

Letter from the Board

First – WELCOME to all of our new neighbors that have moved into Rim Rock Subdivision in 2025! As a neighborhood, we had a good 2025. Some accomplishments include:

- Working with the City of Fruita & GVDD to clean out the Compton ditch to improve flow at their sole expense.
- Recording documentation that Red Rocks Subdivision only owns the native grass area next to the Compton ditch; therefore, we bear no future responsibility to maintain the ditch, only our area up to the ditch's edge. Cottonwood Subdivision will continue to be responsible for the ditch maintenance and will be receiving a stipend of funds from GVDD annually to financially contribute to the maintenance.
- As discussed in the 2025 annual meeting, we stopped watering the native grass next to the ditch to help prevent additional growth in that area. This proved to be successful in reducing both growth & the cost of maintaining such a large area.
- Which bring us to the sheep. We were able to coordinate with Cottonwoods subdivision to contract with a local sheep farmer to maintain the entire ditch area, including our native grass area. This proved to be very efficient & cost effective. We have contracted with them again for 2 visits in 2026.

In Summary, as a board, we have really focused on controlling expenses in 2025. Our next step in continuing with these efforts is to start to convert some of our open area spaces from grass to rock. This will not only reduce future monthly maintenance expenses, but also the irrigation repair costs as sprinklers break, etc. We have contracted with Adam to continue our monthly maintenance and to also convert the west open areas to rock.

For 2026, our dues will increase to \$500. While no one likes an increase, this increase is under 5% and the first time in the history of Red Rocks Subdivision that we haven't had to raise dues 10% (or implement a dreaded special assessment!). While we are continuing to focus on controlling expenses, 2025 saw a high number of delinquent payments, which places the financial burden on a smaller number of homeowners. We will continue pursuing collections & placing liens.

We look forward to another great year in 2026!

Your Red Rocks Subdivision HOA Board