



Campground Of the Rockies Association

P.O. BOX 1826 - ENGLEWOOD, COLORADO 80150 - PHONE (303) 762-8829

THE HUMMER

DECEMBER 2002

2002/2003 Board of Directors

Cavin Goin	President	Lot SN154
Russ Waugh	Vice President	Lot SN218 & 219
Alex Deherrera	Secretary	Lot CS13
Jeff Smith	Treasurer	Lot SN147
Larry Lightfoot	Facilities	Lot SN225
Wilma Shifflette	Member at Large	Lot DSP052
Gloria Metzger	Member at Large	Lot DSP86



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Park County Board of Adjustments Decisions on CORA Variance Request

The Park County Board of Adjustments met on August 20, 2002 and reviewed the CORA Variance Request. The following are their decisions:

1. Requested that no time restrictions for RV's stored on CORA lot; however, no full time occupancy will be allowed.
 - ❖ Decision: Approved, RV's can stay year round, but there will be no full time occupancy by anyone other than the caretaker/manager.
2. Requested to allow Recreational Park Model Trailers not to exceed 400 Sq. ft.
 - ❖ Decision: Approved
3. Requested to allow storage sheds of 100 Sq. Ft. or less setting on blocks with no permanent foundations or footings, no more then 2 per campsite.
 - ❖ Decision: Approved. (Only one shed per lot is presently approved per CORA Rules and Regulations.)
4. Allow decks or gazebos with or without covers setting on blocks/temporary foundations with no permanent foundations or footings and not attached to the RV's.

- ❖ Decision: Allow decks or gazebos, up to 30" avg. height above ground without cover setting on blocks or temp. footings. Allow decks with covers or over 30" avg. height above ground, but will require building permit.
- 5. Allow snow sheds built setting on blocks/temporary foundations with no permanent foundations or footings.
 - ❖ Decision: Allow building of snow sheds with building permit.
- 6. Allow three RV units per lot. Can be a combination of Recreational Park Model (only one per lot), Motor home, Camping trailer, Pickup camper, or Tent trailer.
 - ❖ Decision: Follow Park County rules, Rule states: only one RV per lot.

During the meeting, they indicated that existing structures would be grand fathered unless they determined them unsafe. The building inspector will be coming to inspect the campground for decks and snow sheds and may provide suggestions to improve and make them safe. This will most likely take place this winter after the building season is over.

Horse Pasture

At the September Board meeting the board approved a request for a fenced pasture North of the stables. All the expense for fencing will be paid by the horse owners.

Remember: Before you bring your horses to CORA, check with Debbie, the number of horses allowed in the stable is limited.

Signs to Identify Property

At the September Board meeting the board approve funds to make signs that would designate the lot number for each piece of property. This will assist emergency vehicles to located lots.

Tennis Courts

At the October Board meeting, the board approved funds to seal and re-stripe the Tennis courts.

Club House Windows

At the October Board meeting, the board approved a bid and funds to replace 23 windows.

Tall Toilets

At the October Board meeting, the board approved funds for tall toilets. Twelve toilets will be replaced with high-rise toilets. (This should help us as we get older and our friends with special needs.)

Ice Machine

At the October Board meeting the board approved funds to purchase an Ice Machine to be located at the Club House.

Phone Changes

At the October Board meeting the board discussed complaints that the business phone was too busy. The board approved removal of the pay phone from the mailroom for a savings of \$1200 and adding a multi-link voice messaging.

2003 Annual Budget

The 2003 Annual Budget was approved with no increase in the association dues at the October Board meeting.

Fire Ban

At the November Board meeting the board voted to lift the fire ban.

Web Site

At the November Board meeting the board voted to start and maintain a new web site and acquire a domain name.

Next Board Meeting

The next Board meeting is scheduled for May 3, 2003, 10 a.m. at the CORA Clubhouse.

Association members this is your newsletter; please send suggestions for improvement, recipes, or tips on living in an RV.

Send your newsletter suggestions or newsletter items to: Gloria Metzger, 1901 Tower, Jefferson City, MO 65109 or gloriametzger@aol.com.

Send your suggestions or questions about CORA to: CORA Board, P.O. Box 1826, Englewood, CO 80150.

Happy Holidays and a Happy New Year!