

# WELCOME TO FALLS CREEK RANCH

## **FALLS CREEK RANCH**

A WORKING RANCH COMMUNITY

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[www.fallscreekranch.org](http://www.fallscreekranch.org)





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# Welcome to the friendly community of Falls Creek Ranch!



For many years the goal of our residents has been to 'live naturally with nature'. We are like a small community with our own water supply and distribution system, and several miles of roads that we maintain with our own equipment.

Many of our members volunteer their time and talent to help work on various ranch projects and committees. It is this sense of community that makes working together and living in Falls Creek Ranch so special.

Residents are generous with their time to volunteer their efforts and expertise to support the protection and safety of our members, property and surrounding forests.

## **Medical Emergency Situations**

Our volunteer services include residents who are trained in CPR and AED use for residents. In case of emergency, **first, call 911!** After 911 has been called, dial the FCR Medical Emergency team at **970.946.1388** for assistance until Emergency Medical Services arrives.

## **Rapid Response Team**

FCR member volunteers comprise a Rapid Response Team who are ready to respond to fire emergencies on the Ranch. These volunteers participated in specific wildland firefighting training and have been provided equipment and supplies to support their efforts.

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## NEW RESIDENTS

One of our volunteer “Greeters” will be contacting you to deliver vehicle decals, guest tags, fire route map and other helpful information. Should you have any questions for the Welcome Committee, please contact Elaine Ehlers (970.749.6647), Brigid Walsh (713.594.6755) or Barbara Belanger (970.799.2400).

## VEHICLES

Residents’ vehicles must display an official FCR decal on the windshield in the lower corner of the driver’s side. Hang tags are needed for House Guests (green) and Day Guests (yellow) when parked anywhere on Common Property. Decals and tags are available from FCR Greeters. Please keep your pets on a leash or under voice control at all times when walking on the ranch.

The FCR Board of Directors has the authority to enforce these limits and levy fines/penalties if necessary to achieve compliance. Residents are responsible for communicating these road rules to their visitors and contractors and will be held responsible for their infractions. For more information, visit the website for Road Committee Rules/Regulations.

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*Please obey all posted speed limits and watch out  
for wildlife, cyclists, people and pets.*

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## MEMBER DIRECTORY



A Member Directory is updated by the FCR Database Coordinator periodically and emailed to all members.

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## EMAIL

Email is FCR’s primary form of communication for BOD agendas and meeting notices, monthly water billing invoices, annual HOA dues assessments, general announcements and ranch activities. Please make sure you notify the Board Secretary of any email address changes. Also, please be sure to notify the Secretary of any changes in your “away” mailing addresses, phone numbers or other contact information.

## MAILBOX & NEWSPAPER TUBES

Mailboxes and Tubes are located between the lake and Falls Creek Main. Newspaper tubes are assigned by the volunteer greeter. UPS and FedEx deliver packages to your home. Every resident has a locked mailbox assigned by the US Post Office. **Please ask the previous resident for the key and number of the mailbox assigned to your home.** If this is not possible, contact the Board President for assistance.

## MAILING PAYMENT CHECKS TO FCR

FCR has two separate mailing addresses:

CHECK PROCESSING (Monthly Water Usage payments, HOA dues, etc.)	P.O Box 577 Durango, CO 81301
GENERAL CORRESPONDENCE	6350 Falls Creek Main Durango, CO 81301

## TRASH & RECYCLING

Located next to the Fire Station, the brown dumpsters are for trash and garbage and have bear-proof locking access. The blue dumpsters are for single-stream recycling. Please see ***FCR Trash and Recycling Notice*** for items acceptable for recycling. Go to <https://www.durangogov.org/363/Recycling> for additional requirements.

Trash dumpsters are emptied on Thursday mornings and Recycle Dumpsters on Friday mornings. **Please make sure the dumpster lids are securely closed and do not leave any trash next to dumpsters.**

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## COMMUNITY WATER SYSTEM

The system includes wells, storage tanks, chlorine disinfection facilities, pumps and piping that must comply with all State drinking water regulations -- including testing, disinfection and inspections. Fire hydrants placed throughout the Ranch and our lake can provide additional water to fight fires.

To encourage water conservation, the FCR Board has approved a billing system that charges property owners a monthly “base” service fee” for system maintenance and repairs, as well as a monthly “actual usage” fee. The Billing Rate Schedule and more information can be found on our website: <https://fallscreekranch.org/committees/utilities/>

## FIRE MITIGATION & SAFETY

FCR maintains a very proactive fire mitigation environment and is a nationally recognized “Firewise Community.” The Firewise recognition program empowers residents to work collaboratively in reducing wildfire risks by actively engaging residents in preparing and protecting their homes against the threat of wildfire.



All members are encouraged to participate in our many work days related to fire mitigation projects and common property “clean-up” days. Volunteer hours, including time spent on private property, are used as part of our in-kind match for obtaining grant funding to support our many fire mitigation projects.

All of the above information is provided to our members at our annual Firewise Education Day held each Spring. Our Firewise Ambassador and Firewise Committee are available to provide advice and answer all questions members may have related to our fire safety efforts in our community. Contact information for our various internal services can be found in our Member Only website page.

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Pre-fire planning, fuels management and sufficient fuel breaks are needed to provide defensible space in our community and around each home. The removal of trees/vegetation **for any reason on common property** requires prior approval from the Chair of the Common Property Committee. See Documents section of the Common Property Committee on our website for necessary forms.

FIRE MITIGATION ON PRIVATE LOTS must comply with the approved Community Wildfire Protection Plan (CWPP) guidelines and recommendations (found on the FCR website). Such work is to be coordinated with, and approved by, the Ranch Firewise Committee.

PRIOR ACC APPROVAL IS REQUIRED (per Covenant 18) for tree removal from your property that is **not related to fire-mitigation**. Reasons would include safety, aesthetics, or the elimination of dead or diseased trees. Please use the ACC tree removal form found on our website.

Preparing for a wild land fire enables you to take personal responsibility to protect yourself, your family and your property. Ready, Set, Go materials provide a helpful Wild Land Fire Action Plan. Visit [www.wildlandfireRSG.org](http://www.wildlandfireRSG.org) to learn more about becoming prepared.



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# Committees

Falls Creek Ranch has several committees that help manage our operations and amenities. Participation on committees by Falls Creek Ranch members is both valued and encouraged. This is a great way to contribute to our community, share ideas and meet your neighbors and new friends.

All committees, other than ACC, are established and maintained at the discretion of the Board of Directors. The Board appoints Committee Chairs. To join a committee, members are encouraged to contact the committee chair directly.

For more information and contacts go to “Committees” on the FCR website and click on the name of the committee.

## **Architectural Control Committee (ACC):**

This committee (ACC) reviews and approves all exterior construction/remodeling improvement projects to assure compliance with FCR Covenants and committee rules. Go to our website form more information:

[ACC Rules and Regulations \(2022\)](#)

[ACC Application Packet \(2022\)](#)

[ACC Energy Devices \(2022\)](#)

[ACC Fences and Dog-Runs \(2022\)](#)

[ACC Landscaping \(2022\)](#)

[ACC Tree and Brush Removal \(2022\)](#)

[ACC Contractor Posting – English](#)

[ACC Contractor Posting – Spanish](#)

[ACC Utilities Appendix \(2021\)](#)

## **Common Property Committee:**

This committee manages the 840 acres of forests and meadows not deeded to private lots, including fire mitigation, forest thinning and noxious weed removal projects. Our entrance garden, community orchard, community garden and tennis courts all report through this committee.



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**FCR Entrance Garden:**

This group maintains the gardens at the entrance and the fire station and may assist in weed reduction efforts with the Common Property Committee.

**Community Orchard:**

This group maintains the orchard for the benefit of the community.

**FCR Garden:**

This group maintains their own vegetable garden plot within the garden on our common property.

**Tennis/Pickleball Court:**

This group manages the upkeep and use of the court for members.



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*Helpful Tip! Find our helpful, FCR planting guide to make environmentally wise landscape choices for your property!*

*Go to FCR website  
Committees>Common  
Property>Front Entrance  
Garden>FCR Garden Guide*

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**Dam Committee:**

This committee is responsible for ensuring our dam is properly maintained and inspected according to state law, operates the dam outlet to send legally required amounts of water to downstream water rights holders on Falls Creek and oversees irrigation system priorities per water rights.



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**Firewise Committee:**

This committee prioritizes and leads fire mitigation projects for hazardous fuels and reduction, applies for grant funding, coordinates volunteer hours, updates our Community Protection Plan and leads fire safety education efforts.

**Post-Wildfire Recovery Team:**

This is a subset of our Firewise Committee leading the recovery efforts of damage caused by the 416 fire.

**Horse Committee:**

This committee is comprised of resident horse owners who manage the horse facilities and pastures in a sustainable manner.

**Lake Committee:**

This committee monitors and manages the health of the lake and oversees recreational usage of the lake, beach, boating and fishing to assure safe and equitable access for all residents.

**Roads Committee:**

This committee manages and maintains all Ranch roads in conjunction with the Ranch Caretaker and Liaison, develops short and long-term maintenance plans and develops road safety regulations.

**Welcome Committee:**

A committee member makes the initial contact with new residents to help orient them to life in Falls Creek Ranch, and will provide a Welcome Packet with more detailed and helpful information about living in Falls Creek Ranch.

**Utilities Committee:**

This committee manages, maintains and operates the entire Ranch water system in conjunction with the Ranch Caretaker (Water System Operator), manages the water billing system and interfaces with state and local entities. See our website for the Water Rate Schedule and Water Conservation tips.

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**Water Supply Task Force:**

This team is a subset of our Utilities Committee with focus on long-term water supply planning options and implementation.

**Ranch Liaison:**

This position serves as the supervisor to our Ranch Caretaker and interfaces between the Board, Committees and Ranch members for matters involving the Ranch Caretaker's duties. Mark Smith is the current Ranch Liaison (970-759-3540). Members are asked not to contact the Ranch Caretaker directly.

**Records Retention:**

This team collects, organizes, and files Ranch documents and records in compliance with state law requirements for homeowner associations.



*WE ARE DELIGHTED TO HAVE YOU AS A  
PART OF OUR SPECIAL COMMUNITY  
AND HOPE YOU ENJOY OUR NECK OF  
THE WOODS AS MUCH AS WE DO.*

*WELCOME TO FALLS CREEK RANCH!  
PLEASE FEEL FREE TO REACH OUT TO  
THE WELCOME COMMITTEE FOR ANY  
QUESTIONS YOU MAY HAVE.*