

WINTER 2021

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

Hello Fellow Ranch Owners,

When we moved our June Annual Meeting to a remote meeting, I never could have imagined that we would still be so entrenched in the restrictions of COVID. I hope you all are doing well and finding new ways to stay connected with others. I am looking forward to the time when I can visit a restaurant or family far away in person again, and to the prospect of being able to meet in person with our South-T-Bar neighbors in June of 2021!

The ranch is growing-not in acres or number of property owners but growing in community with 18 new owners in the past year or so. With that, I wanted to take this opportunity to provide some information and a few reminders.

First, our road maintenance company has been busy bringing our roads up to an expected standard of care. We have always given the most attention to our roads with the heaviest traffic and while this does not mean the others are ignored, the more driving, the more damage and attention needed. Recently, while not our desire on a regular basis, we have dipped into our reserve fund to pay for some of this maintenance. The reserve fund should be there for the unexpected, not the planned maintenance, but we felt it was important to bring the roads up to a good level of standard. We would all love to have every road in pristine shape all the time, however, this is not practical. We are working with our contractor to prioritize the work as it moves forward. We appreciate your patience.

Now for the reminders...Please follow our speed limit posted on the ranch. When we slow down, we have less road maintenance and save our resources. Also, there should be no business activity on the ranch without prior board approval. Please also remember to follow the guidelines for trash disposal.

Thanks for all you do to help make our ranch an amazing place,

Margaret

Margaret Scott

Parcel 72

President, South T-Bar Ranch Board of Directors



Stay in Touch with the Ranch Year Round

South T Bar FACEBOOK Page

If you use Facebook, the South T-Bar Ranch POA now has a Facebook page to help communicate information of some urgency to members of the community. This is an open Facebook group, so just go to <https://www.facebook.com/southtbar> and "like" to have updates appear on your timeline – no approvals required. This will not replace the web page, <https://southtbar.com> which will still be the on-line repository for POA documents, Board and Owner Meeting Agendas and Minutes, as well as on-line forms for address changes and the like.

South T Bar POA WEBSITE

"Captcha" has been implemented on the South T-Bar website's self-registration feature which has reduced spam to next to nothing. Therefore, self-registration has been turned on again. If you need to register, click on the link to "Create an account", fill out the required information and submit it. You will receive an email with a link which is used by the site software to verify that the email address you entered is valid. If you don't see it in a few minutes, be sure to check your spam email folder to see if it ended up there. Click on the link in the email, which completes the verification process and will notify the page administrator to enable your account. Once enabled, you will receive an email that your account has been approved. Using the URL <https://southtbar.com> activates SSL encryption which helps keep your password safe.

The email address you use on the website should be the same one you use for all of your communications with the POA: It is used to validate your request; it keeps the POA's email address list up-to-date; and it is used in case you need to recover your own password at a later date.

South T Bar POA BOARD

Your POA Board is here to serve the ranch owners and can help with any information or questions you may have about the ranch. Many board members are permanent residents that have a wealth of knowledge on past and present issues. Please feel free to contact the board at board@southtbar.com or any of the individual members. Contact emails are included in the next article.

RESIDENTS PLEASE HELP

Be kind to your neighbors!!

Check often for Packages at the mail station.

Due to the limited space, packages are having to be left out in the weather causing damage.

GATE AND TRASH

3087

**(effective
thru June
2021)**

Your 2020-2021 Board Members...

President...Margaret Scott
Vice President...Lynnette Mote
Secretary...Becky Renck
Treasurer...Betty Sue Cornella

president@southtbar.com
airmote@beachcondomaiui.com
secretary@southtbar.com
treasurer@southtbar.com

Committee & At Large Members:

Michael Omohundro
Brian Miller
Rob Scott
Ralph Spencer
Doug Peterson
Gayle Battaglini

eightoar88@hotmail.com
brian@bmprintproduction.com
bowhunterarizona48@msn.com
dee82263@gmail.com
mxpetersons@gmail.com
gaylemarieb@gmail.com

The Board is available to take questions and comments from members at any time and are a wealth of information about past and present issues.

DUMPSTER ENCLOSURE: TRASH UPDATE

Dumpster Enclosure – What Can You Do? LOCKCODE 3087

- 1) Please ensure that when you empty any trash or waste that the dumpster lids are closed and secure when you leave.
- 2) Ensure that the gate to the area is secure when you leave.
- 3) ***THE TRASH AND GATES ARE MONITORED BY VIDEO AND PICTURES. If you are seen dumping household or other items that are not part of the exceptions below, the South T Bar board reserves the right to send you a notice and you may be forced to pay restitution for the cost this board incurs for removing illegal items.***
- 4) Please e-mail Rob Scott at bowhunterarizona48@msn.com with any concerns regarding the enclosure or suspicious activity so that when reviewing the pictures we have an idea of the date and time of the occurrence.
- 5) If you would not or could not place an item in your kitchen or bathroom trash, it does not belong in the dumpster. No leftover building or remodeling materials, no property clean up items, no large items such as furniture, mattresses, coolers, appliances, etc. It is the responsibility of each of us to haul these items to the local landfill individually. All acceptable items should be placed INSIDE the dumpster.
- 6) Three reasons to recycle your cardboard behind Municipal Building between 6th and 7th street off Route 50 in downtown Canon City:
 1. Frees up space in our dumpsters.
 2. It's easy and convenient - No bear locks to undo!
 3. Less waste in our landfill - Recycling is better for our environment.

If you are out on the ranch for only several days or a long weekend consider taking your trash with you as this will save space in the dumpsters for our full time or summer residents and save the POA money in the long run.

NOTES FROM THE BOARD

Our past year has been one of many changes – both on a personal level and for our South T Bar Ranch. We have had over 2 dozen ownership changes in the past year. While we warmly welcome our new neighbors, we, as the governing board, have the responsibility to ensure a safe and friendly community and often friendly reminders are prudent. We would like to share some of the issues our community faces and how we can all be a part of the solution. With a neighborly spirit we can keep this special place functioning and safe.

ROADS: Our roads are maintained privately (by you and the dues you pay each year) and maintenance costs, like everything in our world, have increased over the years. With more fulltime residents and more frequent recreational visits to our ranch, road use and maintenance (including snow removal in the winter) has had a significant increase. The reality is that our current income allocated (dues assessments) that we pay into the POA has not covered the roads costs for the past 5 years and has increased by over 100%. It has been a balancing act by the Board and road contractor of keeping our roads in good condition, passable in the winter and also within budget. The cost overruns in general road maintenance have been taken out of our Reserve Fund.

What we can do:

- ◆ Drive responsibly and keep your speed down to below 35mph on the ranch roads. High speeds tear up the road base.
- ◆ Realize that these are dirt roads and while it is nice to have a smooth road, it is more important for them to be passable and safe and within what we are willing to pay for.
- ◆ Be patient with snow removal. Snow removal is contracted at 4 inches but many times our bright Colorado sun will do the job a plowing will do within hours of a storm. Let the board know if on some of the lesser used roads you will NOT be needing snow plowing for an extended time and that can be coordinated with the contractor. We have many residents that leave for months and their road may not need plowed. If you are not a full time resident but want to visit, drop us a quick email (or notification on the website) and if there is a need we can arrange for plowing to be done.
- ◆ Other road issues: weeds, branches rocks etc. All members are expected to notify the Board with any miscellaneous issues that affect the roads but are encouraged to do some small maintenance if it is within their scope. Spraying weeds or cutting protruding branches will help us all.
- ◆ Know the Policy on Culverts if you are placing a new driveway onto your property off one of the common roads.
- ◆ This Spring the Board will be presenting to the members a proposed assessment increase which would take effect for the 2022 Year. The POA fees have remained at \$395 since the inception of the POA even though operating costs for things like road maintenance and snow removal have increased. (More on that to come).

TRASH and the DUMPSTER ENCLOSURE: Please see the Article on page 3.

CALLING 911 AND SAFETY: It is a great service from our TVFD that we are able to call 911 to report accidents and injuries. BUT remember, cell service is spotty and it still takes a first responder 45 minutes to get to the ranch. Reckless use of ATV's and campfires have been a major concern this year.

What we can do: Please be responsible and safe in your activities. Stop and talk to those that may be doing something unsafe. Neighborly concern is all our responsibility.

BUILDING STRUCTURES AND PERMITS: Please be familiar with and abide by the Covenants when putting structures on your property. Both the POA guidelines and Fremont County regulations must be followed. <https://www.fremontco.com/building/building-department>

Temporary Structures and Trailers, Home Businesses and Rentals: The Covenants address these issues but at times may seem unclear or open to interpretation. The Board will intervene on the behalf of the members in all issues involving Covenants.

What we can do: Please reread and know what the Covenants say and bring any issue that may be open to interpretation to the Board. While it is not anyone's desire to limit what you can and cannot do on your property and home, the regulations are there to create an equal and safe community.

PRIVATE PROPERTY RIGHTS: One of the perks of owning property on South T Bar is the open feeling of being on a large ranch. With that said, please remember to be cognizant of your neighbors property lines. Private property is just that and trespassing can become a quick and ugly issue.

What can we do: Know your property lines and make sure any guests, children or visitors know them too. The responsibility will ultimately fall to the owner for any complaints. Off road use of AT-V's, snow mobiles and the like are permitted only within your property lines. It takes just a call to your neighbors for permission if you need more space to roam.

WILDLIFE: Bears, Big Cats, Deer, Elk, Bighorn Sheep, Antelope, Turkeys, Rabbits and Mice are all a part of everyday life here on the ranch. It is our responsibility as land owners to protect and live peacefully among the critters that also live here. Ticks and wasps are also an issue to be aware of.

What can we do: Report any poaching or unknown hunting visitors to the Sheriff. Slow down while driving. While animals can run quickly across the roads in front of you, if you are driving a responsible (less than 30 mph) speed it is much more likely you can miss hitting an animal. (And dent your truck). Keep trash in the trash cans in the dumpster enclosure not around your home. Bears can smell trash up to 2 miles away.

HUNTING: Please see the article on page 9 of this Newsletter.

Department of Wildlife: Bob Carochi - bob.carochi@state.co.us and cell #719 276-8844

Water Commissioner District 12: Please contact Dan at: dan.henrichs@state.co.us 719-269-2800 cell 719-784-2441 home office P.O. Box 304, Florence CO 81226.

Tallahassee Volunteer Fire Department: Call 911 Stay informed at the TFPD website: www.talxfire.com

ANNUAL MEETING SNIPPETS

Annual Meeting 2020 DRAFT Minutes:

[\(See the full draft minutes on the Website under library/owner-meeting-documents under library/owner-meeting-documents/2020\)](#)

The 2020 Annual Meeting for the South T-Bar Ranch Property Owners Association was held on Saturday, June 27, 2020 at 9:00 a.m. MDT. Due to the COVID-19 precautions and restrictions the meeting was held by conference call rather than in person. POA Member call in number (605) 468-8015, Access Code: 672521#

29 parcels were represented for voting in person (on the call) and 11 parcels were represented via proxy. A total of 46 people were in attendance on the conference call.

Infrastructure Report

Roads

The Road Contractors (Triple B) have completed around 25% of the re-graveling to be done in 2020. Road quality is good right now. The committee did a drive around on the ranch roads with the contractor in the Fall of 2019 and put together a punch list that will be looked at per importance. The issues included culvert repair needed to protect the roads, snow removal prioritized and general maintenance needed. For those whose property is on less traveled roads, it is not cost effective for the POA to do regular maintenance but grading will be done at least once this year.

Reminder: There are still some roads that we don't normally plow in the winter, especially those that drift at the slightest breeze. If you want to go to your property, or if you have it for sale, we will still clear it on demand. – Please contact Brian Miller or Rob Scott.

Security

Owner gate code for July 2020 thru June 2021 is **3087**. It takes effect July 11. You can use it now and the old code will be removed after 7/11/2020. The dumpster enclosure code will be the same as the gate code. Please use your hang tags. Contact Rob Scott for new tags or Gate remotes.

Trash

Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. We are still making do with 4 dumpsters open all year. They are normally full by the time they are emptied every two weeks. Please do your part in putting metal, including tin and aluminum cans, and any other scrap metal in the metal recycling dumpster, and break down boxes before putting them in the dumpster so they take up less room. **NO Construction material is allowed in the dumpsters.**

Cisterns

The cistern acquired by South T Bar POA is still sitting on the Eulert property. There have been problems incurred while trying to repair the tank before installation. There is no vapor certificate on record and the tank cannot be welded without this. The road contractors are trying to help us with a solution.



Annual Meeting Snippets Con't

Board Elections: 5 members are up for re-election. Newly elected Members for the 2020-21 season are:

Brian Miller
Betty Sue Cornella
Becky Renck
Gayle Battaglini
Margaret Scott

MEMBER COMMENTS:

C Eulert brought up that the Stages of the Fireban and the restrictions can be found on the TVFD website and he would post them to our website.

Ralph Spencer brought up that trash other than household trash – including stairs, furniture and construction material is being dumped within the trash enclosure. This does not get taken by the trash company and costs both time and money to volunteers that remove it. Please abide by the rules.

Raylynn Oliver #165 asked about the mining operations. Betty Sue reported that the Western Uranium agreement expired. Currently, the LLC is pursuing options but at a stalemate now.

Katherine McGill #85 Made a general comment that she misses seeing the ranch and if there are any cleanup or maintenance issues concerning her property, please let her know.

Marc Battaglini #30 commented that Cimarron Crossing West has not been graded and has large weeds growing in the road. Since they are living there now for 6 months out of the year, he is requesting that the road be repaired with road base and graveled. Also needs to included in regular the snow removal. Brian will connect with Triple B to talk about this.

Sydney Todd #33 would also like Cimarron Crossing East snow plowed next winter.

FIRE BANS AND RESTRICTIONS on SOUTH T BAR

Effective November 10, 2020, all Fire Restrictions have been lifted for TFPD and Fremont County. However, do not burn during RED FLAG or HIGH FIRE DANGER WARNINGS!

PLEASE REMEMBER THE FOLLOWING:

- ◆ You must contact the TFPD Fire Chief by calling (719) 275-3058 for permission for open burning.
- ◆ All requests by District residents or property owners to conduct a controlled burn are subject to prior approval.
- ◆ No fire or grill should be left unattended, and shall have an adequate water supply and/or fire extinguisher on site.
- ◆ Use water to put out a fire or campfire. Using dirt will not always extinguish a fire and some embers can stay hot underground for a long time.
- ◆ You cannot burn tree stumps, tires, plastic, cut lumber, construction debris, trash, chemicals.
- ◆ In the State of Colorado, it is illegal to burn anything in barrels (or burn barrels).

You can read the complete Fremont County Ordinance here: <https://www.fremontco.com/files/sheriff/fireban062612.pdf>

Stay informed at the TFPD website: www.talxfire.com OR on Facebook: <https://www.facebook.com/TallahasseeFPD>

PLEASE BE A RESPONSIBLE LAND OWNER

2021 BUDGET

**SOUTH T-BAR RANCH POA
ANNUAL BUDGET
2021**

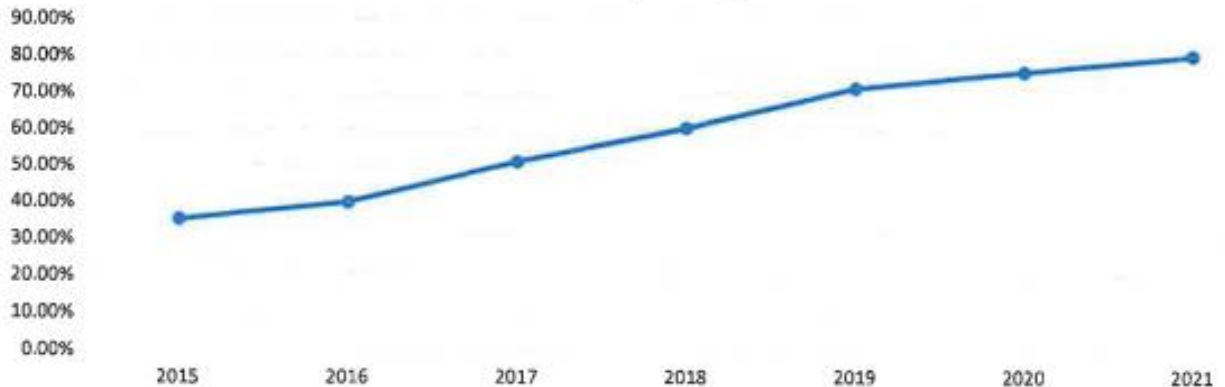
Income

<i>Annual Expense Assessment</i>	45,030.00
<i>Annual Road Use Fee</i>	7,900.00
<i>Grazing Lease</i>	3,600.00
<i>Interest</i>	100.00
<i>Late fee</i>	150.00
<i>Transfer of Ownership</i>	350.00
Annual Operating Income	<u><u>57,130.00</u></u>

Expenses

<i>Road Maintenance Contract</i>	35,000.00
<i>Insurance</i>	3,400.00
<i>Gate Electric / Maint</i>	432.00
<i>Trash Service</i>	8,603.00
<i>Newsletter & Communication</i>	0.00
<i>Post Office Box</i>	95.00
<i>Accounting Fees</i>	700.00
<i>Legal Fees</i>	500.00
<i>Corporate Taxes</i>	290.00
<i>Dues Collection Expenses</i>	50.00
<i>Annual Meeting Expense</i>	750.00
<i>Repairs & Maintenance</i>	250.00
<i>Misc Expense</i>	360.00
<i>Reserve Fund</i>	6,700.00
Total Operating Expenses	<u><u>57,130.00</u></u>

Percent Road Costs to Operating Income 2015-2021





Hunting on South T-Bar

As more and more properties have sold on the Ranch over the past several years, we are getting more questions on hunting and we wanted to share information with everyone. Below are some key points about hunting in Colorado, as well as on the Ranch property.

All big game (deer, elk, antelope and bear) require a draw for unit 58 where the ranch is located. Turkey tags are OTC (over the counter) and you can hunt Spring (Mid-April to end of May) and Fall season Early Sept. to Oct. 1st. Always check to DOW rules and regulations for the exact dates of your hunt.

The average number of bonus points to be drawn for deer and elk, antelope in Unit 58 is 2-3. The exception is if you qualify and apply for landowner permits. In this case you must own 160 contiguous acres of land on the ranch. In most cases, as lots are 35 acres, this means owning multiple contiguous lots to be eligible to apply for Landowner tags.

You must have a Colorado Hunter Education course and CID number.

You must have written consent from a landowner to hunt on their property. If this is the case, you should carry this permission with you when you hunt. Property owners on the ranch may only hunt their own property unless given permission from another landowner to hunt. You do not have the right to hunt all properties of the ranch without permission.

Colorado Law states if an animal ends up on another owner's property you must make every effort to contact them first before retrieving any game animal, unless you have written permission to hunt on the property.

You may have guests hunt as well, however the written consent still applies, and the property owner should be present. We encourage everyone to let their neighbors know when they will be out on the ranch hunting and who their guests are, if any.

We encourage you to always have an orange vehicle tag visible in whatever vehicle you are driving on the ranch, be it a car, truck, ATV or UTV. If you do not have these tags please e-mail Rob Scott at bowhunterarizona48@msn.com to make arrangements for your vehicle tags.

Remember to leave as little evidence that you have been hunting as possible.

At times we have seen and/or noticed non owners are on the ranch attempting to hunt. We encourage anyone seeing non owners to report them to the DOW. We have also seen over the years remains of animal carcasses that have appeared to have been poached from the ranch. If you see anything like this, please report this to the South T Bar Board via e-mail so that we can investigate to the best of our ability who may be responsible for these actions. The Board's e-mail address is

board@southtbar.com