

## **Rocker 7 Notes from the board.**

- Welcome to the new HOA website and a shout out to Lisa and Roland Barnes who built the website, which will have ongoing updates.
- Rocker 7 Ranch is a Residentially Zoned subdivision that is regulated not only by the HOA covenants, but also by Park County Zoning rules. Before you do anything on your property (for example, before camping, constructing a driveway, building a shed, having a storage/cargo container delivered, etc....) you **MUST** contact Park County Planning and Zoning Department (719-836-4254 or [planner@parkco.us](mailto:planner@parkco.us)) to make sure that it is allowed, and to obtain all necessary permits.
- All of Park County Ordinances and Regulations can be viewed on their website: [parkco.org](http://parkco.org). This website also has instructions on how to file a complaint if any of these rules have been violated. County rules cover items such as Short Term Rental regulations, camping and RV storage rules, unregistered vehicles/trailers/cargo containers, noise and outdoor lighting ordinances, hunting, etc. While Park County has been somewhat lax in enforcing their regulations at times, they are starting to crack down on violations. Please help get our subdivision into tip top shape before governmental authorities have to step in!
- **What are some of the things that the Board is hearing from you, our members?**

May, 2023

1) Mild winter: The 2022-23 winter was pretty easy for us in Rocker 7! Don't let your guard down though... not every winter is as "easy" as this year was!

2) Road work: The road work that was done in Fall 2022 on Rocker 7 Road looks great! The parking area at the beginning of Rocker 7 Road was raised and leveled (thanks to Pete Feyereisen!) and while we didn't have to use it much this past winter, it will absolutely come in handy in future years.

3) Fishing card: All Rocker 7 Ranch property owners are entitled to private fishing access on a section of Jefferson Creek! Reach out to the HOA Board for more info and to obtain your Fishing ID card.

4) Antelope and elk herds are big! Over the years, the local elk and antelope herds seem to be growing in size! It's amazing to see them and hear them. Be sure to listen for the elk bugling, it's something that can't be heard just anywhere!

5) Barking dogs: Barking dogs are a nuisance, and they violate Park County ordinances. Please be respectful of all of your "neighbors" and don't let your dogs bark incessantly outside. Please be mindful that sound travels for miles. To report a barking dog incident, contact Park County Animal Control: (719) 836-4122.

6) Trash Cans: If you subscribe to a trash service, please be sure to bring your trash cans to your curb on the day of service and back to their out of sight storage location on the same day. They should not be left along the road for more than one day. It is your responsibility to make sure that your trash can lids are secure so that the wind and/or birds/wildlife don't carry trash away and pollute our properties.

7) Storage/cargo containers always need permit: Park County requires permits for ALL cargo/storage containers before they can be placed on any property. Contact the Park County Building Department for more information and to obtain necessary permits.

8) Debris/inoperable vehicles: Park County requires that all vehicles and trailers kept on residential property are registered, even if they are not drivable. The storage of unregistered vehicles/trailers and accumulation of tires, trash, and debris on Rocker 7 lots is not permitted.

9) Address signs: Proper address signs can be bought at the Fire Station in Fairplay for under \$20. [www.nwfpd.org](http://www.nwfpd.org). They are green reflective 3" x 8" signs with your address number on them. These signs should be mounted on a 4" x 4" post and placed at the beginning of your driveway to meet requirements for Park County. They are very noticeable and easy to spot for emergency responders and delivery drivers.

10) Light Pollution: Park County has a Night Sky Ordinance regarding outdoor lights. Article 5 Section 5-709 can be viewed at <https://parkco.us/documentcenter/view/264> In order to reduce "light pollution" and to not negatively impact migrating wildlife and birds, a motion sensor and/or timer on outdoor lights is recommended (rather than leaving outdoor lights on all the time), and a hood or shield over the outdoor light to help point it downwards is advisable. In short, an outdoor light should not intrude on the neighbors. Questions and concerns, contact Park County Code Enforcement to report the incident. <https://parkco.us/179/code-enforcement>

11) Camping: Park County has Camping Ordinances that are in effect for all property owners. Permits are required for camping on your own property for a lengthy amount of time, and the storage of campers/ RVs on vacant lots is not allowed per these ordinances. Check with Park County Planning Department for more information. <https://parkco.us/606/Camping-Resources>

12) Noise Ordinance: Motorcycles, ATVs, UTVs, Shooting, etc : Many of us have motorcycles, ATVs, UTVs etc and we want to continue to use them. Some of these off road machines are loud and the sound travels far and wide. Persistent shooting can also be very loud. There are County Noise Ordinances in place for residential subdivisions. Questions and concerns: <https://parkco.us/88/sheriffs-office>

13) Burn permits/Burn bans: When Burn Bans are in effect this includes our private lands too. Shooting is not allowed during certain stages of a Burn Ban. Be aware of the status of Burn Bans in our area. Jefferson Como Fire Protection District requires a Burn Permit AND that you call to register your burn for all Open Fires. You can buy a permit or check the status of Burn Bans on their website [www.jcfpd.org](http://www.jcfpd.org). It is illegal to burn garbage.

14) Short Term Rentals: Please be careful if you do rent your property around here in the winter: you do not want to have any stranded guests trying to get in or out of the subdivision in a snow storm. Even if the forecast is calling for sunny days, a little wind and loose snow can cause drifting and may make the roads impassable. This has happened a couple of times now, and has created a few issues. And don't forget that Park County requires STR licenses in order to operate.

May, 2023

15) Fencing and Gates: Please keep in mind snow removal and blowing/drifting snow. For example, gates act as a snow fence and cause snow drifts, then when gates are opened and closed they inadvertently push the snow into piles which then create additional snowdrifts, etc. It's a compound problem and makes winter living more difficult than it needs to be! At times snow needs to be moved clear off the road for traffic by property owners or subcontractors with snowplows or heavy equipment. To save us all the headaches, please install your fence and/or gates at least 65 feet from the road (the further off the road the better). This distance helps to keep snowdrifts off of our roads, and prevents possible damage to your gates/fencing from plows and heavy equipment. Close to a dozen property owners have already removed their gate/fence or have moved their gate/fence further back from the road so they can get to their place easier in the winter. It's a real thing!

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