

Friday, October 2, 2015

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- CRE residents have spent countless hours restoring and maintaining a functioning set of gates for our community, which provide a deterrent for unaccompanied visitors. As in all gated communities it will not be a barrier for those with unlawful intentions.
- Damage to a gate this summer by an exiting truck w/trailer resulted in a bent closer and with considerable effort was repaired. Estate Gates of Denver consulted on site, CRE ordered parts & did the repair, but were advised to anticipate continuing expenses in keeping these gates operational.
- CRE Board has discussed RMR's proposal for gate keypad replacement and for the following reasons will not financially support the replacement at this time:
  - For considerable expense, we will remove the old, widely known gate code. In very little time the "new code" will be known & used just as this one. Frequent changes to the gate code will result in unworkable & in some cases unsafe confusion among users, i.e. FedEx, San Isabel Electric, UPS, local trades, Fire & Police, etc.
  - Currently the gates can be manually opened by simple removal of 2 pins. Further efforts to secure these pins will create an obstacle for emergency access due to gate failures.
  - Replacement of gate codes will not stop poaching.
    - North boundary of the Ranch has 3 to 4 unsecured gates, with multiple landowners on other sides.
    - Northwest boundary has no fencing and direct access from Piney Ridge.
    - South boundary - unsecured gates & no fencing on most of property.

State law requires hunters allowed on private property to carry on their person written permission from landowner as well as their hunting license. While we know of no CRE parcel owner authorizing hunting on their parcel, we expect compliance with state law.

In closing, we wish to share our disdain for poaching and that CRE full time residents remain concerned about unauthorized visitors. But we realize that we cannot recognize most of the vehicles on ranch roads, many of whom are out of town parcel owners, contract workers and invited guests. On the matter of road maintenance, we have renewed our contract with Eric Andreatta for 2015 - 2016 year.

Best Regards, CRE BOARD