



Campground of the Rockies

Physical address:

6820 US Hwy 285

Fairplay, CO 80440

Mailing address:

P.O. Box 1778

Fairplay, CO 80440

Office telephone: 719.836.2533

Board: mailforcoraboard@gmail.com

Office: manager.cora@gmail.com

Office hours: 8 am-10 am; 3 pm-5 pm

Caretakers: Ralph and Patsy Esparza

The Hummer

Campground of the Rockies

June 2017

CORA BOARD OF DIRECTORS

This year, at the end of the season, there will be four (4) positions open. All owners will receive information about running for a board position and I hope that you will give it serious consideration. CORA needs to have owner participation on many levels. By serving on the board you have the opportunity to learn about how CORA operates, meet and work with other owners, bring your ideas to the table and feel a sense of satisfaction. Feel free to ask your current and past board members any questions that you have about their tenure on the board. We look forward to meeting you.

Sue Palandri,
President
CORA Board of Directors

LIFE IS A JOURNEY

and only you hold the map.



CORA ENTRANCE GETS A FACELIFT

As you enter CORA you may notice a difference in the signage. Some of the signs were duplicates, so removed. Some were relocated. The bulletin board for notices was moved to the playground area...much easier to read there instead of when driving in.

Additional signs have been ordered to replace those that needed to be reworked...namely the ones announcing the various campground areas and the evacuation signs at SN campground. They will be arriving soon so watch for more improvements.

For your convenience and knowledge, the emergency and information directory sheets have been updated and placed in all bulletin boards throughout the campground.

Marsha Ludvig,
Head of Signage Committee

WARNING

This year the Board of Directors approved the use of any mode of transportation for utilitarian purposes (ie hauling water, dumping black/grey water) on the upper campground. Be advised this is a RULE change and subject to change with new incoming boards. Do NOT purchase an atv/utv for this purpose only!!! This privilege may be revoked in the future.



MARK YOUR CALENDARS!

Board Meeting Agenda Saturday, June 10th, 2017 @ 10 am

- A. PLEDGE OF ALLEGIANCE
- B. CALL TO ORDER
- C. BOARD MEMBERS INTRODUCTION
- D. 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.**

- E. MINUTES OF MAY 2nd, 2017
- F. TREASURER'S REPORT
- G. COMMITTEE REPORTS
 - a. Facilities Update
 - b. Technology Report
 - c. Social Committee Report
- H. CORRESPONDENCE
- I. UNFINISHED BUSINESS
- J. NEW BUSINESS
- K. ADJOURNMENT

If you go on adventures hiking or 4 wheeling and you received this newsletter via e-mail, click on the link below for important safety information regarding lightning strikes and how to protect yourself:

<http://www.denverpost.com/2017/05/08/colorado-lightning-strikes/>



Campfire season is here. And so is the risk of wild fires. Do you know the rules for safe camp fires?



NORTH-WEST FIRE PROTECTION DISTRICT
21455 HIGHWAY 285
P.O. BOX 1090
FAIRPLAY~ COLORADO 80440
Tel: 719-836-3/50 Fax: 719-836-7231
Email: admin@nwfpd.net

Rules for Campfires

Comply with all state, county, or local fire restrictions and any regulations implemented by your local governing group (i.e. -homeowners association).

You are required to call the **Burn Line (719) 836-4160** to determine if a burn is in effect for Park County or **NWFPD at (719) 836-3150**. Do not rely on signage at CORA, it is your responsibility to know about the daily burn ban notice. You no longer need to call in before lighting a fire.

If you have not already purchased your camp fire permit, click here to open a window to fill out on-line:
<http://nwfpd.org/fire-code/burn-permit/>

Propane campfires do not require a burn permit and may be burned during a burn ban. Remember to use common sense and not leave a propane campfire burning unattended.

Campfires must not be wider than 3 feet across or have flames more than 3 feet high.
You are allowed to have an attended campfire throughout the night with no time restrictions.

Clear all flammable material away from the fire for a minimum of five feet in all directions to prevent escape of the fire.

Beware of the Duff - Duff is the layer of decomposing wood material that lies on the forest floor between pine needles and bare dirt. Many times it may look like dirt, but it isn't. Duff bums, dirt doesn't. It allows even the smallest ember to smolder for days, most times underground and unnoticed, until enough heat is built up to produce flames. Don't let the duff fool you.

Have a responsible person in attendance at all times. Leave the permit with that person and make sure they are aware of the terms of the permit. Never leave your campfire unattended, even for a few minutes or if you take a nap.

Have ample water available at the campfire site for extinguishing campfires.

Extinguish the campfire with water every night when going to bed and when breaking camp or leaving for any period of time. Stir and mix water with the ashes until the fire is out. Don't try to bury the fire under dirt, it can smolder for hours and then escape. Remember, campfires are not out until they are cold and out.

Feel the Ashes - Feel the ashes to be sure the fire is out. Before you leave, check the area within 50 feet of the fire for sparks or embers that may have escaped.

It Can Cost You - You will be held liable for the cost of suppression and damages caused by any wildfire that starts through negligence on your part.

Thank you for your cooperation as we all work together
to make our neighborhood safe –
Your friends at Northwest Fire Protection District

Treasurer's
CORNER

As most of you know the Board approved hiring a new accounting firm. Our previous accountant retired and his partner was unable to take care of all our accounting & bookkeeping needs.

At the Board's request, I researched several accounting firms. After interviewing the owner & bookkeeper of Stotler & Young, located in Salida, the Board was satisfied that they would be able to take care of our needs.

As the treasurer I have worked very closely with Amanda, the bookkeeper assigned to our account. She is very knowledgeable and always accessible.

All payments for electricity and HOA dues should be sent to the accounting firm. When you receive your statements there will be a yellow envelope included. Please use this to ensure your payments are received in a timely manner.

Our finances are in excellent shape. If you have any questions, you can contact me.

Respectfully,

Marge Pierce,
Treasurer
CORA Board of Directors

If you have ideas for stories in upcoming issues or would like to contribute an article, please send your request to mailforcora@gmail.com.

Friendly reminder, please remember to notify the office of any address changes. If you move and don't receive important information, that is on you not CORA.

Send your e-mail address to manager.cora@gmail.com. Do it now!

FACILITIES UPDATE

This spring has been a busy time preparing for the summer season here at CORA. Many improvements have been accomplished. Here are a few:

The clubhouse has new carpet...the caretakers house also has all new flooring...much needed both places.

Lower campground has been completed with all new road base. One mile was also done at SN campground. The entire campground has been treated with Mag Chloride.

The lean-to for the new tractor has been completed.

The ladies bathroom in the pool area has been remodeled.

Motion lights were installed at C and S service center.

The fishing pond was restocked the week of May 20th ...Happy Fishing!!! Permits are available at the office.

State regulations require backflow valves on all hydrants...We are in the process of applying them where they are missing. The lots that are not in compliance will be brought up to date and billed for the valve. A billing will go out to those lot owners with an explanation of the state regulations. (note: please read page 9 for more details)

We welcomed our new camp hosts May 15th. They are as follows:

- Caretakers relief...Dan and Cheryl Lowry
- C & S service center...Bruce and Jasmine Elliot
- SN service center A ...Delmar and Sharon Lankford
- SN service center C...Richard and Charlene Amacher

We welcome them and please know they all jumped right in with fulfilling their duties. Please respect them and thank them as they are making your CORA a better place for your enjoyment.

Respectfully submitted,

John Ludvig,
Facility Director
CORA Board of Directors

Update #2 on the CORA website

The board is always trying to find creative ways to defray costs. In keeping with that mentality, the board has come up with two income streams to help defray the cost of the website design as well as the hosting and maintenance fees associated with a non-volunteer website.

Lots For Sale Listings.

Going forward, there will be a \$100 charge to list a lot for sale on the website. The listing will include a few photos, brief description of the lot, campground location (DSP, C&S etc) contact person, contact phone number and contact email. The listing will remain active until the owner asks to have it taken off or until a transfer of ownership is submitted to the CORA office. This is basically a "user fee" for those wishing to sell a lot. We will have instructions and a form to submit with a check payable to CORA on the new website.

Local Businesses

We plan to solicit local businesses to advertise on the CORA website. There will be a page dedicated to marketing local businesses. We will collect a fee for each listing. We believe this is a win - win situation. CORA lot owners will have easy access to information about local businesses in the area and local businesses will get exposure to CORA lot owners. The listing will include the name of the business, business logo, a brief description of services, phone number, email, and website.

Email Communication

We will be sending an email to all lot owners, who have previously submitted their email address to Patsy, with instructions as to how to log in to the "Members Only" side of the new website. If you wish to access the members only section of the new website, you need to provide an email address.

Going forward we hope to send bulk emails to all lot owners, with things such as The Hummer, and urgent notifications from the CORA office or the Board. This will not replace CORAFOLKS, but rather enhance our ability to communicate to lot owners.

CORAFOLKS is a great two way social communication forum which is open to any lot owner who wishes to subscribe. Any subscriber may start a topic and others can join in on the conversations. The Board appreciates and would like to thank John Rupprechett for his hard work starting CORAFOLKS and his continued support of it. The new email blast service will be for official communication from the office or Board.

Hopefully, in the future, we may be able to reduce the costs of mailings to lot owners. We hope that more owners provide the CORA office with their email addresses. Your email address will remain confidential and subject to the same protection as other owner information, as outlined in our Governance Policy.

If you would like to provide your email to us, please email it to Patsy via her business email: manager.cora@gmail.com.

Thank you,

Larry Chiuppi,
Vice President,
CORA Board of Directors
6/5/17

SUBJECT: Mailing sent JUNE 2ND, 2017, to all CORA Owners

To: CORA Members

RE: Nominee Petition, Campground of the Rockies

Enclosed is a copy of the Nominee Petition for the CORA Board of Directors.

Board vacancies will be up for election at our **Annual Meeting on September 2, 2017**. There are four openings on the board.

Members nominated for these positions **MUST** be "in good standing". The term of office will be for two years, except for those positions designated as unexpired terms. These position(s) will be for one year. Further information can be found on the back of this page.

Please return your nomination form to the CORA office by July 12, 2017 by mail or fax as indicated on the petition.

If you have any questions, feel free to contact me (greenleebk@gmail.com or 303-478-0449) or Patsy at the CORA office (719-836-2533).

Kay Greenlee,
Secretary
CORA Board of Directors

NOMINEE PETITION CAMPGROUND OF THE ROCKIES BOARD OF DIRECTORS Applications must be received by **July 12, 2017**

Please contact Kay or Patsy for a hard copy of the petition. Basic information needed includes your personal information (ie name, home address, city, state, zip, CORA address, phone numbers).

You are asked to list your qualifications (education, experience, etc) to introduce you to the membership. Additionally, you need to state why you want to be on the Board of Directors.

Serving on the Board of Directors requires a time commitment of up to 10 - 15 hours a month. This includes time for Board meetings, special projects, any additional meetings as requested by the President to communicate Association business. Directors are expected to actively participate and positively support the affairs of the Association and as fiduciaries, comply with and implement policies, act in accordance with the legal documents, and exercise confidentiality and discretion regarding the business of the Association. As specified in the By Laws, directors will be elected for two-year terms and must be members in good standing. No director shall receive compensation for any services rendered, but may be reimbursed for actual expenses incurred in the performance of his/her duties.

Summer meetings are held June-August on the second Saturday of the month. The Annual Meeting will be held Labor Day weekend. During the winter, regular e-mail access is preferable as most communications are sent via e-mail, rather than by phone. Board members are expected to voice their opinion on any items that may require immediate action. Some items may require a motion and vote.

**Mail your application to: CORA, P.O. Box 1778, Fairplay, CO 80440.
Or fax to: 719836-4563.**



SUBJECT: Letter written to CORA Board of Directors regarding back flow valves

Hello everyone,

Tim Zingler, your "water guy" for C.O.R.A.

I'd like to offer to help explain this situation, (back-flow prevention) hopefully helping to clear a few things up. I read the draft letter; I'd like to offer a few clarifications.

The deal is this: CORA serves water to people to drink. That makes CORA responsible for the health and safety of the people drinking this water. The Colorado Dept. of Health and Environment (CDPHE) has put this on the public water system, CORA.

The easiest way to enforce this rule is to actually make it a CORA rule. These devices are in place to protect and ensure safety to the water system, which CORA owns. This does concern the entire park water system, and every hydrant should be protected. So you could simply make a rule that all yard hydrants must have back-flow prevention in place or you can cut service to the lot, or lock off the hydrant. There is some legalese involved, but CORA has that responsibility/authority.

Here's the catch: Air Gap. An "air gap" is the best way to protect the system; this is simply a physical open space between the public system and whatever is being supplied. Meaning if you're not hooked to the system, you are in compliance. The problem arises whenever you hook up your hoses, then the vacuum breaker is the next line of defense protecting the system. There are many different ways to achieve compliance the little brass vac breakers are the cheapest, other than the air gap, but try filling your camper with an air gap in place.

I would suggest changing the tone of the letter to help educate the residence: (but that's just me) i.e. To ensure the safety of OUR Drinking Water. Back-flow devices are required for all water hydrants. This is a public safety issue that concerns the entire campground. Devices must be in place whenever you are hooked to the water system. Anyone caught out of compliance is subject to having their water locked off (maybe this is where a fee/fine might be attached to unlock). I know that a bolt cutter is easy to use, but tampering with a public water system is a federal offence.

Hope this helped clear up any questions and not make more...., but feel free to contact me if any more questions arise.

Tim Zingler,
Alma Public Works



Board of Directors

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

Caretakers

Ralph and Patsy Esparza