
CENTENNIAL RANCH & ASPEN MOUNTAIN RANCH ASSOCIATION (CRAMRA)



Information for CRAMRA Lot Owners

The Centennial Ranch and Aspen Mountain Ranch Association, also known as CRAMRA, is a landowner's association in the Wet Mountains and Wet Mountain Valley of Colorado. The Ranch sits between the Sangre de Cristo Mountain Range to the west and the Wet Mountain Range to the east, making for dramatic views in every direction.

The Ranch is approximately 20,000 acres, divided into 526 lots (35+ acres) and serviced by 57 miles of HOA roads. Lots within the Ranch range in elevation from 8,300 to 10,700 feet which vary drastically in topography from open grasslands to thick timber. CRAMRA lots are home to abundant and diverse wildlife. Elk, deer, bear, bobcat, coyote, fox, beaver, birds of prey, many small mammals, snakes, and many other species all live on the ranch. Though wildlife poses the occasional nuisance, most residents find great value in our community being rich in wildlife and quality habitat.

The Ranch is off-grid, meaning we are not connected to or served by publicly or privately managed utilities such as electricity, gas, water, or sewer (with the exception a few lots near Highway 69). For majority of those lot owners that wish to build a dwelling on their lot, solar panels, wind mills, batteries, water wells, and septic systems rule the day inside the boundaries of CRAMRA.

Association Dues

Per Covenant 13 and Section 5 of the Standard Operating Procedures, assessments of \$100 per lot per year are the primary source of income for the Association. Most of HOA income goes to road maintenance. These

assessments are a legally binding debt upon the lots and it is the legal duty and responsibility of the Association to make a good faith effort to account for and collect current and past dues and applicable fees. The Association derives its authority and responsibility from the Colorado Revised Statutes, Colorado Common Interest Ownership Act, at Title 38, Article 33.3; the Colorado Revised Nonprofit Corporation Act, at Title 7, Article 121; its Articles of Incorporation, Bylaws and Declaration of Covenants.

As of January 1st, 2024, CRAMRA has moved to **all electronic communication with members**, which includes electronic invoicing and payment



of annual dues. **Please ensure that the Association has your email and cell phone number.** You may still pay annual dues by check via mail if you wish. However, we encourage online payment, as it streamlines the process and ensures proper recording of your payment. An online payment can be made via your "Owner Login" Portal at the top of the CRAMRA website Home Page. If you wish to send a check, please include your lot number(s) on the check and make it payable to:

Centennial Ranch and Aspen Mountain Ranch Association (CRAMRA)

P.O. Box 73

Westcliffe, CO 81252

Due Date: The annual assessment shall be due and payable annually in a single installment due on the first (1st) business day of the year, unless otherwise stipulated by the HOA . All assessments or other charges not paid to the Association when due shall be considered past due and delinquent and subject to late charges and interest.

Zoning and Construction

Centennial Ranch and Aspen Mountain Ranch is a rural 20,000 acre subdivision intended to provide and preserve land for large-lot (35 acre+) residential development and limited traditional agricultural or ranching in Custer and



Huerfano Counties. The principal land use of CRAMRA lots is rural residential lot development, open land uses, limited traditional agricultural/ranching-related uses, and other uses supportive of a rural residential area. The HOA supports the County's goals to maintain very-low-density, rural residential development, and looks to protect unobstructed view-sheds, with limited traffic, noise, and other nuisances compared to "in town" or "urban" living. Conservation of natural resources, open space, and views are of prime importance and are the guiding principles in terms of development on the Ranch.

In almost all cases, with only a few exceptions, the Association defers to State or County land use, zoning, and building codes. Depending on the location of your lot, Custer County or Huerfano County will generally dictate what you can do on your lot in terms of development. In conjunction with the

County materials listed below, please also review the CRAMRA governing documents before you make any decisions on land use and development of your lot. If you have questions please reach out to the Board through the Association website. For more information please see:

<https://www.custercounty-co.gov/pz>

<https://huerfano.us/departments/land-use/>

<https://easyhoa.website/centennialranchandaspenmountainranchassociation/documents/>

Individuals who have lived on the Ranch for some time would advise you that if you decide to build, overbuild. Eighty mile per hour winds are not uncommon in many areas of CRAMRA. If you are thinking of putting a mobile home, metal shed, travel trailer, or similar structure on your property (in compliance with county codes), you may want to reconsider. The winds have blown apart many of these structures on CRAMRA, creating a junk pile. High quality construction is highly recommended or using sturdy tie down stakes/posts, turnbuckles and cabling is a good investment on structures in this area.

Junk

Keeping “junk” on your property is a violation of CRAMRA covenants (Covenant #6) and further described in detail in the CRAMRA Standard Operating Procedures. Owners will be responsible for the cost of its removal. They may also face fines and attorney fees if they fail to remove it. The Association classifies the following materials as junk, and such materials may not be stored on any Parcel in a manner visible from public areas or other Parcels:

1. Inoperable vehicles (defined as any vehicle that is not capable of movement under its own power)
2. Unlicensed vehicles, or vehicles with expired registration
3. Boats, trailers, campers, and any similar items that are in disrepair. An item is in disrepair if it is not usable for its originally-intended purpose (e.g., a boat that does not float, or a trailer with a broken axle).
4. Materials from demolition of any improvement or structure, if not reclaimed and properly used or stored within 30 days of the demolition.
5. Used building material (e.g., wood left over after construction).
6. New building material left over six months visible from roadways
7. Used, metal, lumber, rubber, paper, or roofing materials
8. Used tires
9. Vehicle or machinery parts.
10. Uninhabitable shelters not under active construction.

Removal of Junk: As a suggested policy (though not currently part of the SOPs), the HOA discourages open burning (even with a legal burn permit) and explicitly prohibits open burning of some types via Covenant #5. Ideally, given the risks of fire and the inability of the Fire District to reach CRAMRA quickly, the Association encourages members to make accommodation in the form of a flat bed, roll off dumpster, or dump truck(s) for removal or large volume “Junk” from their lot, rather than burn it.

That said, at the County level, the the Association acknowledges that a property owner can apply for a Fire District burn permit. If a burn permit is granted in the Custer County portion of the Ranch, Section 10.2 of County Ordinance 20-01 (2020 Open Burn Ordinance) requires the permit holder give notice to all neighboring landowners that he/she has obtained a burn permit, the date the burn permit was issued, that the burn permit is valid for 12 months, and that no further notice will be given prior to open burning operations being conducted. We ask that, regardless if the lot owner is in Custer or Huerfano County, the HOA Board be notified that the permit has been granted so that the Board can assist in notification of neighbors as there are times when neighbors do not have each others updated contact information.

Cattle Grazing and Open Range

Cattle do free range within Centennial Ranch and Aspen Mountain Ranch. In 1885, the Colorado legislature passed a fencing statute. This statute is commonly referred to as the "open range" or "fence out" statute, which is common in many Western states. The Colorado Fence Law states that the owner of livestock is under no statutory duty to fence in his livestock. Furthermore, landowners have the inherent right to fence their land or leave it unfenced.

Any person maintaining in good repair a lawful fence may recover damages for trespass from the owner of any livestock that break through such fence. Refer to CRS 35-46-102. Livestock invading fenced property is not a criminal offense, but civil recourse is available to the property owner in some cases.

Without a "lawful" fence, the landowner has no civil recourse for damage done to their property by trespassing livestock. Fencing your property, either as a good neighbor or in cooperation with the owner of the livestock, is a way to avoid future conflicts and problems. When property is protected by a lawful fence civil recourse is available to the landowner for damage caused by trespassing livestock. The burden of proof falls upon the landowner to prove the livestock broke through their legal fence and did not come through an open gate or an unfenced portion. It is legal to take custody of livestock found trespassing on your property. Keep in mind that when you do so, you become legally responsible for their care and feeding. Refer to C.R.S. 35-46-102. You must notify your local brand inspector and the sheriff's office when livestock is held for trespass damage.



"Open range" does not mean a stockman can simply allow their livestock to run at large without penalty. CRS 35-46-105 "Grazing on roads and in municipalities" and CRS 35-47-101 "Horses and mules running at large" are two statutes to deal with negligent livestock owners. These statutes can be used by local law enforcement to help curtail animals being allowed to run at large.

A livestock owner is not responsible for the accidental trespass of their livestock causing damage on another's property not protected by a "lawful" fence. A "lawful" fence is defined as a "well

constructed three barbed wire fence with substantial posts set at a distance of approximately 20 feet apart, and sufficient to turn ordinary horses and cattle, with all gates equally as good as the fence, or any other fence of like efficiency." Fence law does not shield a livestock owner from an action of personal injuries caused by their livestock trespassing on the land of others. Most alarming is the fact that the "fence law" will not bar an action for escaped livestock involved in an accident on public highways.

Livestock owners do not intend for their livestock to stray into fenced areas and will respond quickly to recover them. Be aware of who is running livestock in your area. If you find livestock where they should not be, try to notify the owner immediately. If you do not know who owns the livestock, contact the local brand inspector and the local sheriff's office. If the livestock are in danger and loose on a public road, try to contain the livestock and move them away from the road. Call for help immediately from neighbors, the sheriff's office and the local brand office or inspector. Anything you can do to avoid an accident will be greatly appreciated by the livestock owner and the general public traveling on the road.

Any person who owns livestock in Colorado should follow common sense in fence practices to minimize potential liability:

- livestock should have sufficient water and pasture
- quickly recover any strays or escapees
- inspect your fences regularly
- coordinate with your neighbors on building and maintaining partition fences
- always maintain proper insurance

The necessity to have a fence to protect your property in rural areas is no different than in urban areas. In urban areas you need to have a fence if you do not want the neighbor's dogs or kids in your yard, pool, etc. The same rule is applicable in rural or country settings. The difference is the critters trespassing and the volume of space requiring a fence.

More information can be found at: <https://ag.colorado.gov/brands>

Roads

The primary purpose of the Association dues is to maintain the roads which preserve access to our owner's properties as defined in the Standard Operating Procedure, Section 1 and Covenant 14. CRAMRA's responsibility encompasses a 57-mile roadway network ending at connecting points of all public roads (County, State or Federal Highways, US Forest Service Roads, and Bureau of Land Management) within areas of Custer and Huerfano Counties.

The Board of Directors, with significant effort



and input from the Road Committee and our Grading Contractor, is responsible for planning for future needs and establishing maintenance plans of HOA roads. To maintain road maintenance goals throughout the HOA, the Road Committee provides the Board updates of needs and progress at the monthly Board of Directors meetings.

In April 2023, the Association released a CRAMRA Road Maintenance and Management Plan (CRMMP). The plan can be found at:

https://storage.googleapis.com/easyhoa-com-documents/assets/2023/12/20/25607_53744_Road-Plan-and-2023-Budget-Final.pdf

The purpose of the CRMMP is to provide specific maintenance and management information to CRAMRA residents and to assist the Board Directors and Road Committee in prioritizing maintenance and setting budget expectations for CRAMRA managed roads.

The Association operates on a limited budget given the annual Assessment is only \$100 per lot. We do what we can. Safety of travel to property owner lots are the governing driver of maintenance and improvement of roadways. Road grading is both an art and a science. The three single largest issues the Association faces each year are

1. **Vehicle Speed:** It has been well documented since the 1920s that motor vehicle speed is a major cause of washboarding on roads. Washboarding creates an uncomfortable ride for the occupants of traversing vehicles and hazardous driving conditions for vehicles that travel too fast to maintain traction and control. We all know washboarding is inevitable. Studies show that in situations where roads contain dry, granular material (like many of ours) with repeated traffic traveling at speeds above 5 mph washboards will form. That said, the faster the average vehicle speed the more quickly washboards form. The unenforceable speed limit on all CRAMRA roads is 25 mph. The slower we go, the better the roads will stay.
2. **Moisture:** Grading of roads requires moisture from precipitation. If there is no moisture, the material moved by grading will simply blow away or be displaced - it is a waste of money and resources. During long dry bouts, high traffic roads will washboard and be uncomfortable to travel on until we can get moisture and put a grader blade to them. Slow down, please.
3. **Road Base:** The best quality dirt roads are comprised of high quality road base blend of angular gravel for strength, sand sized particles to fill the spaces between gravel stones, and plastic fines, which are clay like particles that act to glue the aggregate together. Roads with substantial road base are able to be repaired easily by a grader. However, most of our roads are not road base, but native material, which is heavy in rock and light on soil. Importing road base to re-cover a road is very expensive and the Association only does so as a last resort in the worst of high traffic areas.



In some cases, a CRAMRA member may find it necessary to install a culvert within the side drainage channel or ditch off an HOA road to access their property via private driveway. The SOPs of the HOA do not currently require a member to seek permission to undertake the installation of a culvert or the size of that culvert for this purpose. However, it is the sole responsibility to the member that installs the culvert to ensure that the installed culvert remain clear of debris so that water can flow through the HOA road ditch/channel. Experience has shown that at least a 15-inch culvert should be installed, if members do not wish to constantly remove debris from their culvert. These private driveways are at risk of being covered up during road grading operations, so please keep the ends uncovered, clear of debris, and marked with a post so grader operators can see them clearly. The HOA Road Contractor will not maintain culverts that are installed by Members and are only for the benefit of a property owner (i.e. not for benefit of the entire CRAMRA community).

Snow Removal

As stated in our S.O.P.s, CRAMRA HOA does not provide snowplowing. We have 57 miles of roads with members scattered over approximately 20,000 acres on 526 lots all 35 or more acres in size. The winds in this area can wipe out plowing in minutes to a few hours. Plainly stated we can't afford to plow the roads with annual HOA dues at \$100.00 per year per lot while doing routine summer grading, repairs, culvert replacement etc. We also must run the organization. We can't plow one member's local CRAMRA road without doing it for all members all over CRAMRA.

For those that reside on the Ranch in the winter, the best way to tackle snowdrifts is neighbors working together to help each other in our respective areas. Tractors with 4X4 and front end loaders along with pickups equipped with snowplows (if drifts are not too deep) are something needed in all communities of CRAMRA. We are an HOA of MANY communities. We are separated by a lot of geography - especially in the winter.

Historically, ATVs/UTVs with plows are simply not heavy enough to tackle our drifts in CRAMRA. On the rare occasion we get a snow that falls straight down a UTV or ATV may be useful. However, once snow has drifted it gets much harder to move. ATVs or UTV's with tracks seem to work well for just getting around on unplowed roads. Snowmobiles are typically not a good option because after a few days, drifts are separated by much open, rocky ground. Such open ground ruins snowmobile tracks.



As many of us have discovered, you may find the hardest road to keep plowed and passable is your own driveway. Being snowed in or out for a few days to a week is not uncommon in portions of the Ranch. Be prepared.

Snow Fencing

As an alternative to aggressive snow plowing, some neighbors in southern CRAMRA came together to construct "snow fencing" on eastern Brittany Road in 2020. Several member families were "snowed-out" for as long as five months in some years due to a large drift that formed in even mild winters at the promontory divide. Thanks to a few neighbors pulling together and donating fencing, support wire, posts and tie wire along with much free labor, an 850' fence was built in hopes of at least having a fighting chance of keeping this area open through the winter. Subsequently, owners built another 400' of snow fence just west of Courtney Lane on Brittany Road and 400' of fencing on Kit Carson about one-half mile west of Brittany at another severe drift-prone area known as "The Big Culvert".

The neighbors who pitched in from their own pockets, equipment and their own time and sweat (even a little blood and skin in the form of blisters) showed what neighbors should be. The winds in these three locations are about as fierce as anywhere in this area and almost certainly are the three worst areas within CRAMRA. The snow fences have worked pretty well. It isn't the magic answer for winter access, but is more practical than throwing equipment at it repeatedly at great and repetitive expense.



In 2020, the HOA made an informal agreement, that we plan to make formal with an update of the SOPs, that any fencing constructed by owners according to HOA design will be maintained by our CRAMRA road committees in the future. Road committee members will walk the fences and make or recommend repairs as needed to keep these fences able to do their job and hopefully last for many years.

Member Input and Communication with the CRAMRA Board

The Board encourages Members to join the Monthly Board Meetings and participate and listen in on how the Ranch is being managed for their benefit, as well voice any concerns (or praise) that they might have. The meeting is held the 4th Monday of every month at 5:30 PM, unless otherwise indicated on the "News/Events" tab of the CRAMRA website. A zoom link to the meeting, as well as a Meeting Agenda, can also be found on the "News/Events" tab of the website. Meetings usually last about 1 hour. If you can not attend a meeting, you can send the board an email through the "Contact Page" tab of the CRAMRA website ([cramra.org](https://www.cramra.org)).



In an effort to have meetings run smoothly, collaboratively, and respectfully, the Standard Operating Procedures (SOPs) of CRAMRA define the rules of meetings and how Members may participate in meetings. Below is a summary of required Member decorum in Board Meetings, as defined in the SOPs:

At meetings of the Board, except as stated below, Members, who are not members of the Board, may not participate in any deliberation or discussion (Per SOP 9.2).

At Board meetings, the Board shall permit Members to speak before the Board takes formal action on an item under discussion listed on the agenda. However, as stipulated in the SOP, the Board will place a reasonable time restriction (1 minute) on those persons speaking on any agenda item prior to action.

Comments must be directed at the Board and

shall not refer to matters other than the specific item under immediate discussion (Per SOP 9.3).

As Board has historically done, the Meeting agenda will continue to include a Member Open Forum at the end of each meeting during which any Member who wishes to speak on an issue will have the opportunity to do so, subject to provisions in the SOPs. Each Member will have 2 minutes to address the Board and only be allowed to speak more than once during Open Forum at the discretion of the Board. If the Member Open Forum becomes a distraction from positively moving forward the business of CRAMRA, the Board may exercise its right to dispense with or limit the Member Open Forum, except as subject to the provisions of paragraphs 9.2 and 9.3 of the SOPs. (Per SOP 9.4 and 9.5).

We hope this is helpful information. If you have any questions, please reach out to the Board through the “Contacts” tab at [cramra.org](https://www.cramra.org)