

November 2022

Vol 1 Ed 5

South T Bar Ranch Chat

Letter from your POA Board

Welcome to our fourth edition of the STB Chat. This month we look at some answers to members requests, the new Board and some basic POA member reminders.

- ⇒ From the Board
- ⇒ Notes from our Infrastructure Committee
- ⇒ Winter Access—Important Information

WEBSITE REVIEW

We are currently reviewing content , the ease of searching and logging into the website. If you have any comments, please forward to secretary@southtbar.com

WINTER ACCESS FORM:

<https://southtbar.com/stb/index.php/on-line-forms/winter-access-form>

You may use this form to request access to your property during the snow season. This request should be made at least 72 hours in advance of your visit. Alternately, you may email to roads@southtbar.com. Make sure you note the dates requested and parcel number.

2022-2023 POA BOARD OF DIRECTORS

President Lynnette Mote.....board@southtbar.com

Vice President.....Gary Lacklackgary789@gmail.com

Secretary.....Becky Renck.....secretary@southtbar.com

Treasurer.....Betty Sue Cornella.....treasurer@southtbar.com

Committee at Large Members:

Brian Miller....brian@bprintproduction.com

Joyce Omohundro.....joyce19532002@yahoo.com

Doug Peterson.....mxpetersons@gmail.com

Ralph Spencer.....dee82263@gmail.com

Mike Wolfe.....mikewolfe.homeofc@yahoo.com

Gate Codes

OWNER CODE FOR September 2022 thru August 2023

1474

Construction CODE **8405**

Realtors should email

secretary@southtbar.com

for a temporary code.

ANNUAL ASSESSMENTS

The Annual Assessment Invoices will be emailed in December with a copy of the new 2023 Budget.

If you have changed your email address, please let the secretary know so we can get that updated. If you need the invoice mailed USPS, please contact Betty Sue at treasurer@southtbar.com

Monthly Board Meeting

Call In at 8:00 am

605-468-8015 672521#

Please email secretary@southtbar.com with any Agenda Items

POA member comments will be heard at the end of the meeting, time permitting.

Featuring NOTES from our Infrastructure Committee:

ROAD MAINTENANCE:

The washboard on the roads is our immediate priority once we get some moisture. If it remains dry for much longer, we'll bring in water trucks to assist with grading. Unfortunately, the last few forecasts of precipitation didn't offer us much help. At the October Board meeting we approved grader work to smooth out the roads before winter. Grading should be done within the next couple of weeks.

WINTER ACCESS:

As winter quickly approaches I'd like to take this opportunity to raise some awareness to our community and discuss the elements we typically face in the months ahead.

At South T Bar we have had mild winters with a modest 5 feet of snow and we've faced relentless winters of over 20 feet. In late May of 2022 we had roughly 3 feet of snow fall in 4 days. In 2019, we had nearly 4 ½ feet in 5 days from two storm systems back-to-back. The unpredictable nature of our location can be as dangerous as it is gorgeous. Please be prepared for the unknowns and take necessary precautions.

Our road contractor is well prepared for significant snowfall and has done an excellent job mitigating hazardous road conditions, but there will be times that require patience and preparedness. We will do our best to honor all winter access requests in a timely manner but members need to have reasonable expectations.

FYI, Some notable storms in recent years have caused extremely hazardous conditions on the ranch and the POA has incurred very expensive maintenance costs to clear the roads in a reasonable timeframe.

Most recently May 25th 2022 – 76.5 hours of snow removal, roughly 3 feet of snow from two different storm systems in about 4 days!

Past notable snow removal expenses:

Oct/Nov 2019 - \$9,170.00 Jan 2019 \$7,710.00 Feb 2019 \$13,700.00

Our community needs to be rational and patient, while having a reasonable expectation of road maintenance and timely access to all areas of the ranch when extreme weather happens. We are also experiencing unprecedented amounts of member traffic and various construction projects throughout the ranch. It needs to be understood that access for contractors during the winter months will be made a priority. Our ultimate goal is to satisfy all winter access requests, but please know the Board must be responsible to our budget dollars in order to be fiscally accountable to the community as a whole.

That being said... the POA roads that connect all of our properties vary greatly in geography and elevation and we have roughly 4 unofficial weather "zones" on the ranch. These areas can receive very different amounts of snowfall. At times we've had over a foot of snow up near the top of the ranch with minimal amounts in the lower elevations near the entrance. Other times we have witnessed several feet of snow that engulfs the entire community. It's all relative to the size and scope of the storm system at hand, which direction it comes from, and most importantly...the winds that typically follow. After the initial snowfall ends, the wind tends to cause even more travel hazards than the storm itself from drifting.

Some Emergency Service facts we all need to be aware of:

The Tallahassee Fire Protection District covers 361 square miles of Northwest Fremont County.

South T Bar Ranch is the most-remote community serviced by our area's First Responders.

Typical response time for emergency personnel is around 45 minutes, with clear roads and no hazardous weather conditions.

Cell Phone service is spotty at best on the ranch. Please be prepared.

Homeowner Responsibility:

As we all know our ranch has beautiful valleys and vistas, sunny south-facing slopes, cooler north-facing timber areas with switchback roads, sprawling meadows, and rimrock mesas. All of these features require different levels of attention in regard to safe traveling and road maintenance in various seasons of the year. It is imperative that property owners take some responsibility of preparedness in their stay and travels for the safety of themselves, their guests, and the amenities on their property.

For example... for property owners with campers, wall tents, out buildings, greenhouses, or other temporary structures without a permanent foundation it is the owner's responsibility to secure or remove these fixtures properly when not in use. We have had instances in the past with debris scattered amongst neighboring properties following harsh storms and community volunteers have given their time and effort to clean up the mess. We politely ask that everyone does their part to insure this doesn't happen.

NEW BUILDINGS:

With lots of new owners in our community, we are seeing many new driveways installed, sheds being built or delivered, etc. Even though the current covenants do not govern any restrictions on sheds or outbuildings, Fremont County does. The County does have certain construction standards and requirements for certain types of buildings and the first structure erected on raw land must go through the permitting process.

Fremont County Building can be found here. <https://www.fremontco.com/building/building-department>

CULVERTS:

As property owners install a driveway from the road to their property, there's usually a need for a culvert. We do have a Culvert Policy in place in order to protect the roadways and help the flow of water. Please contact our road contractor for proper sizing and installation requirements of culverts. You can find the Culvert Policy on the official website

<https://southtbar.com/stb/index.php/stb-documents/policy-and-procedures/419-review-of-culvert-installations/file>



BEWARE OF BUILDER

The Board has been made aware of two (or possibly more) homeowners that have bad dealings with a builder out of Lakewood CO recommended by Gary Smith at Mossy Oak. While the Board is not in a position to be a watchdog for these kind of issues, we are happy to pass on information to protect our owners. The Builder in question is Christopher Terry with Premier Consulting and Construction. Two homeowners are in the process of possible legal action against this builder and would like to know if any other owner has any history with this person. Please contact Ronnie Sandusky at rpsandusky2@gmail.com or Heidi & Paul Connolly at heidipconnolly@yahoo.com with any information you may be able to provide them.

TRASH SERVICE

- ⇒ Trash Code for STB Owners is 1474. Please remember to turn the numbers on the lock after replacing it on the door.
- ⇒ **Remember ONLY household trash in the dumpsters.** NO building materials, or large items (tv's and furniture). With more activity on the ranch, there is usually an overflow before the scheduled bi-weekly pick-up. Trash Service will include 4 dumpsters October thru May and 5 dumpsters next year June thru September.
- ⇒ Schedule: Every other Thursday beginning Thursday November 17.
- ⇒ Please help us by shoveling snow away from the dumpsters and gate if you are there after a storm. The trash service will not pickup if he is unable to move the dumpsters or get into the gate. There are snow shovels for everyone's use inside the enclosure. Thank YOU for your help!!