases, delinquent lot owners have ended up with over \$2,000 in late fees, interest and attorney fees. CORA pays the legal fees on a monthly basis and, then, once the legal firm collects the amount due, a check for the total amount is sent to CORA.

Once all efforts are exhausted to collect a past due account, the association may start the foreclosure process. Each year a number of owners lose their lots to foreclosure and the lots are sold at the Sheriff's Sale for a fraction of their value.

If you are interested in the detailed procedures the association is required to follow, please read the COLLECTION POLICY AND PROCEDURE which begins on page 3 in the Campground of the Rockies Association, Inc. Governance Policies.

Marge Pierce, Treasurer

Budget Committee

The budget committee will present its recommendation to the Board at the August Meeting. The Board will present the final budget to the membership at the Annual Meeting. The HOA assessment must be set by the Board before the Annual Meeting because the dues statements have to be mailed in early September. They are due October 15th and members need to receive their statements no later than September 15th to give them the required 30 days. The Board will present the budget to the membership at the annual meeting.

Larry Chiuppi, Vice-President



WORK ON TRAIL 47

Lot owner, Loren Eckhardt, thought about it and decided CORA needs a hiking trail. He approached the Board of Directors at the June meeting and requested several items to see his vision become a reality. The Board considered his proposal and granted him access to materials, access to storage and permission to drive his UTV below the hill.

The trail begins where the overflow parking lot is and is adjacent to the archery range. The path gently winds up the hill. A giant evergreen provides shade at the picnic table.

Loren recruited several others to help create a walk way for all to enjoy. The group is affectionately referred to as the Trail Breakers. Phase One Trail Breakers include: Dan and Mary Grove, Amy Farnell, Charlene Florin and, of course, Loren.

The Trail Breakers meet every Tuesday and Thursday at 10 am to continue the back-breaking work of clearing the path of sage brush, weeds, flowers and rocks. The ground is then raked and leveled. Wheelbarrows of road base are shoveled and transported to the new surface.

Loren's goal is to create a path that is wheel chair accessible. As the path progresses, Loren has plans to install memorial benches to provide resting spots with good views. Memorial benches can be donated when Phase 2 begins, hopefully next summer. More information to follow.





Loren marks the trail with red paint as shown above.

Amy Farnell and Mary Grove help Loren set the trail marker.

The name of the trail is derived from Loren's lot number, CS47.

Quite a balancing act to get the picnic table up the trail; four people walked along side to stabilize it.



The first truck load of road base was donated by CORA.



You might see Loren's UTV below the hill. It is equipped with shovels, rakes, a maddox and wheelbarrow.



Pictured above in the front are Dan Grove and Charlene Florin. In the back is Loren Eckhardt and Mary Grove.

Taking a well-deserved break!



Thank you, Loren, for pursuing your dream. What a wonderful contribution to the CORA community!



Have you noticed this pop of color going up the hill?



This is the view. Antero Reservoir and Pike Peak.



Magnanimously donated by: Richard & Kris Cade



CAMPFIRE UPDATE

Those of you who enjoy campfires know the restriction has been lifted. Please keep in mind “recent rainfall has reduced the danger of wildfire; however, people are encouraged to be vigilant as the danger of fire is always present. Many people will continue to enjoy the mountains and parks through the remainder of the season and citizens should be reminded to use caution when starting and extinguishing campfires, disposing of lighted cigarettes, and other activities that involve the use of fire or sparks. Warm and windy days can quickly lower the fuel moisture content of trees and grasses, making them susceptible to ignition.”

As always, it is your responsibility to call the fire line at North West Fire District #4. The telephone number is 719.836.4160, to see what the daily restrictions are.

Tip: program this number in your phone for easy access.

Story about the danger of fireworks:

http://www.kpvi.com/news/local_news/suspected-firestarter-i-did-it-i-m-sorry/article_8414bf66-68f4-11e7-8e1b-4f839dc60a46.html



Current Caretakers: Ralph & Patsy Esparza

Incoming Caretakers: Tom & Jane Tingle

Again, many thanks to the camp workers for helping fill in the spaces this summer during the transition of our new caretaker team.

Board of Directors

Sue Palandri, President
Larry Chiuppi, Vice-President
John Ludivig, Facilities Manager
Kay Greenlee, Secretary
Marge Pierce, Treasurer
Joyce Derby, Member at Large
Linda Childs, Member at Large