

# Cedar Mesa Ranches Homeowners Association, Inc.

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P.O. Box 62  
Mancos, Colorado 81328

www.cmrhoa.org  
email: cmrhoa@yahoo.com

Dear New Owner,

Welcome to Cedar Mesa Ranches (CMR)! As the new owner of a lot or tract in our community, the Homeowners Association (HOA) wishes to extend to you whatever assistance we can to make you comfortable in your new surroundings.

There are 138 individual lots/tracts in CMR accessed by approximately 10 miles of HOA-maintained roads. Some properties are multiply-owned by the same party. Approximately 90 lots/tracts have been improved with residences. HOA members are entitled to one vote per lot/tract owned when it comes to balloting on business matters. An Annual Meeting for members is held once a year in September for the election of member candidates to the Board of Directors (BOD) and for other referenda before the membership. Bimonthly BOD meetings are usually held on the third Wednesday of January, March, May, July and November at the Mancos Public Library at 7pm. Members are encouraged to attend all meetings to remain informed and to keep the BOD abreast of issues and concerns in the community.

Please provide your phone number and email address at your earliest convenience to [cmrhoa@yahoo.com](mailto:cmrhoa@yahoo.com) so that we have a way of contacting you about HOA matters.

Our website CMRHOA.ORG contains a wealth of information including utility contacts, covenants, bylaws, minutes, committee reports, etc. You are strongly encouraged to register through the optional login section to gain access to additional non-public HOA resources on the website. You may also post on its community bulletin board located near the front entrance at the mail boxes. There is also a lenders' library where you can borrow a book or donate a book.

If you are planning new construction, please download our Covenants and By-laws from CMRHOA.ORG. It is your responsibility to be aware of and understand the contents of these public records pertaining to new construction. You also will need to consult with our Building Advisory Committee representative listed on the next page. County regulations can be found on the fact sheet "Building in Montezuma County" which is available at <http://montezumacounty.org/web/departments/planning/building/> or by phoning the Montezuma County Planning Department at (970) 565-2801.

The CMRHOA BOD recognizes that the subdivision is at risk from wildfires moving into or originating within the subdivision. A local effort to educate homeowners has been underway for several years and a comprehensive Community Wildfire Protection Plan (CWPP) for the subdivision has been developed. To assist new owners in meeting the requirements of the CWPP and the HOA's Covenant regarding mitigation of biomass fuel hazards on lots, local volunteer consultants -- "Wildfire Adapted Ambassadors" -- are available to you for information and/or assistance at no cost. To help protect yourself in this new environment and your

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neighbors, you are encouraged to contact your local Wildfire Adapted Ambassador: Diane Cherbak, Paul Ruatti or Bruce Short (phone and lot numbers can be found on the following page).

Open burning is permitted only when a county-wide fire ban is not in effect, and only after notifying Cortez Dispatch at (970) 565-8454 so that smoke reports corresponding to your location can be discounted.

We hope you continue to view your investment in CMR as one of the better decisions of your life and that you enjoy your time here to the fullest.

## CMRHOA Board of Directors

Allen Giannakopoulos, President	(561) 349-4436	Lot 118
Paul Ruatti, Vice President	(970) 560-1413	Lot 71
Roy Wilkinson, Secretary	(330) 715-9075	Lot 43
Diane Cherbak, Treasurer	(970) 739-1704	Track B
Steve Beh, BOD Member-at-Large	(970) 218-8108	Track K
Terry Wheeler, Building Advisory Committee	(503) 881-6608	Lot 101

## Fire Emergency

Call **911**

Cortez Dispatch directly at **970-565-8454**

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