

FALL 2017

# **SOUTH T-BAR RANCH NEWSLETTER**

## **MESSAGE FROM OUR PRESIDENT**

October 30, 2017

Hello neighbors and members of the South-T Bar Ranch. Another summer has come and gone on the South T Bar and winter is knocking at our door. As the new president, I just want to say thank you to Mike W. for his service as president and for his willingness to continue to serve the board in other ways. Also, many thanks to our current board members who continue to watch over and advocate for our ranch so that we all have a beautiful and well-maintained ranch on which to live and visit. A special thanks to Will, Curtis, Ralph, and Mike for the work of repairing and keeping ahead of the bears at the trash enclosure.

This Spring through the Fall season our contractor was able to get a great deal of maintenance completed on our roads. I'm sure you all have been able to benefit from the improvements. We now move into snow removal season.

We also wanted to update you on the fire cistern situation. As many of you are aware, we have been working with the Tallahassee Fire Department to purchase and install an additional fire cistern. We committed to one of the metal containers that they had available; however, that fell through due to circumstances beyond our control. They have offered us the option of a fiberglass tank, but our consultation with other fire personnel led us to continue the search for a reasonably priced metal option. Metal tanks have been found to be more reliable and we would like to invest wisely.

Thank you all for your continued support and Happy Ranching!

**Margaret**

### **Tallahassee Fire Protection Mill Levy**

Some of us knew this was coming. Now it's official. All those of you who are registered to vote with an address in the precinct for South T-Bar can vote on this. Please, let your voice be heard. Please note that this does affect ALL owners on STB. [http://www.canoncitydailyrecord.com/news/ci\\_31358421/tallahassee-fire-protection-district-requests-mill-levy-november?source=rssAdd](http://www.canoncitydailyrecord.com/news/ci_31358421/tallahassee-fire-protection-district-requests-mill-levy-november?source=rssAdd)



## 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 fires in the area. This is an open Facebook group, so just go to <http://www.facebook.com/southtbar> and "like" to have updates appear on your timeline - no approvals required. This will not replace the web page, <http://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

If you have not looked at or registered for a login to access our new South T Bar website you should do so. It is very easy to get around and all POA Documents are available for review. NOTE: When you register, you will get an email from the site with a link to click to prove that your email address is valid. If you don't get it in a few minutes, be sure to check your junk email folder in case it gets routed there. <http://southtbar.com/stb/>

### SOUTH T BAR POA BOARD OF DIRECTORS

President...Margaret Scott  
Vice President...Paula Hoskins  
Secretary...Martha Parkey  
Treasurer...Betty Sue Cornella

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

#### Committee & At Large Members:

Anelladee Spencer  
Curtis Eulert  
Michael Omohundro  
Lucy Thurston  
Mike Wolfe

dee82263@gmail.com  
curtis@eulert.name  
eightoar88@hotmail.com  
lucy\_thurston@q.com  
mikewolfe.homeofc@yahoo.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.

### 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

**2170**  
**(effective annually July 1st)**

## WHO Are Your Board Members...

### Member at Large: Anelladee Spencer

Ralph and Anelladee Spencer purchased their property at South TBar Ranch in 1999 and began building their retirement home in 2004. They have been full-time residents since that time. They love the peace and quiet, the scenery and the wildlife, and most of the seasonal changes. "As we get older, we are not so fond of the cold and snow in the winter!" Ralph is a builder by trade and retired from the Denver Fire Department in 1999 after 32 years of service. Anelladee worked as a cash manager for a Fortune 500 company and retired in 2001. They have four children, 9 grandchildren and 3 great-grandchildren and will soon be expanding their family when their daughter marries a fine man with three children and one grandchild.

Anelladee has served on the board of the POA multiple terms. She enjoys working with and getting to know the other board members and property owners. Ralph helps on various projects around the Ranch for which Anelladee sometimes volunteers him!

### Board Secretary: Martha Parkey

Martha and husband Jeff bought parcel 28 in 2000. The plan was to build a house and move from Kentucky to Colorado in the next 5 years or so. Fast forward to 2011, still living in Kentucky with no house in Colorado. Parcel 47 came for sale with a house on it, so we bought it and moved to Colorado in 2012. We are so fortunate to be living in beautiful Colorado.

### Vice President: Paula Hoskins

I'm Paula Hoskins and this is my first term as a Board Member. My husband, Will, and I bought our property on Rock Hollow in November of 2011. We moved from Houston, TX in June of 2013. We are full time residents and enjoy the serenity of South T- Bar! I look forward to my tenure on the board.

### Member at Large: Lucy Thurston

Lucy and husband, Butch, bought parcel 20 in 2000. After moving to Colorado Springs from Minnesota in 1986 we always wanted to own a piece of a mountain. Found it at South T-Bar and built a small cabin to enjoy on weekends. Now with both of us retired, Butch especially can even enjoy visits during the week. This is my 2nd term on the board. I help with getting out the newsletter twice a year; and any task that needs additional support

South T-Bar Ranch Board of Directors  
P. O. 1431  
Cañon City, CO 81215

## Quick Communications...

### Annual Meeting DRAFT Minutes Snippets:

(See the full draft minutes on the Website under library/owner-meeting-documents under library/owner-meeting-documents/2017)

#### Infrastructure Report

**Roads:** One note on winter snow removal: Even though we are not in dire financial straights that we were a few years ago, 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.

- ◆ After foregoing any re-gravel in the summer of 2016, we did some "emergency" re-gravel in the fall, spending \$5,000 on some places where the underlying rocks were coming through the road base. This was done to make snow plowing and subsequent grading easier and potentially less damaging to the blades.
- ◆ For 2017, we have approved re-graveling approximately 2 miles of roads for an estimated cost of a little under \$18,000. If you've been on the Ranch, you can see that this work has already started.
- ◆ We have also been working on a 3 year plan, which would be this year 2017 through 2019. If you want to see those roads that might affect you, I have a map depicting proposed re graveling by year. I'll also make the tentative 2018/2019 plans a part of this report so it will be show up in the minutes. See the Map on page 6.

**Security:** New entry signs have been ordered, and one has been placed on the fence outside the gate. "Private Roads and Property. No Trespassing. Video Surveillance. Violators will be prosecuted." A second sign will be placed on a sign post inside the gate that says: "No BLM Access. Hunting with Land Owner Permission Only". That will be put up next week.

- ◆ A question was raised at the last Annual Meeting about improving security through other means. The Board did look at other options such as recording gate codes used, camera in keypad, and real time camera surveillance. It was decided that the cost wasn't justified at this time, but could be looked at again in the future if improved signage and after-the-fact video wasn't enough to deter any violators. However, in order for any video surveillance to work, we need to be able to identify vehicles that belong on the Ranch. *That means using your hang tags.* We have a new supply of hang tags if yours are lost or just brittle because of age. See me after meeting. I also have some gate remotes for sale, etc.
- ◆ New Owner gate code for 2017/2018 is 2170. You can use it now and the old code will be removed after 7/1/2017. The dumpster enclosure code will be changed sometime on 7/1/2017.

**Trash:** If you saw the recent newsletter, you saw an article about a bear getting into the dumpsters, spreading trash, and damaging the dumpster enclosure. Although this bear was able to knock the bar out of the way, please remember to secure the dumpsters when you put trash in them. It will normally at least slow down a bear getting into the dumpsters.

- ◆ We will be making repairs to the enclosure in the next few weeks to repair the damage from the latest bear attack as well as the normal wear and tear on the pickets. Broken pickets will be replaced, nails in existing pickets will be supplemented by screws, and stain will be applied.
- ◆ We are still making do with 4 dumpsters open all year. They are normally full by the time they are emptied every two weeks.

## Quick Communications... Annual Meeting Snippets Con't

- ◆ **RECYCLE:** 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, but half of a dumpster is taken up by large boxes that have not been broken down. Even better, please consider taking your recycling cardboard by taking it into Cañon City when you go. Michael Omohundro asked for members to pick up trash that has blown out of the dumpsters and/or enclosure.

**Cisterns...**TVFD is no longer willing to sell us a metal tank for use as a cistern, offering instead a fiberglass tank. Our experience with the fiberglass tanks, even the ones in fairly good shape (which this one wasn't) has not been good. Therefore, we looking at installing 2 1,500 gallon plastic water cisterns in tandem at the same spot where the metal tank was to go.

### Communications Report

**Website...**SSL encryption has been added to the website for the protection of the users. That means you should use https instead of http in the URL, and you should see the lock symbol in the address bar indicating that encryption is in use.

- ◆ We've had a lot of registration attempts using fake IDs recently on the website. Most of these are from overseas, in particular Russian with "advertising" with cryllic characters, so I've been playing whack-a-mole blocking not just individual IP addresses, but whole overseas networks. Bottom line, if you happen to be traveling overseas and try to access the website, you may find that you're unable to connect. Please be understanding if you find yourself in that situation.

**Facebook...**We have also added a South T-Bar Ranch Facebook page as a means of communicating more urgent news such as the implementation of a county fire ban. If you go to Facebook, you can search for South T-Bar Ranch, or go to [www.facebook.com/southtbar](http://www.facebook.com/southtbar). Like us and any urgent news will show up in your news feed. This is a supplement to our website and is not meant to replace it. All POA documents will be kept on the website, not on Facebook.

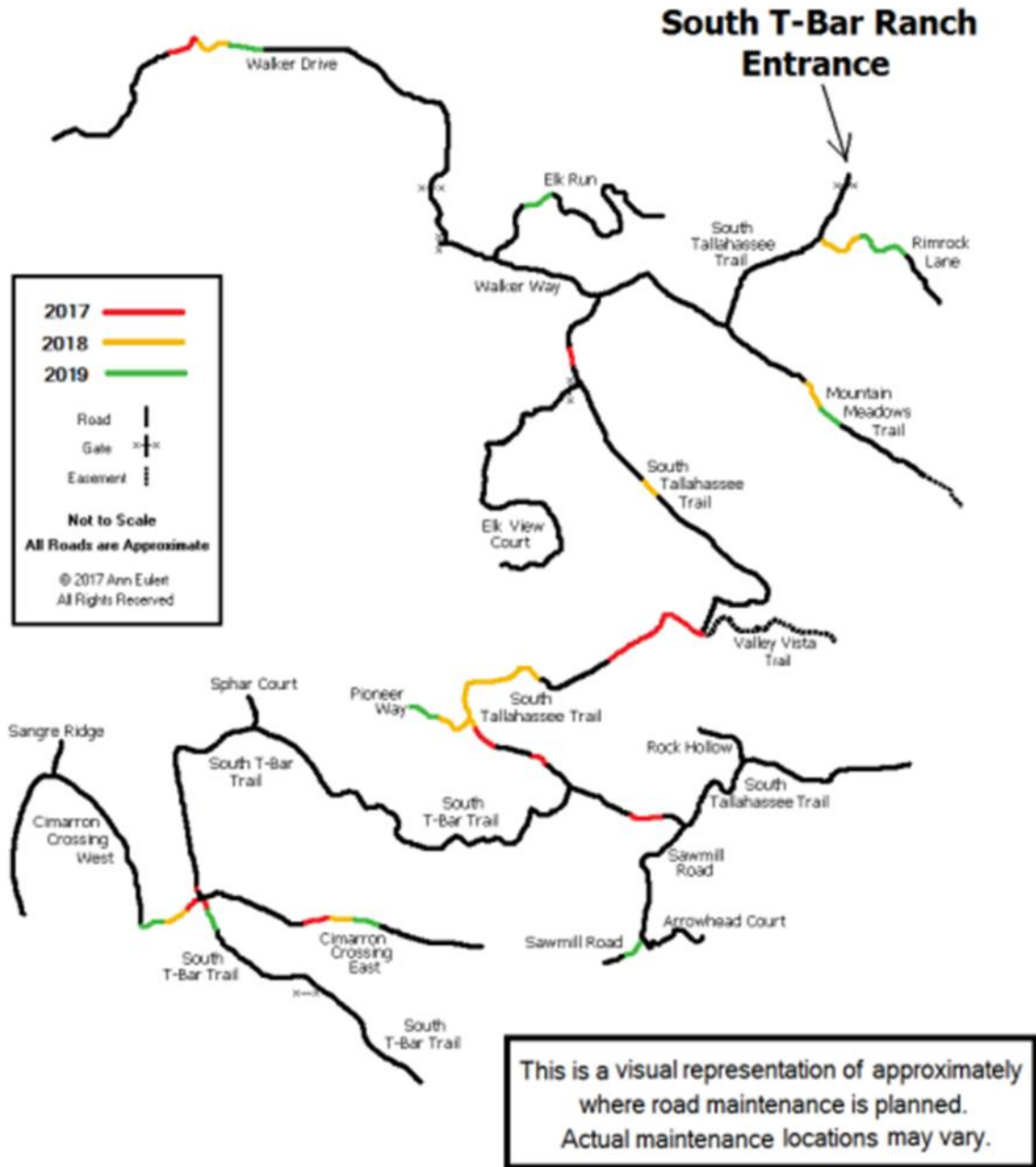
### MEMBER COMMENTS:

- ◆ Question was asked as to the **status of Western Uranium's intent** on finalizing the purchase of minerals on STB. **Answer:** July 28<sup>th</sup>, 2017 is the date when Western Uranium has the option to finalize their Letter of Intent. They contacted the STB Minerals board on June 19, 2017 to discuss negotiations
- ◆ What is the **best procedures for road kill?** **Answer:** notify DOW within 48 hours. You can possess edible portions only, no antlers.
- ◆ What are the **laws pertaining to hunting off private roads?** **Answer:** There are no laws on whether you can shoot off of private roads. However, herding animals from any road is illegal.



# Road Maintenance

## South T-Bar, Elk View, Hall Gulch and Fremont 2017 3-Year Regravel Plan Subject to Change as Needed



## ***Annual Meeting Guest Speakers...***

### **Bob Carochi – Colorado Department of Wildlife**

Bob has been a Game Warden for 20 years, in Fremont County/Canon City for 13-14 years. The district is split up by the Arkansas River. Bob covers north of the river and Zach Holder covers south of the river.

Contact for STB: Bob Carochi - [bob.carochi@state.co.us](mailto:bob.carochi@state.co.us) and cell #719 276-8844

**Predator Management & Deer Survival Study** - A recent 9 year study has shown that the deer population in Colorado is on the decrease. This current study is being done to see what is causing this decrease.

For the current study, DOW has radio-collared 2000 does and fawns. The deer are caught either by net from a helicopter, deer traps, or dart guns. They are then measured, weighed and collared. The collars fall off the fawns after 6 months to 1 year to allow for neck growth. The collars are monitored with a signal or GPS. The deer are considered dead when there has been no movement for 6-8 hours. The collars are then retrieved. There is a high mortality rate due to mountain lions kills.

This 3 year study includes deer population both north and south of the Arkansas River. The plan is to increase mountain lion harvest and decrease deer harvest north of the river, then flip flop in subsequent years south of the river, to see what effect this will have on the deer population in each area. Mountain Lion have also been caught and collared for this study via traps and dogs. Their movement and mortality are monitored by GPS.

### **Gordon Grosslight, Fire Chief - Tallahassee Volunteer Fire Department (TVFD)**

The TVFD is now qualified to fight structure fires. They are now a fire district and cover 325 square miles. As of April 2017, 5 of their 6 stations are now ISO rating recognized. They have a 7 member EMT team. Most of their equipment is either donated or purchased at a reduced price. They are asking for additional volunteers to complete training. It is important for each resident to make a plan for evacuation and mitigation. The question was asked what it would take to get an ISO rating for the STB station. The answer is 1.1 acres has to be deeded to TVFD where the station is located. The station must house more than 1 piece of equipment. It needs 2 trucks (type 1 and type 6) and a water tenderer. It needs access to 4000 gallons of water within 5 minutes. It needs trained local volunteers for engagement. They are asking for additional volunteers to complete training for the entire fire district.

### **Rick Romano – USDA, Natural Resources Conservation Service**

There is a program available to help land owners with conservation of their land. It offers free technical advice and possible financial assistance to make environmental improvements to your land such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat. They will help you with applying for the program and if you are approved, they will give you the specifications of the conservation work to be done. Once the work is completed and inspected, you will be compensated for the work done.

Visit your local USDA Service Center to apply or visit [www.nrcs.usda.gov/getstarted](http://www.nrcs.usda.gov/getstarted)