

FALL 2019

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

Hello Fellow Ranch Owners,

Fall is well under way and winter is knocking at our doors (or maybe by the time you are reading this already here). We had a dry summer and with the fall winds we are still experiencing frequent fire dangers. Thank you all for your diligence and safe behavior on the ranch to protect our valuable asset. Please continue to check the website or Tallahassee Fire for current fire restrictions.

Once again, I'm happy to report that our roads are in great shape. Our contractor has been busy grading and making needed repairs. A few of you have asked us to check on particular sections of road that you believe need attention. Members of our infrastructure committee participated in a ride along with the road contractor and took a look. They are working to prioritize needed work. Please note that we can't do everything at once (we want to be good stewards of your POA fees) and much will have to wait for next spring or summer when the weather is cooperative.

We appreciate your membership and involvement,

Margaret Scott

Parcel 72

President, South T-Bar Ranch Board of Directors

Ranch Parcels for Sale by Owner

We have had a couple of owners who have their properties up for sale wanting to reach out to other STB owners who may be interested.

#4—Kevin Moody with pond and water rights call 719-686-3512

#29— Trudie Rose 100 acres email trudierose@hotmail.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 Decker Fire in Salida, CO 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.

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.

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 validated 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."

GATE

AND

TRASH

4328

**(effective
2019 thru
June
2020)**

Your 2019-2020 Board Members...

President...Margaret Scott	president@southtbar.com
Vice President...Martha Parkey	mparkey@hotmail.com
Secretary...Becky Renck	secretary@southtbar.com
Treasurer...Betty Sue Cornella	treasurer@southtbar.com

Committee & At Large Members:

Michael Omohundro	eightoar88@hotmail.com
Brian Miller	brian@bmprintproduction.com
Rob Scott	bowhunterarizona48@msn.com
Ralph Spencer	dee82263@gmail.com
Doug Peterson	multipersons@gmail.com
Lynette Mote	airmote@beachcondomai.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.

Interesting Facts & History of South T-Bar

Pursuant to an Act of Congress of May 20, 1862, A Homestead Patent was signed on April 8th, 1925 between Calvin Coolidge and William Happel and then deposited with the General Land office in Pueblo, CO.

A second Homestead Patent, signed by Herbert Hoover on November 2, 1932 conveying property to Lillian Frizzell. She and her sister built two cabins by what is now Sawmill Road and Arrowhead Court. The nearby creek kept their things cold in the concrete cellar. (Note: there is a third cabin said to be built by a third sister off what is now Pioneer Way.) All buildings are falling down but newspaper clippings dated 1935 and 1936 have been found in a cellar and old window frames. One headline was reporting news of Hitler antics in Europe.

Buddy Taylor's grandfather moved from Missouri to South T Bar in 1897 and began a 1000 herd cattle operation. There were three ranches then with one of the ranch houses located where the present mailboxes are. This building was renovated and is now a residence.

Buddy went to school in the one room school house that you can see to the right side before you reach the present gate. It was for grades 1-8 and had 11 students. (Two were his sisters). You can still see the two outhouses—one for the boys and the other for the girls. When he reached third grade the school was consolidated to Canon City.

During the 1940's a sawmill operation using a steam engine, cut lots of trees into 4x7 and 4x8 posts for supports in Mine shafts. The South Tallahassee River provided lots of water then.

There were no elk on the ranch or in the entire area until 1968 when the Colorado Division of Wildlife transported 400 from Yellowstone Park to the Waugh Mountain area.

Quick Communications...

Annual Meeting 2019 DRAFT Minutes Snippets:

[\(See the full draft minutes on the Website under library/owner-meeting-documents under library/owner-meeting-documents/2019\)](#)

36 parcels were represented for voting in person and 16 parcels were represented via proxy. A total of 44 people were in attendance. Meeting was held on the ranch at 1377 Tallahassee Trail, Canon City, CO. Property Owners Fred & Suzanne Ryckert. Overall The Annual Meeting was well received being held on the Ranch. The lunch was catered—cooked on-site by Pizza Truck company. Rentals included tables, chairs, and a port-a-potty. Breakfast was provided by the Board. This meeting was actually more cost effective than renting the Abbey as in years past.

Infrastructure Report

Roads

This past winter was again a fairly mild winter, meaning we spent less in snow removal than normal. The Spring was very wet and caused road damage that needed fixed, including cleaning and repairing Culverts. The Board worked on a New Culvert Policy to help govern the installation and care of culverts in relationship to the POA roads.

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. If it is for sale, please let your Realtor know to check with us first before bringing a potential buyer out.

We continue with our annual re-gravel work. Priority is given to a few well traveled places which may have been re-graveled in the past, but the gravel is once again thin enough for underlying rocks to show through and make grading and snow removal more difficult.

One important note from our roads contractor: with the dry weather most of the full time South T-Bar residents have slowed down on the driving and it has made the roads stay better for a lot longer than anticipated. A request to any non-residents: Please slow down, especially during the dry weather. We spend a lot of the POA's funds on keeping the roads in good shape, and everything you can do to help preserve the roads, and thus our funds, is appreciated.

The road contract was renewed this year for a 3 year extension with our current road contractor Triple B Colorado LLC until May 31, 2022

Security

New Owner gate code for 2019/2020 is 4328. The dumpster enclosure code will be the same.

Trash

Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. It will 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 keep boxes broken down and to a minimum. No construction material to be placed in the dumpsters. **Please remember YOU as the property owner are responsible for anyone under your watch misusing the ranch amenities!!**

Quick Communications... Annual Meeting Snippets Con't

Cistern

The cistern donated by Tallahassee Fire dept is on the Eulert property where it is planned to be installed. While the cistern has some corrosion and holes, we think we have a plan to repair and install in a fashion that it will still be usable. However, we cannot do any work because we are under Stage 2 Fire Restrictions which includes a ban on any outdoor welding. Once those restrictions have been lifted, we will again work with the contractor to repair and install.

Curtis also mentioned that he is resigning from his position in the POA Board and was acknowledged that he will be greatly missed for his expertise and also dedicated service to the POA.

MEMBER COMMENTS:

A Eulert asked about the Reserve account funds and if the Original Plan had been updated for life expectancy on the line items. She would ask that the POA Board address this and update or re-evaluate the life timelines in the upcoming year.

Becky Renck on behalf of Roleen Lack brought up that the Board look at permanent locked cluster boxes to replace the mailboxes. This request is in response to the mailbox vandalism and stolen mail last Winter.

Ari Stassart & several other members requested clarification on the restrictions and permissions for commercial businesses on the ranch. A discussion followed and the Board has promised to revisit the issue in a future board meeting.

Guest Speaker: Dan Hendrichs, Water Commissioner District 12

Dan gave a great talk on the water rights that are attached to properties in South T Bar, the abandonment process and impact to those owners. Describing the laws as they are governed in CO he noted that there are basically 20 years of zero records to monitor any water usage for any water on STBar lands. In CO usage should be recorded at least yearly to protect the usage rights of the water. Currently the rights are set be termed abandoned at the end of 2019 if the appropriate paperwork has not been filed by the individual property owners. It may be appropriate for the POA Board to help in this process developing an augmentation plan if needed.

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.

Resources for New (& Old) Members:

Doug & Laurie Peterson are new Property Owners this year on South T Bar. Additionally, Doug jumped right in becoming a board member at our June Annual meeting. He has some resource hints for new members to share:

- ⇒ South T Bar Ranch, aka "The Ranch", has a website www.southtbar.com. It's a great resource!
- ⇒ The website has a Forums tab where you can ask and answer questions. There's not much traffic on the website yet, but if you are patient answers will come. Hopefully more people will frequent it.
- ⇒ On the website is the owners directory: "Library" tab, then "Member Directory". Call, email or stop by and meet your new neighbors! Everyone we've met have been very friendly. Keep in mind there aren't too many full time residents, so finding folks at home can be hit and miss.
- ⇒ Learn parcel numbers and road names, that's how neighbor's reference who's where.
- ⇒ The gate code is for your use. If you are going to have a contractor work on your property, you can obtain a temporary gate code. Rob Scott: bowhunterarizona48@msn.com.
- ⇒ There is a Facebook page for the ranch: South T-Bar Ranch POA. Join in the conversation, get updates.
- ⇒ Finding contractors who will work up in "The Ranch" can be a challenge. But there are great contractors who do work up here. Here again, the website forums are a great resource. Be patient. As another S T Bar owner said: "That's how it works in rural America."
- ⇒ When you are not able to be at the ranch, but want to see how it's looking, Curtis has a great webcam: <https://oursliceofheaven.com/camera&t.jpg>.

DUMPSTER ENCLOSURE: TRASH UPDATE

Over the past several months we have had some issues with our trash enclosure to include but not limited to the following:

- Crazy Bear tore apart the enclosure and dumpsters.
Thanks to Ralph and friends the enclosure was repaired. The dumpster has also been repaired.
- People disposing of trash by just throwing it over the enclosure
As a note we do have a camera that takes pictures of the trash area and these pictures are reviewed as frequently as possible. We will also be placing signs up that state area is under surveillance.
- Next year (before the Bears come out) we will be installing a solar electric fence around and on top of the enclosure to hopefully prevent the Bears from getting into the area and destroying the dumpsters and the fencing.
- We will also be looking at changes to the STBar covenants to address anyone that has dumped trash or waste inappropriately.

Dumpster Enclosure - What Can You Do?

- 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) If you notice anything suspicious please let one of the board members know so that when we review the pictures we can ascertain who maybe using the area inappropriately so that we can address these individuals or vendors.
- 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.

I have included a photo of the damage the Bear caused due to careless use of the enclosure. Fortunately for our members the cost of repairs was donated by Ralph Spencer and others and the Solar Electric Fence will also be donated by the Scott's.

