



HUMMER



Campground of the Rockies

October, 1999

New Managers have Started!

I hear the sighs of relief around the country as the announcement is made that Debbie and Paul Gentry were hired as managers. Many of us were concerned that a quality couple could be found and hired by the first snowfall.

Those who have talked to both of our new managers smile and nod 'yes' about their being asked to join the CORA team. They are what we want on-site.

Debbie was born and raised in Los Angeles, Paul in Colorado. Paul's background focuses on vehicle repair, while she spent most of her career working in hospitals. The most recent positions held by them prior to moving into semi-retirement were Debbie as a pharmacy tech in a Pueblo hospital, while Paul worked as Service manager for a truck franchise in the same city.

Since then, they have travelled the country, working and determining whether any location could compete with Colorado. Ponderosa Ranch near Lake Tahoe, Desert Hot Springs in California, FL, IL, AZ, TN, KY and on and on fell by the wayside. Not the desert, humidity or bugs, either.

What do Debbie and Paul like about Colorado?? Fishing, the seasons, mountains, the rural areas. Debbie said, "It's nice to visit friends in the Big City and then drive home to the peace and quiet! We both enjoy people, and I see myself as a people-person, while Paul views himself as handyman, so we'll fit right in. CORA is especially nice, with the the member-ownership. In many RV parks, the clients trash their space, and may even take things that aren't theirs. We don't expect that happens here."

Come up to meet our new managers when you next need to get out of the city or the

heat. I think you'll be impressed -- and relieved!

Remember, during the Winter season, which runs from October through May, days off for Debbie and Paul will be Thursdays and Fridays.

Real Estate

An integral part of the current operations at our Campground, the Real Estate Committee carries the responsibility for showing and selling lots owned by CORA. These lots include those on the original inventory, as well as those that have come back to your Association through various means. Lots owned by CORA are a special asset for all of us, and need to be appreciated.

Paul Pierce has been the Chairman of the Committee for several years, showing properties and guiding buyers through the purchase process. He has been reporting and managing the real estate situation through the ups and downs, over these many years.

Paul brings us up-to-date every month or so during the busy season, and continues to stay on top of things during the rest of the year. In the September Board meeting, he reported that only 19 lots remain, all in Silverton Northern.

Thanks, Paul, for a great job!



Flight-For-Life visits CORA

Prez's Corner

It's hard to believe but summer is a thing of the past. As those of you know who regularly visit our beautiful campground, a lot of changes have occurred. Paul and Marge Pierce were the interim maintenance team until a permanent couple was hired by the Board.

Paul and Debbie Gentry were hired as the on-site managers for the Campground. You will read more about them elsewhere in this *Hummer*. A huge "thank you" to Marge and Paul for their work over the summer; without the wonderful members pitching in, CORA just wouldn't be the wonderful place that it is.

Also, I would like to thank all those volunteers in our park who have stepped up to help when other needs arose. I know there are many who diligently maintain the roads, cut weeds and mow grass, and cover for the managers (including Paul and Marge) on their days off. And a big thanks to those who are responsible for stocking the freezer with ice cream bars!! All of you are the unsung heroes many of us don't recognize.

A special thanks to those individuals who helped in the several medical emergencies that occurred in July. Especially those where the *Flight for Life* was called in - it's a wonderful reflection on our community when we pull together in a time of crisis.

Since there have been many medical emergencies, I want to remind everyone that there are oxygen tanks and first aid kits in each of the CORA trucks, as well as in the kitchen of the Clubhouse. There should be emergency numbers for our surrounding area posted on all the bulletin boards. If these are missing from one, please contact Debbie or Paul to have this rectified.

The Board meetings over the summer were very productive. In July, motions were carried to side or roof the sewer plant and the Silverton-Northern service centers. Also, it was voted to accept Chimincas, or the bee-hive shaped Mexican ovens. These must have a screen on the chimney and the opening in the front. They must be placed on a concrete base or pad regardless of whether they are on a deck or the ground. Please talk to the managers if you have safety questions.

Remember: According to the fire district, each individual is responsible for his or her fire, and can be required to reimburse the cost of fighting a runaway fire.

It needs to be clarified that motorcycles are permitted at CORA if properly licensed and street legal. Apparently, with all the

discussion, there has been some confusion about this.

Also in July, the Board approved using 120 gallon tanks for propane. Fishing permits will be issued for next year; the one dollar charge has been dropped. Additionally, copies of the Board Meeting agenda and minutes are free if you get them from the CORA office; there is a charge when Business Systems provides them.

The Board took the suggestions from the July covenant meeting back to the attorney to determine the best approach for presenting the package to the members. The goal is to vote this year. The package was then sent to all members prior to the August Board Meeting. There are 2 important reasons why all members need to return the completed ballot as soon as possible: There must be a large percentage of "yes" votes before the covenants can be changed, and it is quite expensive to re-mail the packet to members who have not returned theirs. Since this is money out of your pocket, please respond as soon as possible with your ballot.

Terry Bahner

Senior's Prayer

Lord, Thou knowest I am growing older.
Keep me from becoming talkative, and
possessed with the idea that I must express
myself on every subject.

Release me from the craving to straighten
out everyone's affairs.

Keep my mind from recital of endless
detail. Give it wings to get to the point.

Seal my lips when I am inclined to tell of
my aches and pains. They are increasing
with the years, and my love to speak of
them grows sweet as time goes by.

Teach me the glorious lesson that
occasionally I may be wrong. Make me
thoughtful, but not nosy; helpful, but not
bossy. With my vast store of wisdom and
experience it does seem a pity not to use it
all, but Thou knowest, Lord, that I want a
few friends at the end.

Author Unknown

PRESIDENT'S UPDATE

I'm looking for volunteers to take over for Peter Burton. Please call me if you have an interest in editing the Hummer. During the winter months, a much shorter version of the Hummer will be sent. The next one will be sent with the December 1st invoices.

My sincere thanks to Peter for the great job he's done since I've been part of the CORA family. The Board wishes him congratulations and good luck on his new adventure.

Also the Board approved the budget which calls for adding washers and dryers to Service Center A at the Silverton-Northern campground. This should help take the load off of the facilities at the Clubhouse.

In addition, we have been given the okay from our attorneys at Orten & Hindman to place seasonal workers on common ground. We are taking applications for two couples. One must reside at SN on the space created adjacent to Service Center A. Please contact the managers for more details. It's a May-October term.

Also in my column this edition, I mentioned the oxygen tanks provided at CORA. Debbie, our manager, found out that we cannot, legally, dispense oxygen. It is considered a drug and needs a prescription. So those tanks will be removed.

The most important update is the approval of the Amended and Restated Declaration of Covenants. Please sign (must be identical to the signature on your title) and return your consent form for the Covenants. The Board believes these new changes are great for our association. Here are some of the benefits:

- The Association's documents have been brought into compliance with the Colorado Common Interest Ownership Act to the extent this Act is applicable to communities created prior to July 1, 1992. In a nutshell, these revisions provide the Board and the Association with broader rights and protection under Colorado law.
- Additional flexibility with respect to your campsites will be incorporated. These revisions permit the association to **plow the roads to Silverton-Northern**, opening and closing the service facilities is more flexible (based on weather conditions), and **trailers no longer have to be moved on and off lots as now stated.**
- Restrictions are more flexible. Specifically, the Board of Directors has the authority to grant approval for extension cords, fire pits and other fire facilities which meet County fire regulations and if approved by line item, other vehicle use. If you don't want ATVs, golf carts, snowmobiles or trail bikes to be permitted, just check the no boxes on the consent form. This way we can still adopt the new Amended and Restated Declaration of Covenants.
- The proposed Covenants update and clarify your current insurance provisions.
- **The enforcement section of the Covenants has been updated to provide all owners with certain due process rights prior to the Association filing a lawsuit to enforce covenants.**

Please join the Board of Directors in supporting these documents which help our Association comply with Colorado law and provide you, the owner, more rights and flexibility in enjoying your campsite.

We have included a consent form for your convenience. If you have already mailed it in, the Board thanks you for your support. If you wish to have your consent form returned please contact Business Control Systems at 303-762-8829. **Remember if you don't send in the consent form, it is an automatic no.** Please help us improve and preserve our beautiful mountain community by returning the signed consent form. We will all benefit from these changes. For more information, please visit our website: <http://www.ragsdale.org/users/cora/>

Terry Bahner

**CONSENT TO THE AMENDED AND RESTATED
DECLARATION
FOR
CAMPGROUND OF THE ROCKIES**

THE UNDERSIGNED, as the owner(s) of the property and residence located at _____, hereby acknowledge(s) that the Property is subject to that certain Declaration of Covenants, Conditions and Restrictions for Campground of the Rockies, as recorded in the real property records of Park County, Colorado, as amended ("Covenants"). The undersigned has/have been provided with a copy of the proposed Amended and Restated Declaration of Covenants, Conditions and Restrictions for Campground of the Rockies which will replace the preceding Covenants.

With regard to non-licensed vehicles which will be authorized to be operated by licensed and insured drivers on the roads within Campground of the Rockies pursuant to Section 6.7 of the Covenants, I/we hereby vote as follows:

(A YES VOTE IS A VOTE IN *FAVOR* OF PERMITTING THE VEHICLE AND A NO VOTE IS A VOTE *AGAINST* PERMITTING THE VEHICLE. A VEHICLE MUST RECEIVE YES VOTES TOTALING AT LEAST 55% OF THE LOTS IN THE ASSOCIATION BEFORE IT WILL BE APPROVED FOR OPERATION WITHIN THE COMMUNITY)

- | | | |
|------------------------------|-----------------------------|----------------------------|
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | All terrain vehicles, ATVs |
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | Golf carts |
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | Snowmobiles |
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | Trail Bikes or scooters. |

The undersigned hereby consent(s) to the adoption of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Campground of the Rockies.

Printed Name of Owner/s:

Signature/s:

RETURN TO:

**CAMPGROUND OF THE ROCKIES
P.O. BOX 1826
ENGLEWOOD, CO 80150**

Board Matters

Board Members - When the Board, with the newly elected member, met after the Annual Meeting, only 4 members could be seated. Bruce Lindal was the lone member, whose term was completed, who chose to run for an additional term.

Following procedure, the first order of business was to elect officers for the next Board-year (Annual Meeting to Annual Meeting). Your current Board is:

Terry Bahner	President
Don Terrell	Treasurer
Bruce Lindal	Acting Secretary
Phil Lobb	Facilities
Vacant	Vice President
Vacant	Member-at-Large
Vacant	Member-at-Large

When there is a Board vacancy, the By-Laws require the President to ask for volunteers to be appointed to complete the vacant term. If there are more volunteers than openings, the seated Board determines who will fill the vacancies.

As of this writing, the Board has received 4 applications for the current 3 un-filled seats. These brave and responsible volunteers are Larry Lightfoot, Roy Bahr, Larry Payne, and Al Madsen.

Applications will continue to be received at Business Control Systems by October 16. All applications received by the deadline will be considered by the sitting Board at the October 16 Board Meeting.

If you are considering volunteering for one of the vacant positions, hurry - there's not much time remaining to step forward.

Budget - The budget proposed for 2000 by the Budget Committee was passed by the Board. This included association fee increases of 3%, which raises Silverton Northern fees by \$9 to \$314, and DSP/CS/RGS fees \$13 to a total of \$436.

The increased fees, presumably including the increases which were authorized for 1999, are designated to help re-build the reserve fund. Keep in mind that this is really an investment account, in that it is considered savings for a rainy day. Should you sell your lot, your portion of the amount in reserves accrues to the new owner, and can be included in the asking price for your lot.

Miscellaneous - Handicap upgrades are continuing. Service centers are being modified to accommodate those who need special consideration.

The tax lien sale occurs in November. Terry Bahner and someone from Business Control are planning to attend.

Thank you to the 3 Board Members who left the Board this last year. Your work was much appreciated!

From the Editor

This will be the last issue of the *Hummer* that I edit. As some of you know, I have had 2 total hip replacements in the past 3 months. My recovery requires a great deal of time in self-directed physical therapy. I'm walking, swimming, and doing specific exercises to strengthen the muscles in each leg - these muscles are the only thing that can hold the joint in place now that the original ball and socket have been replaced.

A few of you also know that I have reconnected with a lady that I knew 42 years ago, and we have decided to marry and live in Kansas City. Her family is located there, my exercise regime will be more productive there, and the lower altitude will assist in the recovery of my lungs due to the impact of the surgery.

Over the past several months, I have missed several deadlines and Board Meetings due to the requirements of my recovery. My healing is top priority in my life right now, and will continue to be over the next year (the time projected to get my energy and strength back). Since I will be out of the state, the logistics of producing our newsletter will be even more difficult than it currently is.

Over the past several months, Terry has been exploring different approaches to generating both the information contained in our primary communication device, and the final product. As she said in her *Prez's Corner*, our volunteers are both a wonderful resource and the cornerstone to our Campground's smooth functioning. Anyone who has either information that should be communicated with all members, or the desire to write articles for the *Hummer* are asked to contact Terry until a new editor or contact is established. I think all of us understand the importance of this communication, and support the effort it takes to produce it. Please volunteer in both manners!

I've had a lot of fun working with both the *Hummer* and the members who have been involved with it in some way. I've missed being at CORA since I moved to the other side of South Park last Fall - as you can probably guess, my house and kitties took precedence over continuing to stay at our Campground.

I wish everyone at CORA good fortune and health, and a wonderful Holiday Season!!

Peter Burton

