

# SOUTH T-BAR RANCH Newsletter

## President's Corner

### **Grazing Lease Update ... or ... "When the Cows Come Home"**

It's finally complete!!! Thanks to Buddy and Diane Taylor's patience and understanding while we muddled through the endless details, we were able to formulate a grazing lease document that meets the needs of all parties involved. Now that it's done and in place, I thought this would be an appropriate point in time to review the basics of the new lease with everyone.

In addition to the property owners within South T-Bar Ranch, 15 adjacent property owners were invited to be included in the lease. That includes all owners within the Hall Gulch and Elk View developments, as well as several other property owners to the south and east of the ranch. This new lease is for three years, beginning in February of 2004, and will be reviewed annually to determine what changes, if any, need to be made to the list of adjacent property owners included.

The basic terms of the new lease are similar to the old ones. The Taylors will put 180 cow/calf pair and 6 bulls on the ranch in mid-April of each year, and they'll be there until mid-November. The POA will be paid \$3,600 per year for the use of our ranch land. It's the Taylors' responsibility to care for the cattle while they're on the ranch, as well as to maintain the property in substantially the same condition it is in when the cattle are brought there each year, normal "pasturing wear and tear" excepted. In addition, the Taylors have no responsibility for damage caused by the cattle to any real or personal property on the ranch; therefore, if a POA member wants to keep the cattle away from their property, it is the POA member's job to fence them out.

That's the short version – for those of you who love to read legal documents, I'd be happy to mail a copy of the entire document to you.

For those of you who are new to the world of leasing your property for cattle grazing, here are a few tips to getting along with your furry tenants each summer. The cows have the right to be pretty much anywhere they want to go on the ranch, and they'll likely make use of that privilege. It's our job to be good landlords and make their stay a pleasant one for all concerned. They seem to like all types of terrain – high and low, wet and dry, sunny and shady – so be prepared for their presence. Keep your dogs and ATV's under control so they don't chase or harass the cattle in any way. If you have an area you'd like to keep the cows away from, use good "fence sense" and put up appropriate fencing that will actually keep them out.

If this seems like a lot of hassle to you, you may want to consider fencing your entire property and opting out of the grazing lease altogether. That is a perfectly good option, and the only drawback for you, other than the cost of fencing, is your property's zoning status. Right now the ranch is zoned "agricultural/forestry" land, and it will stay that way as long as we continue the grazing lease. Any property within the ranch that has "substantially" fenced out the cattle will lose that status. The tax consequences of that are significant – as much as \$5,000 per year increase for one parcel. Check with the County Assessor's office for details on your individual parcel.

Please let us know if you have any questions or concerns about our new lease.

Candi Knopp, President  
STB POA Board of Directors

## **Ranch Round Up Reality**

Virginia and Ted Groome, who live near the front gate of South T-Bar, witnessed the annual round up bringing the Taylor's cattle down from our development. It occurred around mid-October. To do the job, ATVs and men and women on horses were used. It actually took 3 drives to recover all the bulls, cows and calves. Here is a picture they took.



## **Ranch Security and Trespassing**

With the change in our gate code updating procedure, we've eliminated many of the "outsiders" that were getting access to the ranch through the front gate. We still have some people accessing the ranch from other areas, and we have a committee on the Board that is looking into a way to solve that problem. Please be sure to close the front gate once you've passed through, and please remind your guests and contractors to do the same. A security gate standing open is pretty useless.

Trespassing on private property by STB owners is also a problem that needs to be addressed. A written complaint has been received by the Board regarding ATV's being driven on private property and driveways within the ranch without permission. Whether you're hunting, horseback riding, riding ATV's, or just hiking, please be aware of where you are. Get permission from other property owners before using their private property – that includes driveways. If you invite guests to the ranch, be sure they understand where your property ends, and that they'll be trespassing if they go onto anyone else's private land.

If you suspect someone is trespassing on your property, call the county Sheriff's office immediately at 719-276-5555. Don't try to resolve trespassing issues on your own!

## **STB POA PROTECTIVE COVENANTS, ARTICLE X**

After a great deal of discussion and input from the association members, the Board of Directors has made a decision on their interpretation pertaining to Article X of our Protective Covenants, which reads as follows:

"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."

The Board believes the intent of this article was to prevent an owner from living in a temporary shelter on a long-term basis. The Board will continue to vigorously enforce this provision. An exception to this provision was approved by a previous Board, as follows:

"The Board has agreed to allow landowners to live in a camper or trailer unit for up to one year during the construction of their permanent dwelling, as long as a building permit has been issued and the Board has approved the construction plans as required by the covenants." This Board will continue to honor that exception.

We believe the intent of the provision regarding vacation camping was to reinforce the use of a "temporary structure, recreational vehicle, camper unit, trailer, basement, tent, or accessory building" for vacationing only, not for permanent residences.

This Board intends to deal with complaints received from association members relating to this issue on a case-by-case basis. Our By-Laws give authority to the Board to interpret and enforce the protective covenants on behalf of the entire association; we will act on behalf of the individual association members who assist in monitoring and reporting violations.

### **Gate Codes**

**The code to December 31<sup>st</sup> 2004 is -3510.  
The code for the first two quarters of 2005,  
January through March – 1045  
April through June - 1225.**

If the gate does not open with your remote, it could possibly be because of a power outage. In that case, there is a padlock with a barrel combination that will have the same combination as the code for that quarter.

## **WEATHER WORDS from Anneladee**

Indian summer at the Ranch has come and gone. The fall colors this year were more brilliant than ever and the weather was mild, evenings were cool. We had some pretty strong wind in October and early November, which made short work of any lingering yellow aspen leaves on the trees. For the most part, the hunters have also come and gone – some were successful, some not.

As I put “fingers to keyboard”, it is snowing and everything looks like a white wonderland! They say we should get 6-8 inches. The daytime temperatures have been in the 30’s most of this month (November). Nighttime temperatures are much lower, of course, but I don’t think we’ve had any below zero yet – at least not down here in the valley where we are! I wouldn’t be surprised if some of you up on the top disagree with that.

Ralph and I watched a flock of tom turkeys pecking through the snow right outside our window today. We also observed a buck on the top of a rock outcropping on the slope across from our property. He appeared to be surveying his domain and stood quite still for more than 30 minutes. It was quite a site to see through the falling snow. How we wish we had a good camera with a telephoto lens!

Every season brings new enjoyments. Come see for yourself!

P.S. As of publication, we’ve had more snow and much lower temperatures!!

## **Newsletter Savings**

Last newsletter you should have received your copy by electronic mail, unless we did not have an e-mail address on record for you.

In this computer age, the Board at South-T Bar communicates whenever we can electronically. It saves time, resources and money. An estimate of

a quarterly mailing (the old way) costs \$120.00 or \$480 yearly. This might not seem like a lot, but every little bit saved, helps our bottom line. So we would appreciate you keeping us updated with any changes to your email address (or any contact information). You can email to [lucy@covatech.com](mailto:lucy@covatech.com).

## **South T-Bar Road Work Summary**

From Nov 2003 to Nov 2004

- The roads are graded every month.
- Ditches and culverts are cleaned as required.
- In August a new culvert was installed at lot (85) on Tallahassee Trail.
- The second culvert was installed at Sawmill and Arrow Head Court.
- Fill dirt was hauled in to repair the shoulder at Tallahassee Trail just past the Elk View entrance.
- Repaired (2) street signs that rotted out.
- Fill dirt and gravel was placed in the gully at the trash area to make easier access.
- South T-Bar had (4) snow falls which accumulated over (7’) of snow that had to be removed by plowing.

Road Maintenance Committee  
Virginia Groome

## **Snow Removal Contact**

If you should need any assistance, or have any questions about snow plowing this winter, please call Virginia Groome at 719-275-1515. She is our official liaison with our service provider.

## **South T-Bar Web Site** **([www.south-t-bar.com](http://www.south-t-bar.com))**

Exciting news! The South T Bar web site has been redesigned and improved! Along with the improved look and improved navigation, there is now a Photos section! Each parcel has its own area, and you can upload photos or random thoughts that you want to share with everyone.

To access the web site, point your browser to [www.south-t-bar.com](http://www.south-t-bar.com). From the home page you have access to the major sections of the web site. These sections are:

**Forums:** these are areas for discussion posts about anything. Currently there is a General forum and a Construction forum. If you have an idea for another forum, send the webmaster an email ([llabea@bellsouth.net](mailto:llabea@bellsouth.net)). You do need to register first to be allowed to post; it takes mere moments to register.

**Bylaws:** this document contains a detailed review of most situations that might occur regarding the POA, and how those situations will be resolved.

**Handbook:** when this section is complete you will be able to access the Property Owners Handbook online.

**Building Covenants:** this indispensable document reviews the details of what can and cannot be put on land within STB.

**Photos:** here you can access content that parcel owners have posted. The content might be about their parcel, or the content might not be about their parcel. Also from here you can access the content upload web pages.

**Links:** external links to sites and organizations you might find interesting.

This is your web site! If you have any ideas about what you would like on it, or how you would like it to look, or anything, send the webmaster an email ([llabea@bellsouth.net](mailto:llabea@bellsouth.net))!

corresponding late fee of \$35 if not received by March 31st.

If the full payment including the late fee is not received by June 30th, a lien is placed on the property.

**Change of Address, Phone, Email, Etc.:**  
Contact our Board Secretary Lucy Thurston  
Mail: 1045 Golden Hills Road  
Colorado Springs, CO 80919.  
Email, [lucy@covatech.com](mailto:lucy@covatech.com)  
Phone: 719-531-0773

## **Classified Ads**

### **NEED HELP?**

If anyone has a need for help building on the ranch (or other projects), please contact Tony Revack at 719/269-9978 or [AspenWindsRanch@aol.com](mailto:AspenWindsRanch@aol.com) (parcel 24). Our cabin is completed and I am available to help with your building projects. I have been an electrician for over 20 years and have built numerous homes. Of course, my cabin on the ranch is my reference for you (other references available upon request). If you would like, I am able to send you digital pictures via email. Please contact me—no projects too big or too small.



Western Land Properties, LLC  
20180 U.S. Hwy. 50, Suite A  
Cotopaxi, CO 81223

(877) 456-2110 Toll Free  
(719) 942-5200 Cotopaxi  
(719) 275-7120 Canon City  
(719) 371-3145 Mobile  
E-mail: [mark@westernlandproperties.com](mailto:mark@westernlandproperties.com)  
Website: [www.westernlandproperties.com](http://www.westernlandproperties.com)

**MARK TROTTA**  
Associate Broker

*No One Knows The Country Like We Do®*

## **South -T-Bar Ranch Annual Dues**

Our Treasurer, Betty Sue Cornella, will be sending out notices for 2005 annual dues. You will receive notice via email or U.S. mail.

The Annual dues of \$395 per lot are due and payable on the 1st of January each year. They are considered late after January 30th with a

## **Gravel Pit Status**

Some of you, who attended the Annual Meeting in June, might have signed a petition that took a stand against the opening of a gravel pit in Hall Gulch, adjacent to South T-Bar.

Members representing the Board presented the petition to the Fremont County Commissioners

voicing our concern regarding road damage and air pollution that this activity would cause.

The project was approved by the County Commissioners, in spite of our objections, and we are obtaining a copy of the requirements set forth to protect our rights. More information will be provided as we receive it.

## Northwest Fremont EMS

A notice mailed out on November 15<sup>th</sup>, 2004 announced that Northwest Fremont EMS is now licensed to transport medical emergency victims. This is a service that includes South T-Bar.

They are now planning to construct a building to house their two ambulances and a meeting/training room. They currently have \$1500 in their fund and are looking for grant money and donations from residents. They will also gratefully accept building supplies and skills to help with this endeavor.

Please contact Ida Zanmiller at 719-275-9583 or mail donations to 110 South Bend, Canon City, CO 81212-9772.

### POA Board Contact

For any questions, comments and kudos, your correspondence can be sent to:

Candi Knopp

Email [cjk716@comcast.net](mailto:cjk716@comcast.net)

Mail: 735 S. Braun St., Lakewood, CO 80228,

Phone: 303-989-9345,

FAX: 303-763-5237

advertise their services to South T-Bar, or if you're thinking about selling your property, consider an ad right here.

Do you have a product or service that you would like to offer to South T-Bar property owners? Would you just like South T-bar folks to get to know you better? Then place an ad in the South T-Bar newsletter. Contact: Lucy Thurston, 1045 Golden Hills Road, Colorado Springs, CO 80919. Phone: 719-531-0773. Email her at [lucy@covatech.com](mailto:lucy@covatech.com).

## Ranch Roundup

**Hang Tags** - Remember the hang tag for your car when you visit South T-Bar. It makes it easier for residents and law enforcement to identify owners versus trespassers.

**Front Gate** - Report gate problems to the Revacks (719/269-9978). Make sure the gate is closed when you enter or exit.

**The POA Board** – There are many things to be done for STB. Please help by volunteering your time, skills and energy. Distance is not a disqualifier.

**Emergency Contact Information:** To report an event or issue that requires immediate attention at STB, call one of these people who are residents at the Ranch: Pat Trotta (719/275-6285). Susan Revack (719/269-9978). Virginia Groome (719-275-1515), Anneladee Spencer (719/275-1508). If you see suspicious activity, call the Fremont County Sheriff's Department at 719-276-5555. These numbers are NOT general complaint phone numbers, and if you bother these people unnecessarily, bad Ranch Karma will befall you.

Your Ad Could Be Here

**Yes! This Space is Available!**

If you know of someone who wants to