



### President's Report

Fall is upon us on Ghost River Ranch with the cottonwoods on the river turning a brilliant yellow and winter is fast approaching. Road snow removal will begin when we have 4" of accumulation, however it may vary depending on the moisture content of the snow. It is beneficial to remove the snow to help maintain the integrity of the roads. Road maintenance is on schedule and one more grading will be completed before winter. We are looking to identify trouble areas that may need additional attention. If you have areas of concern, please let the Board know.

The election is completed and Ryan Jacob has been seated on the Board. Congratulations to Ryan and thank you Jenn White and Esther Kevan for your willingness to participate in the election process. We would like to give a sincere thank you also to Barb Dickey for her service the past year. We are grateful for the time she dedicated, her positive energy and her passion that contributed to our efforts for our community.

The grazing lease has been renewed and the agricultural status will benefit many residents with much lower property taxes. A responsible grazing program is beneficial to the GRR landscape to help reduce invasive vegetation, to prevent overgrowth and help fire suppression efforts. We are continuing to look at installing larger water troughs that will also be available for fire suppression. We are also looking at putting together a fire wise program, if anyone is interested please let the Board know.

For those new to GRR or who may be unfamiliar, fall brings a unique experience to the ranch. If you are outside and hear an unusual sound coming from the sky, hundreds of Sandhill Cranes migrate through the area and can be



heard and observed over the next several weeks. The history of these unusual birds date back to the age of the dinosaurs and have survived for thousands of years.

Keep your eyes and ears to the sky and I hope everyone has a chance to get out and enjoy the beautiful fall experience and all the opportunities GRR has to offer.

Gib Rokich  
President of Ghost River Ranch POA

### 2022 Annual Member Meeting

Thirty-eight (38) members owning fifty-one (51) lots were represented at the annual meeting of the members in August. Guest speakers were Ryan Sablich & Cheri Chamberlain with Huerfano County Building & Code Enforcement. Thank you for generously sharing your time as member participation is critical to our success.



### Welcome New Neighbors

In 2022, GRR POA welcomed six (6) new members to the Association. Nine (9) homes are currently under construction or will begin construction very soon. If you are building a home, all modulars must be approved by the Board of Directors. No single-wide trailers are allowed. All dwellings must meet a minimum square footage requirement of 1008 sf. Living in an RV/camper trailer is not allowed unless you are actively building a home with an active building permit. The Board appreciates members keeping them informed on your building plans to avoid conflicts. And, please work with the county on obtaining all required permits. Storage containers require a county permit. The board is specifying that if visible from the road, storage containers should be painted beige, tan or gray and should not have a company logo on the side.

### 2022 Fall Clean Up Event was a Success!



Thank you to those who participated in our 2022 Fall Clean up Event! The dumpster was filled and the cost of the event was \$680. Thank you for following the rules and contributing to the success!

## Ghost River Ranch Property Owners Association Income & Expense Statement

January 1 - September 30, 2022

Beginning Bank Balance 1/01/2022	\$	27,121
Ending Bank Balance 9/30/2022	\$	28,560
<b>Income</b>		
Annual Membership Dues		40,423.30
Interest Charges for Past Due Invoices		708.34
Late Fees for Past Due Invoices		1,026.08
Cluster Mailbox		100.00
Payoff Statement Prep Fee from Title Company		200.00
Request for Records		14.10
Pasture Lease, Cattle Grazing		2,670.00
<b>Total Income</b>	<b>\$</b>	<b>45,141.82</b>
<b>Expenses</b>		
PayPal Transaction Fees		186.71
Directors & Officers Insurance		1,145.00
Dumpster Rental		680.00
CPA Fee for 2021 Annual Election (Paid in 2022)		700.00
CPA Fee for Tax Return for Non-Profit LLC		305.00
2021 Attorney Fees (Paid in 2022)		2,366.84
2021 Attorney Fees for Collections (Paid in 2022)		-2,571.00
2021 Monthly Retainer for Attorney (Paid in 2022)		630.00
2022 Attorney Fees		514.50
2022 Attorney Fees for Collections		2,000.76
2022 Monthly Retainer for Attorney		1,800.00
Division of Real Estate Registration Fee		29.00
Property Liens Filed/Released		126.00
Secretary of State Filing Fee		20.00
2021 Meeting Room Expense (Paid in 2022)		75.00
2022 Meeting Room Expense		75.00
2021 Office Supplies (Paid in 2022)		202.22
2022 Office Supplies		202.55
QuickBooks Subscription		590.00
2021 Postage (Paid in 2022)		150.80
2022 Postage		397.97
Road Maintenance & Repair		32,380.00
Snow Removal		1,250.00
2021 Website Subscription (Paid in 2022)		191.75
2022 Website Subscription		221.91
<b>Total Expenses</b>	<b>\$</b>	<b>43,670.01</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>1,471.81</b>

## Please Keep Your Contact Information Updated

*Send an email to the secretary/treasurer at  
daoborny@aol.com or email us through our website at  
www.GhostRiverRanchPOA.com.  
Navigate to the "Contact" tab.*

## E-Newsletter

*In an effort to reduce costs, our newsletter will be sent to  
your email address; posted to our website;  
and posted to our Facebook page.  
If we do not have your email address, please submit it to  
Secretary/Treasurer Oborny at daoborny@aol.com.*

## Website

Due to hackers/spammers, the Board of Directors' email addresses and the financial reports were removed from our website. Our financial reports are available by request and are distributed at the member meetings. You can submit an email through our website at [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com) – navigate to the "Contact" tab. The website is updated often so check it regularly.

## Interesting Facts

Of the 155 Properties in GRR:  
41 Lot Owners are from Out of State  
84 Lot Owners are from Colorado  
19 Owners live on The Ranch representing 30 lots



## Treasurer's Report

### on Annual Assessments Paid in 2022

Of the 155 lots in GRR, 153 property owners have paid the 2022 dues.

Nine (9) members paid 2021 dues; three (3) members paid 2020 dues; and two (2) members paid 2010-2019 dues.

Four (4) liens were recorded on properties for non-payment of dues and three (3) liens were satisfied.

Three (3) members were turned over to the POA's attorney for collections. Two (2) of those members paid the association in full including the attorney fees.

Only two (2) members owe the Association money for annual assessments. Both members are making monthly payments.

## WHO WE ARE - Board of Directors

**Gib Rokich, President**  
**gibrokich@gmail.com 801-647-5534**

**Ryan Jacob, Vice-President**  
**rjacob71@gmail.com 720-837-7774**

**Debbie Oborny, Secretary/Treasurer**  
**daoborny@aol.com 720-837-7774**

Website: [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com)  
Facebook Page: [Ghost River Ranch Colorado](#)  
Mailing Address: 320 Morning Star Rd, Rye, CO 81069

**BUNNIES FOR SALE**

Three (3) California meat rabbits for sale. If interested, call or text Dalienna Wineman at 719-716-1378.



**LOTS FOR SALE**

**Lot 139**, Old Homestead Rd, MLS # S205830A, List Price \$89,900  
 Total Acres: 35.1; Possible Use: Ranch, Single Family; School District: R-1; County: Huerfano  
 Taxes: \$17; Prior Tax Year: 2021  
 Water: Cistern; Sewer: None; Electric Co: San Isabel; Gas Company: None  
 Extras: Fencing, Farm Equipment  
 This property is set up for your livestock. This property backs up to State land. There are 3 pastures - one dry, two grass. There is an old homestead on the eastern section. There is electricity on the lot. There is not a well, but the property does come with one 500 gallon cistern, and two 275 gallon cisterns, all with pumps. A well can be drilled. There are 2 sheds that will stay with the property, one housing the washer, dryer, and refrigerator. Seller is willing to consider loan assumption.  
<https://exprealty.com/properties/listing/paor/205830/Rye/Lot-139-Old-Homestead-Ln/?sid=5e5e32fd-8de4-45d9-837c-fec267c5d2f1>

**Lot 129**, Yellowbird Rd, List Price \$50,000  
 Total Acres: 35.3 - Borders Yellowbird Rd & Johnson Mesa  
<https://www.homesandland.com/For-Sale/Rye,CO/Lot-129-Unknown-Road/70074763.html>

**Lot 102**, Ghost Rider Rd, List Price \$114,900  
 Total Acres 35.1 - Well and Electricity  
 Realtor - Sarah & Justin Hunter with eXp Realty 719-214-1438  
<https://sarahhunter.exprealty.com/property/446-199557-Tbd-Ghost-Riders-Rd-Rye-CO-81069>

**Lot 65**, Silver Mountain Rd, List Price \$40,000  
 Total Acres 35.1 - No improvements  
 Realtor - Shanna Armijo with Bachman & Associates <https://www.flexmls.com/share/7daws/TBD-Ghost-River-Ranch-Lot-65,-Walsenburg,-CO-81089>

**ROAD REPORT**

Please observe the 25-35MPH speed limit on the Ranch. Speeding is a major cause of wash boarding on our roads.

Keep in mind that the roads on the ranch grant GRR POA a 60' easement. Please do not place fences in the easements so the ditches can be maintained for proper drainage.

Gates across the roads are in violation of our covenants without a variance issued from the Board.

Also, consider adding gravel to the base of your driveway where water runoff causes damage to our roads. Proper grading of your driveway, if it runs downhill toward the road, is important for maintenance and will keep our costs down.

As a general rule, Hanson Construction And Excavation determines the repairs/maintenance/improvements based on need and condition of the roadways. Routine grading is scheduled three (3) times per year with an annual budget of \$6000. The roads will be plowed when we have a minimum of 4" of snow, but may vary depending on the water content of the snow.



Jan-22	Carlson Rd Graded	\$1,650
Jan-22	Carlson Rd 11 loads of Gravel	\$6,380
Jan-22	Carlson Rd Snow Removal	\$60
Feb-22	Carlson Rd & Mustang Rd Snow Removal	\$95
Feb-22	Carlson Rd Snow Removal	\$60
Mar-22	Carlson Rd Snow Removal	\$60
Mar-22	Majority of Neighborhood Snow Removal	\$300
Mar-22	Majority of Neighborhood Snow Removal	\$225
Apr-22	Entire Neighborhood Graded	\$1,885
May-22	Majority of Neighborhood Snow Removal	\$450
May-22	Carlson Rd & Old Homestead Rd Graded	\$300
Jul-22	Big Vista Rd 3 loads of Gravel	\$3,188
Jul-22	Yellow Bird Rd 5 loads of Gravel	\$3,188
Jul-22	Old Homestead Rd 1 load of Gravel	\$637
Jul-22	Carlson Rd 2 loads of Gravel	\$1,275
Jul-22	Lonesome Whistle Rd 14 loads of Gravel	\$8,925
Jul-22	Mustang Rd 1 load of Gravel	\$637
Jul-22	Painted Sky Rd Mud Cleared under trestle	\$275
Jul-22	Painted Sky Rd Mud Cleared under trestle	\$275
Jul-22	Painted Sky Rd Drainage work	\$80
Aug-22	Culvert added to Lonesome Whistle Rd	\$1,735
Aug-22	Entire Neighborhood Graded	\$1,950
<b>YTD</b>	<b>TOTAL</b>	<b>\$33,630</b>
<b>TBD Oct/Nov</b>	<b>Entire Neighborhood Scheduled to be Graded</b>	<b>\$2,000</b>



## MANAGEMENT COMPANY

On 7/13/2022, a lot in Ghost River Ranch sold to WestWork Land Management, LLC. Shortly thereafter, the title company notified the association of the new owners. After some research, we found the new members also own WestWork Corp – a HOA/POA management firm in the Denver area. For years, our association has considered using such a firm and it seemed the perfect opportunity to reconsider this idea.

### What Are the Risks of Self-Managed POAs?

Currently, volunteers are serving our community and the job can become quite burdensome. Small issues are seemingly becoming big issues; there is a lack of respect in governing; neighbors are in direct conflict with neighbors; and, it is becoming more difficult to find volunteers to get involved. When volunteers are enforcing compliance, there's a risk of discontent and an increased risk of lawsuits and claims against the POA. It is becoming difficult to thrive and this can contribute to declining property values and limit our success as an association.

### Why Does our POA Need a Management Company?

In order to succeed, there is a need for an expert level of support. The management company can improve the community and reduce conflict between neighbors. They will manage our community more efficiently and effectively with their extensive knowledge of the complex rules, regulations and laws in which we are bound. The management company will handle the day to day operations and in turn, volunteers can focus on managing the roads, a firewise program, community events, and media updates.

### What Effect does this have on our Roads Budget?

Hiring a management company should have little effect on the budget for our roads as we will save money by not keeping an attorney on retainer; reduced or no legal fees; no need for a Quickbooks subscription; no annual election fees; reduced office supplies/postage expense and no Zoom subscription.

### Attorney or Management Company?

The Board was at a point where we needed to utilize our attorney at \$285/hr or hire a management company. The option to hire WestWork Corp was discussed with the POA's attorney and it made most sense to hire WestWork to manage our affairs.

Effective 10/14/2022, WestWork Corp will be managing the Association's affairs. WestWork Corp utilizes

user-friendly technology and old fashioned customer service to provide top-tier personal level service.

### WestWork Corp will Provide the following Full-Service Benefits:

#### \$650/Month:

Accounting & Record Keeping  
Association Management  
Association Portal  
Vendor Relations

#### Additional Fees:

Management Transition Fee (One-time) \$500  
End of Year Financial Record Close-out \$100  
Mailings  
Credit Card Transaction Fees

#### Using a Management Company will

#### Reduce the following Costs:

Annual Election Fee \$0 - \$700 annually  
Legal Fees – Ranging from \$2700 - \$10,000 annually  
Quickbooks Subscription - \$600 annually  
Zoom Subscription - \$200 annually  
Office Supplies/Postage - \$0 - \$500 annually

Thank you to the owners of WestWork Corp and GRR POA members, Sean Ziegler & Jason Ryan, for offering a reduced rate of \$650/mo for your services. (A comparable quote was obtained for \$936/month for full-service & \$711/month without accounting/record keeping service.) For more information, please visit WestWork's website at [www.westworkcorp.com](http://www.westworkcorp.com).

## New CCIOA Adopted Policies

Colorado legislation, known as House Bill 22-1137, went into effect on August 9, 2022. This law revised the process and requirements as they relate to covenant/rule enforcement and debt collection for community associations. Several of these changes are also relevant to executive sessions held by the POA Board of Directors; meeting requirements/procedures; and the conduct of meetings policy. In light of the changes in law, our Governance Policies will be updated by the POA's attorney to comply with the new requirements. Once the Board of Directors has adopted the revised Governance Policies, the policies will be posted on our website under the "Documents" tab.

# Cattle Grazing Lease

Leasing is a valuable strategy for ranchers to gain access to land and it allows the landowner a property tax AG exemption saving those participating roughly \$1000 per year. Grazing cattle is good for our land as it keeps the noxious weeds to a minimum and it reduces fire hazard by keeping the grass trimmed.

A cattle grazing lease is an agreement giving use of private land to a rancher for a specific period of time at a specified rate. On behalf of our association, the Board has signed a new seven (7) year lease with long-time rancher, Jarod Mower. Mr. Mower has been involved with running cattle on the ranch since the beginning of our development in 2003. He has been ranching full time on GRR for the last nine years. Mr. Mower reserves the exclusive rights to graze on Ghost River Ranch.

To help supplement the Association for providing water to the cows, our rancher has agreed to raise the AUM (animal unit month) from \$10 to \$14 and single animal unit from \$6 to \$10. Our rancher has also agreed to provide all the materials and labor for the water supply systems and maintain such at no cost to the Association. In addition, he will fit the water tanks so the fire department can use the water in the event of a fire on the ranch. Our rancher manages and cares for the cattle and provides the salt and minerals consumed. He pays for the labor and materials to maintain the existing fencing on the perimeter of Ghost River Ranch.

At the request of the State Land Board, Colorado State University surveys people leasing and/or owning privately owned, non-irrigated grazing land in Colorado. The purpose of the survey is to discover and report lease terms between livestock owners and the land owners. Here is how we compare to others in our district and in the state of Colorado.

Table. Percentage of Landowners and Tenants Providing Services Associated with Leases of Privately Owned, Non-Irrigated Pastures in Colorado in 2019 by State Land Board Districts.

	District 4	Colorado	GRR
<b>Who pays for the salt and minerals provided to the grazing animals?</b>			
Landowner	2%	2%	0
Rancher	98%	96%	100%
Landowner & Rancher	0	0	0
Other	2%	1%	0
<b>Who pays for the animal maintenance and oversight?</b>			
Landowner	7%	4%	0
Rancher	91%	94%	100%
Landowner & Rancher	0%	0	0
Other	2%	1%	0
<b>Who pays for supplying water to grazing livestock?</b>			
Landowner	69%	45%	100%
Rancher	24%	21%	0
Landowner & Rancher	2%	0	0
Other	4%	33%	0
<b>Who pays for the construction of livestock water supply pipeline?</b>			
Landowner	56%	39%	0
Rancher	16%	12%	100%
Landowner & Rancher	0	3%	0
Other	28%	46%	0
<b>Who pays for the labor for construction of non-earthwater tanks?</b>			
Landowner	53%	42%	0
Rancher	23%	20%	100%
Landowner & Rancher	0	3%	0
Other	23%	36%	0
<b>Who pays for the materials for the construction of non-earthwater tanks?</b>			
Landowner	51%	39%	0
Rancher	23%	19%	100%
Landowner & Rancher	0	2%	0
Other	26%	40%	0

The Fence Law, or Open Range Law, in Colorado addresses key items like defining what a lawful fence is, who is responsible for construction and maintenance of lawful fence and who can claim damages for trespass. Refer to the Colorado Statute #35-46-101 when building, maintaining, repairing and replacing any fences. A “Lawful Fence” is a well-constructed three barbed wire fence with substantial posts set at a distance of approximately twenty feet apart, and sufficient enough to turn ordinary cattle, with all gates equally as good as the fence. In Colorado, it is the responsibility of the landowner to fence out any livestock from their property with a “Lawful Fence.” Livestock owners are not liable for animals that wonder on to property that a “Lawful Fence” is not maintained.



## FIRE PROTECTION

The winds and dry conditions put our community at risk for wildfires. If you choose to burn outdoors, you should complete an online application for a burn permit at [ryefiredistrict.us/burn-permit.html](http://ryefiredistrict.us/burn-permit.html). The permit system allows landowners to notify county officials of plans to burn so emergency crews are not sent out unnecessarily.



**Be sure to follow safe and smart burning practices:**

- Always have a reliable source of water
- Be able to quickly clear a firebreak if necessary (equipment, shovels, etc.)

- Never burn in windy conditions
- Don't burn within 50 feet of buildings
- Supervise your burn at all times

Make your home safe from wildfires – clear dry, dead brush and overhanging trees, and maintain a clear zone around buildings.

Be sure you have an easily read address, visible at night from the road, at the entrance to your property. Emergency personnel can't help you if they can't find you! Rye Fire Protection District is on Facebook and Twitter - follow them for important updates.

## Ghost River Ranch POA Governing Documents

The Board of Directors has been working with legal counsel, Jerry Orten, of Orten, Cavanagh & Holmes, LLC. The POA is compliant with Colorado Statutory requirements regarding HOAs and POAs. We strongly encourage you to take a few minutes and read through our governing documents posted at [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com).

In addition to these documents, each owner shall be entitled to the exclusive ownership and possession of his Parcel in accordance with all applicable county ordinances and zoning requirements.

No Person shall do anything or keep anything on a Parcel which would be in violation of any statute, rule, ordinance, regulation, permit or other requirement of any governmental body.

Parcels shall not be used for any purposes contrary to or in violation of any pertinent zoning ordinance(s).

The provision of these governing documents shall be in addition and supplemental to all other applicable provisions of law.

### Declaration of Covenants, Conditions and Restrictions

#### Key Elements

**Section 7.02 Manufactured Housing.** No single-wide (less than twenty-four feet wide) manufactured housing shall be allowed on any Parcel at any time. Manufactured modular housing is permitted with prior review and written approval of plans by the Association in accordance with Association guidelines, and with a roof pitch of not less than 5:12. All dwellings must meet a minimum square footage of 1008.

**Section 9.02 Noxious, Offensive, Hazardous or Annoying Activities.** No noxious or offensive activity shall be carried on upon any part of a parcel nor shall anything be done or placed on or in any part of a parcel which is or may become a nuisance or cause disturbance or annoyance to others. No activity shall be conducted and no improvements shall be made or constructed which are or might be unsafe or hazardous to any person or property. No sound shall be emitted which is unreasonably loud or annoying. No odor shall be emitted which is noxious or offensive to others.

**Section 9.03 Unsightliness.** No unsightliness or waste shall be permitted on or in any part of a parcel.

**Section 9.04 Livestock and Poultry.** If any animals, livestock or poultry of any kind are raised, bred or kept on any parcel, said parcel shall be fenced so that the same will not encroach on any other parcel. We reserve the right to graze cattle on parcels unless the owner(s) have installed fencing around such parcels. No commercial dairy operations, feed lots or hog operations shall be allowed on any parcel.

**Section 9.07 Vehicles.** No unlicensed, damaged or unsightly vehicles shall be kept, stored, parked or maintained upon a parcel, except in a garage or workshop.

**Section 9.10 Access.** No parcel owner shall build or cause to be built a fence eliminating access to the easements for utilities and roadways within the property.

**Section 9.11 Sewage Disposal.** Sewage disposal shall be effected by means of individual septic tanks and shall be installed at the expense of and by the parcel owner. All septic tanks and disposal fields shall be approved by the appropriate county health department and officials.

**Section 9.14 Disrepair.** No owner shall permit any portion of a parcel to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive conditions.

**Section 9.15 Commercial Operations.** No owner shall allow or permit a parcel to be used, in whole or in part, for any kind of commercial or industrial operations. This prohibition shall not apply to home-based professional services, agricultural or ranching use in compliance with Section 9.04.

*Ghost River Ranch is one of only 9 communities in Huerfano County that is registered and licensed with the State of Colorado. This status offers us the benefit of working closely with Huerfano County officials to enforce compliance of all county rules and regulations.*

### Huerfano County Zoning Regulations, Land Use Regulations and Building Enforcement

#### Key Elements

Individual mobile homes and mobile home parks are prohibited. Minimum size house is 600 sq feet. Tiny houses are not permitted in unincorporated Huerfano County. Accessory buildings such as sheds, greenhouses, garages require a building permit. Any structure with a footprint greater than 120 sf requires a building permit. Roofs, window replacement, deck replacement, and stair replacement all require permits. Vacant land will not be assigned an address. Minimum wind load is 115 mph. Frost and snow loads vary by altitude. Conex and storage containers require a conditional use permit and may be prohibited in certain districts.

See [www.huerfano.us.com](http://www.huerfano.us.com) for a complete listing of all county land use and building department regulations.

#### Huerfano County Land Use Camping Permit

On May 18, 2021, the Huerfano County Board of County Commissioners amended the county land use code to allow limited camping on properties over 2 acres. This change does not supersede more restrictive subdivision covenants, rules, and regulations.

Per Section 1.16.02 of the Huerfano County Land Use Code, the use of tents, campers, and recreational vehicles as temporary residences ("camping") (even on your own property) is allowed on parcels without a primary permitted use for up to seven (7) consecutive days, up to thirty (30) total days per year without a permit. Camping for over 7 consecutive days up to four (4) months per year is allowed on parcels over 2 acres in Rural Residential and Agricultural zones with a permit from the Huerfano County Land Use Department. Camping permits may be renewed up to once per year. Applicants must show adequate sanitary and water provisions in order to be eligible for a permit and submit plans for sanitation and water provisions (NOTE: On-site dumping and septic tanks without systems are not considered adequate sanitary provisions). A twelve (12) month camping permit with approved building permit for a primary residence may be requested.

Under no circumstances is an RV or camper to be used as a permanent residence in Ghost River Ranch. If you request a camping permit, you must show adequate sanitary and water provisions and submit plans to the GRR POA BoD for sanitation and water provisions. If you request a twelve (12) month camping permit, you must provide a valid building permit to GRR POA BoD for a primary residence and you must show continued progress of building a home.

#### Hunting on Ghost River Ranch

Hunting is allowed if all State, Federal and other applicable laws are met and permission is granted by the land owner. Private land is not required to be posted. Colorado State Trust Land is not open to the public for hunting or trespassing unless the user has a lease agreement with the State or the property is declared open by the State and it is listed in the State Guide. If an owner believes there may be illegal hunting activity, the owner is encouraged to contact the Division of Wildlife at 719-561-5300 or 719-248-9688.