

SPRING 2019

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

May 25, 2019

Greetings fellow South T-Bar residents and property owners. We had a great winter for snow and may be able to look forward to a year with reduced fire danger. Even though the prospect looks good as a result, please continue to take caution with fire, and be sure to check the Tallahassee Fire website and our South-T-Bar website for updates to fire restrictions.

Our road contractor will continue to conduct routine maintenance this spring, summer, and fall. Our roads continue to be in good shape due to the annual maintenance work funded through your POA dues. Thank you.

Our annual meeting is coming up on June 29th. It will be held on the ranch this year. Those property owners who have been around a while might remember when meetings were once on the ranch. Many people expressed an interest in trying it again. We hope to see many of you there. Please see more specific information in this newsletter.

I want to publicly thank our Board members for their service this year. Their service helps us maintain an active and financially viable association to protect and maintain our roads, trash enclosure, gates, security, and signs at entrances informing others that we are a private ranch and about the restrictions that come with being a community of private property owners. Additionally, please consider becoming a Board member and contributing to the success of our ranch. It's also a great way to get to know people!

Thank you for your continued support,

**Margaret Scott, Parcel 72
President, South T-Bar Ranch Board of Directory
president@southtbar.com**



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. For example, the recent implementation of a Stage 1 Fire Ban by Fremont County and the BLM was posted to the page as well as information and pictures from the Hayden Pass fire in the area. 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 OF DIRECTORS

President...Margaret Scott
Vice President...Paula Hoskins
Secretary...Becky Renck
Treasurer...Betty Sue Cornella

president@southtbar.com
Pd.hoskins@yahoo.com
secretary@southtbar.com
treasurer@southtbar.com

**Current
GATE
AND
TRASH
9058
effective
through
June 2019)**

**NEW GATE
AND
TRASH
CODE
4328
effective
July 1st
2019-2020**

New Policy on Culvert Installation

According to our covenants, the POA is responsible for maintaining it's roads. There have been a few cases in the past where the POA's roads were damaged because under-sized culverts were too small to handle the flow and in some cases became blocked with dirt and gravel causing water to flow over the roads instead of through the culvert.

Because of this, the POA Board has adopted a new **Policy on Culvert Installation** for South T-Bar Ranch. As stated in the policy itself, the purpose is "To provide specifications for culvert installation to private property from South T-Bar Ranch roads that will ensure efficient flow of water to protect the POA's ditches and road surfaces from water damage."

To accomplish that, we designated our road contractor (in consultation with the POA Board) to be the one who inspects the site before a driveway is installed to determine 1) if a culvert is needed, and 2) if needed, what size a culvert needs to be. The contractor is also allowed to charge a fee to do both the pre-inspection, and, if a culvert is needed, a post-inspection to ensure the culvert is installed in an acceptable manner (size, depth of installation, material cover over the culvert).

As we prepared to write this policy, we looked at a similar policy for Fremont County even though our roads are private and we do not have to follow their policy. We found that the county's policy was too detailed and restrictive in what we intended this policy to be. We used some of the ideas in the county's policy and wrote our policy around that. Existing culverts are grandfathered in unless they need to be replaced in the future.

The new policy is on our website and can be reviewed by first logging in to the site, then following this link <https://www.southtbar.com/stb/index.php/stb-documents/policies-and-procedures>, then clicking on the "Review of Culvert Installations" document next to the bottom. If you have any questions about the policy after you have reviewed it, please contact the POA Board.

SOUTH T BAR POA BOARD OF DIRECTORS

Committee & At Large Members:

Curtis Eulert	curtis@eulert.name
Michael Omohundro	eightoar88@hotmail.com
Mike Wolfe	Mikewolfe.homeofce@yahoo.com
Brian Miller	brian@bprintproduction.com
Martha Parkey	mparkey@hotmail.com
Lucy Thurston	lucy_thurston@q.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.

STB POA 2019 ANNUAL MEETING on the RANCH

Dear STB POA Members,

The 2019 Annual Meeting for the South T-Bar Ranch Property Owners Association will be held on Saturday, June 29, 2019 at 9:00 a.m. MDT at **1377 Tallahassee Trail, Canon City, CO.** **Property Owners Fred & Suzanne Ryckert have generously offered to use their barn for the meeting so that we can hold it on the Ranch rather than in town.** A light breakfast of fruit and sweet rolls and a buffet lunch consisting of pizza cooked on-site, green salad and dessert will be provided. Please let me know ahead of time of any food allergies. Check-in will begin at 8:30 am.

June 29, 2019 Annual Meeting Abbreviated Agenda

- 8:30 am Sign-in, Coffee and Conversation
- 9:00 am Meeting Called to Order
- 9:15 am Secretary's Report
- 9:25 am Treasurer's Report
- 9:45 am Summary of Ranch & Board Activities / Speakers
- 10:30 am POA Member Comments
- 10:45 am Nominations for new Board members, Board Member Election
- 11:10 am New Business
- 12:00 pm Adjourn Member Meeting
- Lunch

Current GATE

AND

TRASH

9058

effective through June 2019)

NEW GATE AND

TRASH CODE

4328

effective

July 1st 2019-2020

Board Member Status

Board Member Status: 5 seats are expiring June 2019, 4 seats expiring June 2020.

Member terms expiring this year are: Paula Hoskins, Mike Wolfe, Curtis Eulert, Michael Omohundro, Lucy Thurston.

Margaret Scott – President – ending year 1 of 2 year term

Paula Hoskins – Vice President – ending year 2 of 2 year term Open Position

Betty Sue Cornella – Treasurer – ending year 1 of 2 year term

Becky Renck – Secretary — ending year 1 of 2 year term

Mike Wolfe—at large – ending year 2 of 2 year term Open Position

Curtis Eulert – at large - ending year 2 of 2 year term Open Position

Michael Omohundro – at large - ending year 2 of 2 year term Open Position

Martha Parkey – at large - ending year 1 of 2 year term

Lucy Thurston – at large - ending year 2 of 2 year term Open Position

Brian Miller—at large—ending year 1 of 2 year term

You will receive your Annual packet forms by email.

Please contact Becky RenckSecretary@southtbar.com if you need a hard copy.

Worth another note:

- ⇒ **Everyone please send in the RSVP form!** This is a two-fold request as: 1- We need to know specific numbers for lunch attendance. 2- We take this opportunity to update contact information for you, so please complete the RSVP form in its entirety with name, mailing address, e-mail address, and telephone number on the RSVP form. **Please return your RSVP form by June 21st**, even if you can't attend or don't have any corrections to your contact information. **You can also RSVP on the STB website. Log on and look under "On-Line Forms" fill out the requested information, click on submit, and we will be notified.**
- ⇒ Consider who you want to serve on your Board for the next term of office. There are vacancies on the board due to expiring terms. If you or someone you know would be a good candidate for the Board, please submit a nomination for that person (the nomination form is included in this packet). In addition to STB owners and residents, Elk View, Hall Gulch, and Fremont owners are also eligible to serve on the Board.

NEW SOUTH T BAR OWNERS this year...

Give a warm welcome to our newest neighbors:

Deborah Renck & Nathan Grant	added parcel 40
Mark and Tracy Sobczak	added parcels 103-1 and 103-2
Doug and Laurie Peterson	Parcel 19
Dean and Betty Sue Cornella	added parcel 8
Marc & Gayle Battaglini	Parcel 30

Trash Reminder

Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. It will discourage or normally at least slow down a bear getting into the dumpsters.

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 dumpsters so they take up less room. There's almost nothing more frustrating than to find the dumpsters full, because but half of a dumpster is taken up by large boxes that have not been broken down. Even better, please consider recycling cardboard by taking it into Cañon City when you go. One location is behind the Royal Gorge History Museum (old municipal building). I think Howard Disposal has a couple of other locations around town as well as their main facility on Forge Road which is off of Oak Creek Grade.

Mail Boxes Vandalized

Earlier this Spring the mailboxes along County Road 21 were vandalized resulting in damage to some boxes and all the mail stolen. This affected not only ST Bar residents but Bar J and other private residents along the road. The Sheriff and Postmaster were contacted and claims filed but no real resolution could be made. The recommendations, which the board discussed, were to install a locking mail box structure and to remind residents to collect their mail routinely or make sure it was held in Canon City for extended timeframes. Hopefully, this was an isolated incident. The Board will be looking into the costs and work involved in the locking box installation again (this was looked at several years ago and deemed cost prohibitive).