

SOUTH T-BAR RANCH Newsletter

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A Message from Our POA President

Happy Holidays

to all Ranch owners! I hope the holiday season has been exciting and stress-free for all of you. We have seen a few snow falls so far in Cañon City and it has given our new road maintenance contractor a chance to show us his stuff. See a note to all of us from Dan Ainsworth on how we can take a part in road maintenance in this issue.

Your Board of Directors has been hard at work on several tasks associated with POA management. Some of these issues, that were discussed in our last Newsletter, are: renewal of the Ranch grazing lease, renewal of the current road maintenance contract, moving the STB website to a new server, renewed easement and right of way agreements with the Bureau of Land Management (BLM), upgrading the access easement to BLM land for Ranch owners, closing the gravel storage area, procuring new firefighting cisterns and upgrading agreements with new property owners that are adjacent to the Ranch. Some of these have been resolved, some are close to completion and others are on-going agenda items that are only temporarily resolved. One of these is Ranch security. Please see other portions of this issue for updates on these areas.

As I mentioned previously, for those of you that are in the process of or planning to sell your land at STB, please help to facilitate a smooth transition by passing on your rearview mirror hangtags and gate remotes to the new owners.

Tom Gore, President

STB Board of Directors

....and From Our New Road Maintenance Contractor

Hi Folks!

My name is Dan Ainsworth. My wife, Jewel (JD) and I own and operate Tallahassee Trucking, Inc. As of November 1, we were awarded your road maintenance and snow removal contract for the next 18 months. We sincerely appreciate this opportunity and look forward to the task. It occurred to me that some of you may not have experienced much travel on mountainous gravel roads. Without good maintenance and proper precautions, driving on gravel roads can be, at the most, quite dangerous and at the least, uncomfortable. If I may, I would like to offer some suggestions that will help preserve your roads, your vehicles, and your safety!

Snow and ice are obviously major concerns, but a more common problem with gravel is one called "washboarding", small ridges across the road surface causing it to become very rough. Dry weather is a factor that causes washboarding; however, driving habits are a more prominent cause of this undesirable condition. Please help us help you by developing the following practices:

- 1) Keep your speed down - below 30 MPH.
- 2) Brake lightly and sparingly, use your transmission's lower gears to slow your vehicle on down grades and around curves.
- 3) Accelerate slowly and steadily, try not to spin your wheels.
- 4) For your safety, always drive on the right side of the road.

Ranch Security

Many of us have become somewhat alarmed by the number of "outsiders" we've noticed within the ranch over the last several months. Since South T-Bar is still a relatively new development, it is to be expected that it will take some time before everyone living in the surrounding area recognizes our "private community" status. In an effort to keep our ranch as secure as possible, it is important for everyone to follow a few simple guidelines.

The current Owner's Gate Code is **-3726-**. The owner's code is updated and programmed each year on July 1st and is valid for one year. This code is for ranch owners only. **Please do not give this code out to anyone.**

We also have a Contractor's Code. This is to be given out to those who need temporary access to the ranch, such as construction contractors, delivery companies, and your guests. This code changes quarterly.

The current **Contractors code is -1979-** valid through December 31st, '03
For January 1st through March 31, 2004 **-2403-**.
The code for the second quarter, 2004, **-2639-**.
That will run from April 1 through June 30, 2004.

It has come to our attention that this system is not working as well as we would like. Too many non-owners now have the owner's gate code, and continue to have access to the ranch without any owner supervision. Trespassing is becoming more prevalent, and one way people are achieving access to the ranch is right through our front gate. The Board of Directors is currently considering changing our front gate security system to a single code for use by owners and contractors, which code will be changed either quarterly or monthly. This would help weed out the individuals who get inappropriate access to the owner's code. As has always been the case, everyone's remotes will continue to work through all code changes; therefore, it would not have any adverse effect on owner's access to the ranch. Please let us know your opinion on this potential change. Email any comments or questions to me (Candi Knopp) at cjk716@comcast.net. We welcome all input from STB POA members.

Another problem with our front gate system is operator error. Make sure the gate closes behind

you once you've driven through! If it doesn't close on its own, use your remote to close it. If that doesn't work, try driving across the gate area a second time to trip the sensor. If that still doesn't work, close the gate manually, and contact Susan Revack (our Gate Manager) immediately, at 719-269-3072.

Trespassing on the ranch from other access points outside of STB isn't as prevalent as trespassing through the front gate, but it is nevertheless a problem. The Board is continuing to develop a plan to eliminate as much of this problem as is possible. Anyone noticing "suspicious" activity or trespassing on the ranch should immediately contact the Fremont County Sheriff's Department at 719-276-5555.

How will you know if someone you see is a trespasser? If they are in their vehicle, you should see an orange hang-tag hanging from their rear-view mirror. Any POA member who does not have adequate hang-tags for their vehicles should contact the Board immediately, and we'll get them to you. If you notice people riding ATV's, horses, or simply hiking on the ranch and you're not sure if they're an owner, approach them in a friendly manner to find out who they are and why they're here. Don't try to resolve trespassing issues on your own! Report any information you have to the Sheriff's Department, or to a Board member. With every POA member's cooperation, we should have a secure system in place.

Fire Fighting News

In August, the POA had the opportunity to purchase three used 10,000 gallon tanks for use as additional water storage for fire protection around the Ranch. It was the consensus of the board that due to the continued risk of fires, the drought and the reasonable price of the tanks, we should purchase the tanks and place them at strategic locations around the Ranch. We have been working with the Tallahassee Fire Department as to where the tanks can be most beneficial in accessing additional water in the event of a fire. The tanks are currently stored next to the fire station and will be placed on parcel #37 and #71 in the near future. The placement of the final tank has yet to be confirmed.

Trash Talk

As most of you know who have been on the Ranch this summer, garbage is an ISSUE!!! Here are the facts as of right now:

- 1) We have 6 – 2-yard dumpsters in our facility. This is up 2 dumpsters from this time last year.
- 2) Our current facility will accommodate 8 dumpsters total.
- 3) Lone Star, the ONLY garbage removal service available, picks up at our facility every other Thursday.

Here's the problem: Generally speaking, ALL the dumpsters are full within a week! Lone Star says it cannot accommodate coming up more frequently than every two weeks at this time, so after some discussion with Lone Star, here are their suggestions:

- 1) There is such a thing as a 3-yard dumpster which are simply taller. The Board has asked Lone Star to bring out as many of them ASAP and replace the 2 yard dumpsters as well as bringing the total in the enclosure up to the maximum of 8 dumpsters. We hope to have these extras in place by this spring.
- 2) Lone Star advised us that we have less permanent residences and more dumpsters than the other two facilities serviced in our area, and that WE are the only ones that have a problem!!! What does this tell us???? Either we are producing extraordinary amounts of garbage OR other people are making use of our facility! Because our facility is currently outside the gates, other than appointing someone to be the garbage Police, there is not too much we can do about clandestine usage. The board has discussed putting a padlock on the gate, however we eliminated that option because we felt that the illegal dumpers would just throw their garbage over the fence thus potentially increasing visits by the bears! Therefore, what can we all do to help for now? a) If you are building or doing any kind of construction, make sure your contractor provides their own dumpster for construction rubble removal b) if you are moving to the ranch, break down your boxes so they are flat and will take up less space c) recycle, recycle, recycle – burn when the burning ban allows it, save your soda cans and donate them to the Cañon City Humane Society, Wal-Mart and the other grocery stores in Canon have recycle bins for plastics, cans and newspaper, start your own compost pile for those beautiful mountain flowers you will surely be planting someday!!!!

3) Lone Star suggested that we move the facility inside the gates, perhaps enlarging it at the same time. The Board is also looking into the feasibility of moving the gates so the dumpsite is inside the gates with the option to expand the facility as needed in the future. The Board is currently looking into these options and the costs involved.

So that's the rub on rubbish!!! If you have any thoughts, suggestions, or ideas, please contact one of your board members.

Your self-appointed Dumpster Diva,
June Greenwood, Rimrock Ridge Ranch

Hunting

Another concern connected to Ranch security is the respect for private property that is necessary for peaceful co-existence on South T-Bar. Concerns are heightened as Hunters have been seen trespassing. Unfortunately, it is not always clear who may or may not be Ranch owners. However, it is our individual responsibility to ensure that we or our guests do not wander onto adjoining parcels where permission has not been granted. Please exercise great care when allowing unattended guests to shoot or hunt on your parcel.

- Know all the parties that you have given permission to be on your property
- As a courtesy, notify your immediate neighbors that guests will be on your parcel
- Be sure that your guests have Ranch maps and that your property boundaries are well marked
- Guests should only have access to the Ranch using your remote or by using the contractor's gate code.

Plan Submissions and Covenant Questions:

The POA covenants require that plans for all proposed homes on STB must be approved by the Board prior to the time that construction begins. If you have plans or questions, submit them to: Candi Knopp, 735 South Braun Street, Lakewood, CO 80228. Phone: 303-989-9345. Email her at: cjk716@comcast.net.

Board Contact Information: The address of the POA is: South T-Bar Ranch POA, P. O. Box 1431, Cañon City, CO 81212. You may also contact the Board through Tom Gore, 688 Entrada Drive, Golden, CO 80401, Email at rockyrocks@att.net.

New Owners

The past year has brought new owners to South T-Bar. Here are the ones that we have received notifications for in the past six months.

Jack & Jeri Davis, Arvada, CO - #36
The Starks, Superior, CO - #50
Jeff & Lisa Heins, Monument CO - #58
Mark & Tracy Sobczak, Centennial, CO - #65
Katherine McGill, Jupiter, FL - #85
Rebecca Mendelson & Sonja Evers, Colorado Springs, CO - #112
Jeffrey & Pamela Ewing, Fairplay, CO – Elk View 7
Rob Woolf & Barbara Richardson, Arlington, TX
Hall Gulch - 5
Al & Meriellen Joga, Castle Rock, CO -Hall Gulch 3
William & Lori Ludden, Evergreen, CO - Elk View 6
Gerald & Johnetta Davis, Tulsa, OK - Elk View 5

Please notify Lucy Thurston via email if we've missed any changes. **Change of Address, Phone, Email, Etc.:** Contact our Board Secretary Lucy Thurston, 1045 Golden Hills Road Colorado Springs, CO 80919.
Phone: 719-531-0773, Email, lucy@covatech.com.

BLM Access

New Ranch owners, Mark and Tracy Sobczak, own Lot 65 that includes the easement through which BLM property to the South of South T-Bar may be accessed. Part of that easement is a gravel parking area off Arrowhead Court that will accommodate two cars. Although both the parking area and easement are on private property, owners of South T-Bar Ranch are permitted to both park in the parking area and use the easement by either foot or horseback to reach the BLM property. The Sobczak's initiated improvements to the parking area and installed new cross buck rail fencing along the path to the BLM land. Please recognize that the easement is still private property. There have been instances of trespassing on their land, and although the Sobczak's have no concerns regarding easement usage, their hope is that the new boundary fencing and signage will assist in clarifying what is private property, easement and BLM land.

Road Maintenance

Gravel Easement: The gravel has been removed from Parcel 35 and used for road improvement and maintenance throughout the ranch. A concerted effort was made at the end of summer to grade all

of the ranch roads and spread gravel where needed. The Board made arrangements to haul topsoil to the site and remediation will be completed in the spring with the planting of dry land grasses and wild flowers.

The Board wishes to thank Paul and Elizabeth Monte for the use of a portion of their parcel for gravel storage and Mark Trotta for his diligence and efforts with the road contractor.

Road Contract: The road maintenance and snow removal contract was up for renewal in September and the Board solicited bids from thirty-four potential vendors. A new 18-month contract was awarded to Tallahassee Trucking, Inc. Tallahassee began working to the contract the first of November.

Road Improvements and Snow Fence: Over the past couple of months all of the STB roads have been graded, graveled and improved in accordance with the road maintenance contract. Additional markers were installed throughout the ranch to improve visibility during snow removal operations. During routine inspections property owners or board members have identified improvements or a need for special attention in some locations, such as additional culverts and drainage. The Board will authorize additional work as necessary.

As you may recall, last winter there was a problem with drifting snow along South T-Bar Trail adjacent to Parcels 34, 35 and 36 and on Cimarron Crossing West adjacent to Parcel 36. The Board considered installing snow fencing to eliminate the problem but the operators of Tallahassee believe that they can keep the drifts down without fencing. The Board decided to postpone the purchase of fencing for the time being and work with Tallahassee. We are still considering a living snow fence that can be planted enhancing the scenery as well as keeping the drifts back off the road. A state forester examined the area and has made some recommendations.

Website Help Needed

The POA is seeking a Ranch Owner that may be interested in taking on the responsibility of updating and maintaining our website, www.southtbar.org, no html skills necessary. Contact Tom Gore @ rockyrocks@att.net