



# THE HUMMER



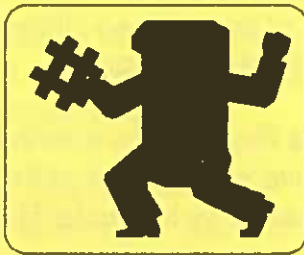
Volume # 47

MAY 1995

## PRESIDENTS MESSAGE

by John Paches

**" THANK YOU " Vern & Jean Overholt --**  
for doing such a **GREAT JOB** of managing  
our Campground for the last three years.



**YOUR**

**TO US**

You leave us in much better shape than when  
you took over. **We are very happy to welcome  
you as new members of our Association.**

Beginning May 1st our new managers took  
over their positions and Vern is staying on, for a  
few more months, as a part-time advisor and  
water management technician to meet State  
Health requirements for our water supply and  
sewage disposal systems until the new manager  
meets State requirements.

After reviewing over 60 Resumes, and  
interviewing 5 of the most promising applicants,  
the Board of Directors decided on:

**Tom & Suzanne Fozzard** as the best of the  
qualified applicants.

They are well qualified, experienced in  
campground management, and come highly  
recommended as RV Campground managers.

### **"WELCOME ABOARD TOM & SUZANNE"**

We all hope that you will enjoy being a very  
important part of our campground.

**I would like to remind all our members**

**that there will be 4 - four vacancies on our  
Board of Directors in September.**

Give it your serious consideration. The  
"Nominee Petition is enclosed in this  
Hummer.

## TREASURER'S REPORT

by John Bendel

First Quarter 95 Financial Statements  
covering Jan., Feb., and March are included as  
inserts:

1. Consolidated Balance Sheet.
2. O & M Income/Expense Statement.
3. RE & RR Income/Expense Statement.

We currently have \$ 80,083 available for O&M  
( up from \$ 73,227 in 94). The \$ 7,000 increase  
represents increased Dues Collected in 95 to-date  
as compared to the same period last year.  
Operating costs appear to be in-line with the  
Budget.

There is one refinement in the Income /  
Expense Statement:

Electricity income collected from members is  
now shown under expenses as a reduction of the  
electricity expense. This allows you to see the  
actual cost of electricity associated with the  
common property elements.

RE Income / Expense reflects expenditures for  
the Front Entrance structure, Clubhouse kitchen  
new deep sinks and new First aid equipment for  
the campground.

RR Income / Expense reflects the replacement  
of the Washers & Dryers.

CORA continues to remain financially sound.

If you have questions please contact me  
directly of thru ACT.

## REAL ESTATE REPORT

by Paul Pierce

Due to a very mild winter there were a number of interested parties looking at your Campground. Many of them said they will be back this summer to spend a weekend and several indicated an interest in making a purchase. As a result the Real Estate team may be very busy as summer begins.

If you have someone visiting the Campground and interested in buying, your Real Estate Team is here to assist. We have Literature available. We offer a Financing Program that requires 10% down with 10 years to pay at 8 % interest. By the way there are only 56 " CORA " lots left to sell.

We would like to remind you of BURRO DAYS in Fairplay on the last weekend of July. Phil Lobb has offered to assist with the Parade and we need others to help. If you would like to join in on the fun, risk having a good time, meet other CORA members, and help the Real Estate team, just look us up there is plenty of room and the Team is always looking for new ideas.

There will be a planning June 24 / 25. A notice will be posted at the Clubhouse. Please join us.

Thanks ! again to all of you who have helped in so many ways. There is no way one person could do it all.

Hope to see all of you this summer, until then, be safe with your traveling and hope you have a great summer.

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## FACILITIES REPORT

by Bud Farnum

This summer will be one of change, progress and improvement at the Ranch.

Welcome to Tommy and Suzanne Fozzard, from Illinois, as our new Manager/Maintenance team. They come to us, well qualified, from maintaining a combination Campground & Yacht Club. Vern has agreed to stay on, part-time

thru the summer, to assist Tommy & Suzanne in getting to know the ins & outs of CORA.

So far this year we have:

- (1) Replaced the washers & dryers in the laundry
- (2) Signed a contract to replace the clubhouse roof with a steel one that will out last the current members. Work to be complete by June 30 th.
- (3) Signed a contract for completion of the Entrance Structure with work to begin as soon as the ground dries enough for hauling in stone & concrete block.
- (4) Purchased First Aid & Oxygen Equipment for emergency situations at CORA.
- (5) Installed a set of larger Deep sinks in the kitchen to aid washing pots & pans.

We are getting two Pay Phones installed at the Clubhouse to relieve waiting lines of the past. We hope they will be ready by Memorial Day.

Plans are made to install a fresh water line to the Sewer plant to assist in cleaning chores and get us ready for the anticipated upgrading our plant from Class "D" to "C" which will require additional effluent tests for Department of Health.

We are planning extensive work and upgrade of the roads as well as some smaller projects. The next time you come to the Ranch, stop and say Hi to Tommy and Suzanne, get to know them and check out the progress on the projects.

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### MEMORIAL DAY SALE OF MEMORABILIA Sunday 28 May

During Pancake Breakfast & Planning Meeting

CORA Logo:

- "T" Shirts all sizes & colors.....\$ 6.00
- Sweatshirts Size M, L, XL..... \$ 10.00
- 2XL, 3XL.....\$ 12.00
- Caps, one size fits all.....\$ 3.00
- CORA Jackets.....\$ 30.00

Darlene Vosper RGS#2 volunteered to do sale.

If you want items before sale contact me ( Ann Farnum) RGS 26 or call "Mama Bear" on CB.

## ITEM

The 1994 profits from the sales of CORA Logo clothing items have provided a new Pancake Batter Dispenser for the Clubhouse Kitchen.

We thank Ann Farnum for her dogged pursuit of a solution to the financial accounting woes of this fund and many many hours of effort devoted to sustaining this project over the years.

## PRIVATE TELEPHONES

(Information provided by PUC & U.S. West)

? Can the Board of Directors deny telephone service to a member of CORA by denying access across common area?

Answer by PUC 4/19/95:

The PUC will only get involved when rights may be in question between the party requesting public service and the utility company who may deny the service.

Answer by U.S. West:

U.S. West cannot or will not cross private land. (Common Ground) Permission to do so would have to be granted by the Association.

U.S. West, Mr. Roth, explained that for service to come into the campground a T1 switch box containing 24 outgoing lines would have to be purchased and installed by CORA. (Approx. cost \$ 60,000) (not including installation cost). The phone lines would then be run in from the cable along the highway to the T1 box. If there are not enough lines in the existing cable, a new cable would be run in from Fairplay. (Approx. cost \$ 300,000).

Phone service from the T1 box to private lots would require additional wire be laid (cost unknown).

The Tariff allows for U.S. West to deny service if they are of the opinion that they cannot make a reasonable profit from the service.

by Paul Pierce

## SOCIAL ACTIVITIES NOTES

by Marge Pierce

The weekend Pot-Lucks have been moved to Saturday evenings at 5:00 PM at the Clubhouse. Bring your own table service, a dish to share and whatever you want to cook on the BBQ grills. When there is a Social Function on Saturday PM there will be no pot-luck.

Sunday, May 28th at 7:00 to 9:00 AM there will be a Pancake Breakfast hosted by the Board of Directors. A Board Planning Meeting will follow the breakfast.

If you can help with the breakfast please sign up on the sheet posted in the foyer.

We are planning a Chili-Cookoff on June 17th at 5:00 PM. Bring your favorite pot of chili and join in the fun tasting other chili pots recipes.

Ric & Vickie Jefferies are planning to host a Luau again this year on Saturday August 12th.

We would like to put together a CORA Cookbook Please bring your favorite recipes to the clubhouse, we will have a box there to put them in or send them to: Marge Pierce, 21919 Grandview Ave., Golden, CO 80401.

We are hoping to do some crafts again this year but as of now we don't have a schedule. If there is a certain craft you would like to learn or teach please let us know.

Check the Bulletin boards for up-coming events.

Thank you, from Marge Pierce, Marilyn Lobb, Charlotte Olson, Lou Ann Stewart, Lola Grant, Jean Moody, Jean Overholt.

I hope I didn't leave anyone out, I am doing this from memory or what is left of it!!

Marge

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We need couples to take on Weekend Functions - Please volunteer if you can !!

\*\*\*\*\*FOR YOUR INFORMATION\*\*\*\*\*

The May Board Planning Meeting will be held at the Campground Clubhouse on 28 May starting about 9:30 AM (following cleanup of the Pancake Breakfast).

Some of our members are having success with Cellular Phones at the Campground. The degree of success seems to depend on the type of telephone and the location in the Campground.

Motorola "Pack Phones" have a good record for fringe performance and may be worth a try.

**BOARD MEETINGS**

All members are encouraged to attend Management/Planning Meetings on the first Wednesday of every other month starting January and Regular Board Meetings every third Wednesday of every month except December. Meetings are at 7:00 PM in Suite #120 7400 E. Arapahoe Road Englewood CO. Call 303-779-5151

**BOARD OF DIRECTORS**

Campground of the Rockies Association

- President ..... John Paches
- Vice President ..... Ralph Houck
- Treasurer ..... John Bendel
- Secretary ..... Nancy Sokolowski
- Chairman - Facilities ..... Bud Fernum
- Chairman - Realstate ..... Paul Pierce
- Member-at-Large ..... Ric Jefferies

Campground of The Rockies Association  
P. O. Box 4318  
Englewood, CO 80155-4318

