

Fall 2021

October 10, 2021

South T Bar Ranch Newsletter

Letter from the President

Happy fall and welcome to all of our new and long time owners! I hope you have a chance to enjoy this perfect cooler weather and get out to see some of the spectacular color as the leaves change.

For all owners, new, original and otherwise, we need to hear from you. In the 22 years since the ranch was started, we have been using our original documents and covenants. Times have changed and some of these need to be as well. Please, please submit recommendations and suggestions to bring our governing documents up to date. For instance, we need to include zoom/remote participation for attendance/voting in the annual meeting. Verbiage to clarify increases and/or limits to the dues increases as road usage and thus costs increase. New owners, if you noticed things in the buying process that may have gone more smoothly or been more clear, speak up!

We have a wonderful, hidden piece of paradise but it takes the community to keep it that way. Help us protect it for all, full time residents to occasional weekend campers, for the next 20+ years. Part of that is ensuring that only those with authorized access are on the ranch. Protect your gate codes, only give them to those that should have them, and keep a lookout for anything or anyone that looks out of place. Finally, watch your speed on the roads-driving faster is directly related to higher road maintenance costs.

Lynnette Mote, President

Gate Codes

OWNER CODE FOR
Oct 2021 –September
2022

9441

Construction CODE
8405

Realtors email to
secretary@southtbar.com
For a temporary code.

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Gate Codes

OWNER CODE

FOR Oct 2021 –
September 2022

9441

Construction CODE

8405

Any owner in the construction process should be giving contractors ONLY a specific contractor gate code and NOT the Owner code. As such the OWNER will be held responsible for any issues caused by construction personnel being on the ranch for purposes other than given permission.

Please contact the board@southtbar.com for construction gate codes.

Realtor CODE Changes

In August the Board voted to restrict Realtors Access to the Ranch by **NOT** providing a general Realtor Gate Code. Realtors looking for a gate code will need to call the secretary for a code. There has been an issue with A LOT of unescorted "prospective buyers" just wandering the ranch looking for a property they saw listed. This defeats the purpose of our property being behind a locked gate. If you give your realtor the Owner gate code, remember the liability falls on you as the owner if there are unescorted buyers that are stopped and confronted

PROTECTIVE COVENANTS & POLICIES & PROCEDURES

Current POA Member Covenants and the Policies & Procedures are located on the website under Library / Governing documents after logging in. Please familiarize yourself with these documents , especially as they relate to buildings, residences and roads. See additional articles below.

Buildings and Temporary Structures Reminder

All buildings, temporary residences and external structures are addressed in the Covenants and Policies documents. As a reminder ALL structures being placed on your property need to be sent to your POA Board for approval. The Policy Effective 4/1/2007 is located on the Website at:

<https://southtbar.com/stb/index.php/stb-documents/policies-and-procedures>

There are several temporary structures and sheds being placed on properties that have not been recorded with the POA Board. As stated; it is not the Board's intent to restrict an Owner's right to build on his or her property. However, all Owners have a vested interest in maintaining a minimum construction standard on the ranch to protect property values. It is the responsibility of the Board of Directors to enforce these covenants.

Dwellings & Temporary Residences are addressed in the Protective Covenants and expressly state:

TEMPORARY RESIDENCES: No structure of temporary character, recreational vehicle, camper unit, trailer, basement, tent or accessory building shall be used on any tract as a residence. Recreational vehicles, camper units and tents may be used for vacation camping for periods not to exceed ninety (90) consecutive days in any calendar year.

DWELLINGS: No primary dwelling shall be built on the Property that is less than 1,000 square of living space. Mobile homes shall not be permitted on any Parcel within the Property. Manufactured homes must be given the prior approval of the Board and must conform to Fremont County Guidelines (Section 1.5.90). Any dwelling must be on permanent footing and foundation, and all plans must be approved by the Board before construction begins. No commercial activity shall be permitted unless approved by the Board. Per Fremont County Zoning Regulations, no more than five percent (5%) of the total parcel area may be occupied by the primary dwelling residence and outbuildings



Driveways Requirements

DRIVEWAYS & CULVERTS: Version 1 4/13/2019 The POA has witnessed the need to create a policy to define generalized specifications for culvert installation. Given that South T Bar Ranch is a private community with privately contracted road maintenance, we are exempt from Fremont County requirements and inspection process. However, some of the specifications listed below are derived from those requirements.

Extracted.....The **Contractor responsible for STB road maintenance is not required to be responsible for the culvert(s) installation but must be contacted for a pre- and post-inspection of culvert (s) installation if construction services are provided by another entity or the property owner themselves.** The STB road contractor shall determine: A) whether a culvert is necessary and B) the minimum specifications (size, depth, etc) of any culvert needed.

- 1) A twelve inch (12") diameter culvert, unless a larger diameter is required by the POA Board and Road Contractor to accommodate the drainage flow.

- 2) The cover over the culvert shall be a minimum of one-half (1/2) the diameter of the culvert, unless waived by the STB Road Maintenance Contractor.
- 3) The minimum length of the culvert shall be no less than 3 feet greater than the width of the cover above the culvert.

"Communication with the Board ahead of any issues reduces your liability. As a community we all play a part to be a good neighbor!"

GOVERNING DOCUMENTS REVISIONS - Your input is helpful & needed.

Our STB Ranch Governing Documents are all going through a needed update over the next few months. The POA Board has hired Altitude Community Law Firm to help with this endeavor. The majority of the document wording will remain intact but there are some much needed clarifications and inclusions that will be addressed to insure a more complete set of documents for the benefit of all. With this said, the Board needs your input.

We are looking for any questions or clarifications that you may see that need to be addressed when you read through the South T Bar governing documents. For example, the board has had questions on trash and what can be put in the dumpsters. This is not addressed specifically in the Covenants and could be. We also have questions on how to handle speeding on ranch roads and reckless behavior by guests and owners. These issues are not addressed at all as of today. While temporary residences and building homes

are addressed, it is not a complete listing of some of the issues we have today. Where campers are addressed, sheds used as dwellings are not. These are some of the areas that will be updated. The State of CO and Fremont County laws and ordinances will be taken into account also and written into our documents.

The STB Governing Documents have an impact on all owners, and make sure all owners and their guests have a safe place to enjoy, while keeping property values high and disputes at a minimum. There is a Covenant Review Committee formed and they will appreciate any feedback so please consider sending us your input.

Contact Becky at secretary@southtbar.com or (or any Board member) board@southtbar.com



Selling Your Property

While the Ranch welcomes new neighbors, (40 in the past 2 years) the number of properties For Sale have created several issues that need addressed.

- 1) Please contact the Board if you are looking to sell your property as we hear of many POA members that are looking to buy additional tracts here and this direct sale could benefit you both. These listings can be included in a new monthly "quick report" that will be going out from the Board.
- 2) Please alert your realtor to the fact they will need to receive a Gate Code from the Board Secretary to have access to the property. Make them aware also that they **MUST ACCOMPANY THEIR PROSPECTIVE BUYERS TO LOOK AT THE PROPERTY.** (*It is bad form to provide the realtor with your Owner Code! OR to just send a looky-look out.*)

- 3) Please make sure the Realtor has access to the website and the STB Governing Documents and pass those along to the new owners. Many of our new owners have been unaware or were misled in the area of Covenants.



"Trash dumpsters are for household trash ONLY! Break your Boxes down! Trash is collected only twice per month so please do your part to reduce waste!"

ROADS Winter Snow Maintenance

As of Oct 7th, all ranch roads are in good to excellent condition. Except for a few troublesome spots & weeds encroaching the roadsides of less-used, secondary roads, the contractor has done a great job keeping our roads well taken care of and smooth. As moisture permits, we will continue to do what needs to be done before winter.

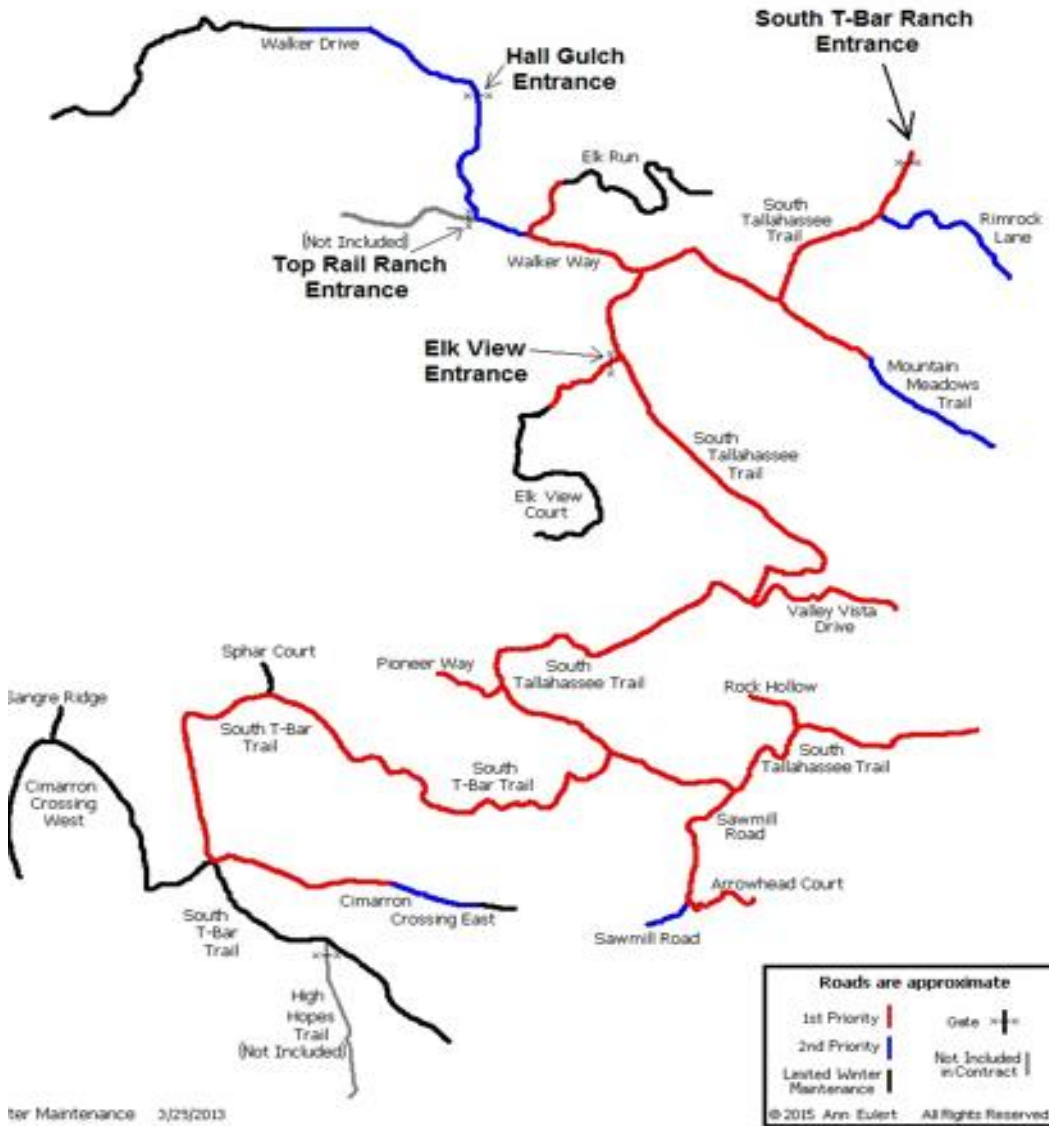
The POA Board has agreed to take a conservative approach to maintaining our roadways in order to make best use of our budgeted dollars and hold onto the Reserve funds the best we can. We are asking all property owners to help us help you by contacting the Board if your area of the ranch needs maintenance.

Due to the cost of plowing 28 miles of roads, the Board has voted to change the snow plowing requirements from 4" to 6" this winter. This is circumstantial to weather forecasts and multiple snowfalls occurring close together, as well as high winds; all factors that play into when & if roads need plowed. With that said, there is also a plowing priority that was adopted in 2013 that is still effect. (See the map at right/next page.) If your property is on the outer reaches of the ranch, (black lines) this does not mean that your road will not get plowed but you will need to **NOTIFY THE BOARD IF YOU PLAN TO BE ON THE RANCH AND NEED ACCESS.** Access request can be found on the website at <https://southtbar.com/stb/index.php/on-line-forms/winter-access-form> The board infrastructure committee will coordinate with the road contractor on your behalf so that you can get access.

South T Bar ranch has several weather patterns within the ranch and where there may be only 4 inches down another area could have more than 1 foot. We have seen yearly totals ranging from 5 feet to over 20 feet and your patience is greatly appreciated. We will do our best to keep the roads clear and safe.



Winter Maintenance for South T-Bar, Elk View, and Hall Gulch Ranch Roads



NEW TRASH ENCLOSURE

Our new Enclosure was long over due and now seems to be (fingers crossed) a little more bear proof than the last. A BIG thank you to all community members who put their time & effort into buying and building to help keep costs down!

Brian Miller, Marc Bataglini, Fred and Suzanne Rykart, Ron Ricco, Ron Peterson, Dean Cornella, Tony Revack and Ralph Spencer. I think that's it. Hope I'm not forgetting anyone!!!

Trash enclosure code is the same as the GATE CODE of 9441



OWNER'S RANTS

If you see yourself it is only because we care!

ROAD SAFETY

I am amazed by the recklessness and high speeds I find from drivers on our roads! And it seems I am not the only one. Many property owners have expressed concern over this and the board has had several brainstorming sessions of what can be done. Signs, mirrors, Sheriff visits?

While speeding tickets are a lucrative source of income for municipalities, do we as adults need to be reminded that we should lower our speeds close to home? The Ranch roads, may I remind you, are loose gravel, go around many blind curves, are steep uphill and downhill terrains, are narrow in places and have trucks, trailers and passing by—and all with cliffs that make you dizzy looking down with no guard-rails. May I point out that it is very unlikely you or your neighbor will survive one of those rolls!?

Not to mention the wildlife and the unfathomable quick decisions the deer and antelope make to cross in front of you. We have rabbits and turkeys that intend to stay in your lane in front of you until their turn comes up. There are cattle that if you hit (while the thought of a good steak hasn't crossed my mind) will cost you around \$4000.00 to replace.

It seems Visitors & Construction Traffic are the worst of the lot. PLEASE remind your visitors & contractors that the **Speed limit** will be lowered to **30** in the ranch BUT no-one should be hitting more than **15** around most of our curves.

Prospective Buyers and visitors wandering the Ranch

The new policy of Realtors needing to call for an unpublished gate code was implemented by the Board to curtail a large influx of unprofessionalism by realtors giving unescorted prospective buyers a gate code and free pass to look around. This really does defeat having any gate at all, doesn't it?

I have had people stopped on the side of the road (with a carful) asking where the property lines are, where a certain street is, where can she get cell service, even do I have a map? I learned that at least one agent has not been giving out correct information about the STB covenants—including that the ranch is a free for all for ATV's with no regard to property lines.

Sellers! Are you paying money to a realtor that has put NO EFFORT into showing your property and mis-represented our POA? I know you are on your way out but shame on you! Have some respect for your neighbors.

South T Bar POA Address

PO Box 1431
Canon City, CO 81215

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