



Campground Of the Rockies Association

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

HUMMER

SEPTEMBER 2001

PREZ'S CORNER

Hello CORA,

I am John Jenkins (DSP 56), most people know me as "JJ". Your new board had enough confidence in me to appoint me your new board President. This is my first note to you; so let me first say that it is my pleasure to serve as your Association President. I don't profess to have the answers to, or expect to fix, all the problems; however, I have no personal agenda and will do the utmost to my abilities, to make decisions, which benefit the majority of owners.

Let me introduce your Directors for 2001-2002:

- Vice-President----Charles "Russ" Waugh-----SN 218 & 219
- Secretary-----Alex Deherrera-----CS 13
- Treasurer-----Jeff Smith-----SN 147
- Facilities -----James Wheiles-----DSP 83
- Director-at-large—Larry Lightfoot-----SN 225
- Director-at-large—Bruce Lindal-----DSP 72

I want to congratulate each of these gentlemen on their success and to thank them for volunteering their personal time to assist in making CORA a better place for all of us. In addition, I would like to thank Bud Farnum and Al Madsen for running for the Board and for their dedication to CORA. This is the first time in a while that we've had a real election and I think it was great. It proves there is still a lot of life left in CORA.

I also want to thank all of the members who took the time to cast a vote and to all who attended and/or participated in the yearly membership meeting. These meetings present the opportunity to meet new friends, visit with old friends and a chance to voice an opinion on a situation/problem at CORA.

I especially want to thank Marida Wheiles and her crew of volunteers for the delicious lunch. It was the high point of the day.

If I can be of service to you please, feel free to contact me on any CORA issue. I still work full time, but spend almost every weekend from mid April-late October at CORA. In addition, Peggy and I take several day trips to CORA during the winter.

My home phone in Littleton, CO. is 303-948-9387 and E-mail address is jj_pj@msn.com.

Please return the enclosed form on the Park County Zoning Issue as soon as possible. You may call me if I can be of assistance.

Thanks,
JJ

MANAGER'S CORNER

Paul and Debbie would like to take this opportunity to let you know how great the summer was. We had good weather with lots of rain to keep the ground wet so everything stayed green and we had lots of campfires for a change! The water system cooperated with us and we had water all summer. Everyone seemed to have a good time this summer. Hope to see you up for Thanksgiving, Christmas, and/or New Years. We would like to thank the Board for all their help and support this year. A special thank you to Phil Lobb for always being so helpful. Enjoy your winter and we will see you next spring!

Your Managers Paul & Debbie Gentry

ELECTRONIC HUMMER

Since the cost of producing the Hummer continues to rise along with postage, we would like to try something different. Since, we are in the computer age and many of us now have E-mail address or access to the Internet, we would like to attempt to send the Hummer by E-mail to as many folks as possible. We will also post the Hummer on the CORA website for those who prefer to look at it on the Internet. We will continue to mail a hard copy to those who don't have computer access or prefer the mail. Please fill out the enclosed card with your preference along with your E-mail address and send it to the address on the card or include it with your signed consent letter. **Your E-mail address will not be given out to any other organizations or used for any purpose except for CORA information.**

PARK COUNTY ZONING ISSUE

Please review the enclosed letter on the Park County Zoning Issue. It is very **IMPORTANT** that you fill out the form and return it as soon as possible. Park County insists that we have an input from you in order for your lot/lots be included in the Variances. We would like to get this issue behind us as quickly as possible.

PROPANE TANKS

We are currently working on a solution for the disposal of old propane tanks.

CAMPGROUND OF THE ROCKIES ASSOCIATION
PO BOX 1826
ENGLEWOOD, CO 80150

September 17, 2001

To the Members of the Campground of the Rockies Association:

On July 16, 2001, CORA received a letter from the Building Department of Park County informing us that structures of any kind were not allowed under the present Land Use Regulations. This includes decks, storage sheds and snow sheds. Since these structures were illegal they wanted the structures removed from the lots.

The CORA Board of Directors contacted the Park County Officials and discovered, that in 1996 the County rezoned CORA to an R-20 zoning. R-20 zoning means that each Lot in CORA is zoned as 20 acres. For some reason Park County changed the zoning from recreational vehicle campground (RVC) to R-20 without the consent or knowledge of anyone at CORA.

After several meetings with Park County, they have agreed to change the zoning for the Campground back to RVC at no cost to CORA. However, in 1996 the Land Use Regulations were also revised, and under these revised regulations many of the structures etc. are not legal for the RVC zoning. In order to keep the structures that are presently in place and to continue utilizing the Campground as we do today, we must request variances to the Land use Regulations for RVC zoning. These Variances are illustrated on page 2.

Park County officials have agreed to a blanket case variance for the entire Association at a total cost of \$400.00. However, the County Attorney will not recommend approval of the variances for each individual CORA lot without a written consent/request from the **LOT OWNER**.

In order for your lot to be included in the group variances, you **MUST** fill out, sign and mail the attached form back to CORA not later than November 15, 2001. We will attach all of the forms to one request letter to Park County for the variances.

Please be aware that if you neglect to mail in the attached consent form for the variance request on your lot by November 15, 2001, then none of these variances will apply to your lot. Then, if in the future you sell your lot, you or the new owner must apply for an individual variance for each item at a cost of \$400 per variance/item (possible \$2400 total) in order for the new owner to build a shed, deck, etc.

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Requested Variances

1. Request no time restrictions for RVs stored on CORA Lots; however, no full time occupancy will be allowed. (They define an RV as used for temporary living or sleeping accommodations.)
2. Allow Recreational Park Model Trailers not to exceed 400 Sq. ft. (Presently Recreational Park Model Trailers are listed.)
3. Allow storage sheds of 100 sq. ft or less setting on blocks with no permanent foundations or footings, no more then 2 per campsite. (No structures are listed in the 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 RVs. (No structures are listed in the Regulations.)
5. Allow snow sheds built setting on blocks/temporary foundations with no permanent foundations or footings. (No structures are listed in the Regulations.)
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.

John (JJ) Jenkins

(Signed)

President, Campground of the Rockies Association