



Rafter J Ranch Homeowners Association

June 2026

Here is the latest from the Rafter J HOA Board of Directors:

- Tracy Baiotto, President: tbaiotto@rafterj.org
- Jessica Brown, Vice President: jbrown@rafterj.org
- Kathie Brazinski, Treasurer: kbrazinski@rafterj.org
- Brian Merritt, Secretary: bmerritt@rafterj.org
- Aida Farag, Member at Large: afarag@rafterj.org

HOA Annual Meeting

Mark your calendars for the HOA's Annual Meeting on August 18 at 7pm at the Gateway Church in Rafter J.

HOA Board of Directors Candidates Needed

Please contact the Rafter J Office office@rafterj.org if you are interested in serving on the HOA Board of Directors. Candidate statements are due to the Rafter J Office by July 10th. Two seats (a 2-year term and 3-year term) will be opening up August 18th due to expiring terms.

Flooding & Water in Crawlspace Survey

Several owners have reported flooding near their homes and/or water in their crawlspaces. The Rafter J HOA is asking all homeowners to complete our [updated flooding survey](#) – even if you completed the previous one. We are gathering information about crawl space flooding, standing water, saturated lawns, culvert issues, and other drainage concerns to support the ongoing Ditch Management Plan. **Please participate even if you have not experienced flooding.** Every response helps us better understand conditions throughout the neighborhood. Thank you for helping us improve drainage and flooding management in Rafter J!



As reminders:

- Do NOT build dams or water features or throw yard waste into ditches as it impedes ditch flow.
- Do NOT play or walk in ditches, as footprints can break up the integrity of ditch lining.
- Do NOT maintain ditches yourself – the HOA office is working on a management plan with stakeholders to coordinate maintenance in a methodical way.
- Do report any blocked ditches or culverts to the RJ Office.
- Do take the updated flooding survey.

Rafter J Sump Pump Discharge Guidelines

If Your Crawlpace is Flooding – Please help protect our ditch system, neighboring properties, and community infrastructure by following these guidelines:

DO

- ✓ Report crawlspace flooding to the Rafter J Office.

- ✓ Direct sump pump discharge away from foundations and neighboring properties.
- ✓ Discharge water to appropriate drainage areas on your property whenever possible.
- ✓ Use dry, unused drainage channels or ditches only where discharge will not cause erosion, flooding, or property damage.
- ✓ Contact the Rafter J Office if you are unsure where to discharge sump pump water.

DO NOT

- ✗ Do not discharge sump pump water into the sanitary sewer system.
- ✗ Do not discharge sump pump water into irrigation ditches that are actively conveying water.
- ✗ Do not create erosion, washouts, or damage to ditch banks.
- ✗ Do not direct water onto neighboring properties.

Why? The Wyoming State Engineer's Office advises against discharging sump pump water into active irrigation ditches. Adding groundwater to flowing irrigation ditches can:

- Increase ditch flows and contribute to overtopping
- Complicate irrigation water delivery
- Make it more difficult to identify ditch leaks and seepage problems
- Increase flooding impacts elsewhere in the system

Homeowner Responsibility – Homeowners are responsible for ensuring that sump pump discharge does not create a nuisance, cause erosion, damage drainage infrastructure, or adversely affect neighboring properties.

Do Not Block Fire Hydrants

As we move into summer and the historical drought season, please do not park vehicles or place other items near fire hydrants. In the event of an emergency, it is vital for fire trucks and emergency personnel to have clear access along our streets and to the hydrants.

Neighborhood Break-ins

There have been recent reports of vehicle break-ins in the neighborhood. Please take a few extra precautions:

- Lock your vehicles, even when parked at home.
- Do not leave valuables, bags, wallets, keys, garage door openers, or electronics in your vehicle.
- Keep exterior lights on when possible.
- Report any suspicious activity to law enforcement immediately.
- If your vehicle has been broken into, please file a report with the Teton County Sheriff's Office.

We encourage everyone to stay alert and look out for one another. Thank you for helping keep our neighborhood safe.

E-Motos

E-motos (i.e. items that are not Class 1, 2, or 3 e-bikes) are not bikes, so they are not legally allowed on pathways. They are technically motorized vehicles (classified as motorcycles or motor driven cycles under Wyoming law), thus the vehicle itself must be licensed, and the operator must have a drivers' license. Anyone under 16 riding an e-moto is not doing so legally. Without license tags, e-motos are only allowed on private property or off-road trails that allow motorized vehicles.

Common Area

Please familiarize yourself with the updated Common Area Rules, posted on the Rafter J website. A few notes of importance:

- No noxious or offensive activity shall be carried on common area.

- Loitering on or in the common area (including bike paths and roads) is prohibited.
- Private use of the common area is prohibited, unless specifically approved in writing by the HOA Board.
- All pets in the common area must be restrained by voice or e-collar or leashed and accompanied by a responsible person.
- Rafter J residents and their guests shall not feed nor harass any wildlife, including waterfowl, ungulates and any other wildlife within the Subdivision.
- Motorized bikes, scooters, ATVs and other personal vehicles are prohibited on Rafter J unpaved surfaces in the common area.
- Skating, swimming, boating, ice fishing and pets are not allowed in the ponds within the Subdivision.

Support for Three Proposed CCR Amendments

Fifty signatures are required to move three proposed CCR amendments forward. The amendments are regarding:

1. lot classifications and uses clarification
2. satellite dishes
3. trash compactors

You may review the proposals on the Rafter J website and stop by the Rafter J Office, at 2951 Big Trail Drive to provide your signature in support of the amendments. Voting on the amendments will occur after fifty signatures are received.

FY26-27 HOA Budget & Fees

The HOA Board finalized the proposed FY26-27 HOA budget, which may be viewed on the Rafter J website. The Board also reviewed HOA fees from past years as context for setting fees for the upcoming fiscal year. We have been fortunate in not raising fees the past several years. However, with increasing costs of business and the need to ensure solid financial standing for the future (including preparing for capital expenses identified by the Reserve Study) the Board determined it in the best interest of the neighborhood to implement modest fee increases this year. Beginning July 1, 2026,

- Residential, multiple dwelling, commercial and miscellaneous lot fees will increase 2%.
- Storage fees will increase by approximately 6.5% to \$230 per year for a small space and \$460 per year for a large space.