

February 2023

Vol 2 Ed 1

South T Bar Ranch Chat

It has been a COLD but dry winter this year—until this past week when the snow totals ranged from 12-14 inches!! Hopefully the Spring storms will continue and can provide some much needed moisture to our forests and meadows. The ranch is beautiful and 'good for the soul' in all seasons but we look forward to Spring here.

We have many owners building new vacation cabins and sheds. Please follow all County requirements & permitting where needed, and be mindful that even though remote, you as owners are responsible for your Contractors and their actions. Speeding and littering are always an issue on the POA roads. Remind anyone you have come onto the Ranch to slow down and represent you well.

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.



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

NOTES from the BOARD

ROAD MAINTENANCE

The dry winter to date has kept the roads passable and in good condition. We have worked with the road contractor to keep the ice and snow down to a minimum on the couple of dark hills & switchbacks, scraping & plowing when necessary.

Winter 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. During Winter this is especially true when road and weather conditions can change quickly. Please keep safety in mind at all times.

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. This increases our \$\$ spent on trash so use the dumpsters responsibly.
- ⇒ **Shoveling snow & Spreading Snow Melt** around the dumpsters and gate will help make sure the Trash Service can access the dumpsters to empty them. There are snow shovels for everyone's use and some snow melt to spread around in the enclosure. *Please do your part!! Thank YOU in advance for your help!!*



- ◇ **Okapi Road Use Agreement.** We are currently negotiating a Road Access Agreement with the Okapi Mining Company. Okapi is beginning the permit process to drill up to 60 boreholes in the area of the Hanson mine. The area impacted will be off Mountain Meadows Dr and South Tallahassee Rd. The Access Agreement will allow Okapi and their light trucks and heavier drilling equipment access through the gate and travel on the STB roads to the bore hole drilling sites. There will be a TBD fee charged to Okapi per the agreement. This agreement will NOT include any mining activity. If you have questions, please feel free to contact Becky Renck at secretary@southtbar.com.
- ◇ **PACKAGE DELIVERY** to ranch residents has become an issue in the past several months. As more and more residents are having deliveries from online retailers, the Post Office is only delivering a certain number of packages per delivery day and unfortunately returning undelivered packages to the Post Office requiring recipients to pick up in town. Joyce Omohundro has been working with the Postmaster and Postman trying to resolve the situation. The Board will be working to install a larger (or additional) package box which may help the issue. There is also a link that you can request a redelivery of a package you have been expecting has not been delivered.

[Schedule a Redelivery | USPS](#)