

# SOUTH T-BAR RANCH Newsletter

www.south-t-bar.com

A Publication of the South T-Bar Ranch Property Owners Association

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## President's Corner

The blade of the bulldozer cut into the earth, leaving an ugly gash. The monster machine continued on its path felling pine trees, uprooting choke cherries, ripping out scrub oak, and overturning rocks that had sat undisturbed for hundreds of years. I felt a pang of sadness as I watched the excavation leave a hideous mark on our once-beautiful hillside.

O. K. I admit it. I get a little sappy sometimes. Let's face it – if you want to live on the ranch, you have to dig a hole to make a place for a house! You can't avoid the construction activities required for a driveway, a house, and maybe a couple of outbuildings. Nevertheless, as I watched the excavation, it somehow felt all wrong. Our "home site" looked like a scene from a disaster movie! With all this devastation, I wondered how our plans for our parcel could be consistent with the covenants for the ranch which say, "it is intended that the natural environment be disturbed as little as possible." This certainly qualified as disturbing the natural environment! The reason that I want to live out here is to enjoy the natural beauty of the ranch. It's strangely ironic that in order to enjoy that beauty, I have to destroy a little piece of it.

I sometimes wonder if other ranch residents felt the same sense of loss that I did when they began their construction activities. In the past few months, the neighbors on the ranch have become like an extended family for me – they are truly neighbors in the very best sense of the word. Some are social, some keep to themselves, some are self-proclaimed "tree huggers", some are avid hunters, some live nearby, and some live far away. But they all share a deep and abiding respect for nature and its beauty.

These are exactly the kind of people that I want owning the parcels around me. These are people who share a common vision of the ranch as a wild and beautiful place with just enough civilization to make it habitable. This keeps the ranch a very desirable place for trees, for wildlife, and for people like me who want "the natural environment to be disturbed as little as possible".

The ugly scar from the excavation is gradually being filled in by our new house. It's taking some time, but at least I can look forward to that blissful state known as "final grade" and a day when vegetation will be reestablished and the wildlife will no longer be frightened away by all the noise and activity.

You don't have to be sentimental to understand the value of having the right kind of neighbors. Yes, we lost a few trees, but what we are gaining is far more important – we are gaining some of the finest neighbors in the world!

-- Ann Eulert

## New Neighbors on the Ranch

Anthony & Mary Funari	26
Rene Suarez/Elizabeth Beck	81
Nathalie Rudy	30

### Gate Codes

October through December – 1816

January through March – 7856

April through May – 4066

## **Maps "Я"Us**

Every year shortly before the Annual Meeting, a roster of South T-Bar property owners is sent out. This roster also contains the names of people in other developments and of people who are owners of several "Fremont" parcels. Property owners in these other developments use the ranch roads for ingress and egress. They pay annual dues to the South T-Bar POA, but are not subject to our covenants and do not have voting rights in the South T-Bar POA.

Some of you have asked the Board for more information on where these other developments (Hall Gulch and Elk View) and the Fremont parcels are located. In response to this request, the Board has created an extended map showing the South T-Bar ranch, Elk View, Hall Gulch, and the "Fremont Parcels" that are included in our roster.

A copy of this map is included on page 5 of this new sletter and will also be posted on the South T-Bar web site shortly.

## **Speaking of the Annual Meeting...**

The By-laws for the South T-Bar Ranch set our Annual Meeting for the last Saturday in June. This means that our 2006 Annual Meeting will be on June 24, 2006. Please mark your calendars now and start making plans to attend this once-a-year event!

## **Is Your Property on the Ranch For Sale?**

If your property on South T-Bar is listed with a Real Estate Agent, please remember that it is YOUR responsibility to let them know the new gate code whenever it changes. Just give them a call whenever you get a new newsletter!

Although most Real Estate Agents know to treat the gate codes as confidential, it never hurts to remind them not to give it out to anyone except other Real Estate Agents who want to show your property.

Anyone who is looking at property on South T-Bar should be accompanied by a Real Estate Agent. No one should be given the gate code and turned loose to wander around the ranch. Most potential buyers will consider it a selling point that we take our ranch security seriously!

## **Northwest Fremont Emergency Medical Services**

The Northwest Fremont EMS was established in 2001 as a Voluntary Emergency Medical Response Organization. Their area of service is Highway 11 and north on Highway 9 to the Fremont County line, Highway 9 south to mile marker seven, and west on County Road 2 including all of South T-Bar Ranch. At present, they have two ambulances and drivers, one Paramedic, and four Emergency Medical Technicians. This dedicated team of volunteers provides emergency medical coverage to our area 24 hours a day, 7 days a week, 365 days a year. The response time for the emergency medical service team is approximately fifteen minutes.

In the event of a medical emergency, please call 911 and an ambulance will be dispatched. Presently, the ambulances and medical supplies are housed in private residences in Delilah Peak and Autumn Creek but they are in the process of trying to acquire property near Highway 9 and County Road 2 to build a permanent facility.

Northwest Fremont EMS needs your support, whether it be financial or as a volunteer (or both). This is an important service for the property owners at the South T-Bar Ranch and it's nice to know that they are there if you need them.

Virginia Groome

## **Oh, No! Not Again!**

It's that time of year again! In the middle of all the holiday hustle and bustle, you will get a notice from the South T-Bar POA that your annual dues are due. As annoying and inconvenient as it may be, please watch your mail for the invoice for your 2006 POA dues.

Dues are the main source of income for the POA. In 2005 over 95% of our budget was spent on roads, trash, insurance and the Annual Meeting. That leaves less than 5% for gate electricity, repairs and maintenance, board meetings, supplies, our web site, and, of course, our Newsletter!

Dues are due by January 1, delinquent if not paid by January 31. If not paid by March 31 a \$40.00 late fee is added, and if not paid by July 1, a lien is filed.

## Weather Words from Anelladee

Fall at the ranch this year was beautiful. The changing colors seemed to be more brilliant than ever – more gold, more yellow, more red, more rust. Maybe it was all the rain we got in August or maybe Mother Nature just smiled a little bigger on South T-Bar! Some wind in recent weeks have blown most of the leaves off the trees and formed a pretty yellow carpet on the ground.

We had our first snow storm on October 9 and 10. It rained really hard late that Sunday afternoon and turned to snow about dark. It was cloudy and showered snow most of the next day. Right in our neck of the Ranch, we got about 4-6 inches by the time it was all over. It was a heavy, wet snow – Ralph had a sore back from shoveling it out of our unfinished house for two days! It didn't take it long to melt and leave behind lots of mud. It has been really cold at night ever since the snow, but most of the days remain sunny and comparatively warm.

We've had evidence of quite a few visitors this fall, although we didn't always see them - a small bear (judging from his paw prints), coyote, turkey, and a whole herd of deer munching in the meadow. Hope you had a chance to come enjoy the changing seasons!

As of this publication, Old Man Winter has reared his ugly head. We have been experiencing very cold temperatures and lots of high wind. Not good for construction efforts!

## More STB Weather Information

Did you know that you can log on to the internet and get current temperature and wind speed information on the ranch? Don and Debbie Galarowicz (Parcel 69) have a Personal Weather Station that updates their web site with current weather information several times a day. You can also get weather history back to July. (Information from before July was from another location). This web site can be found at:

<http://pages.prodigy.net/d2q2/cabinweather.htm>

### Gate Codes

**October through December – 1816**

**January through March – 7856**

**April through May – 4066**

## Secrets of the Magic Gate

There was something amiss in the kingdom. Sometimes the Magic Gate did not close when it was supposed to. The people asked the great wizard why the gate did not close. The wizard said, "The gate does not close because it becomes angry when you hurry through it. It wants you to slow down and wait for it to open, then go through it at a dignified pace, as is befitting such a wondrous gate."

But the people complained that the enchanted clickers that open the gate only worked when they were very close to the gate. Since they had to wait until they were right up on the gate to use the clickers, this made them impatient and caused them to hurry through the gate.

But the great wizard consulted the oracle and found a solution. He waved a magic wrench over the antenna and cast a powerful mechanical spell on the actuator. The enchanted clickers began to work even from beyond the dumpsters (although they would no longer work to close the gate). The gate agreed to wait 15 - 30 seconds and then close if no one was in the way even if the person going through did not show proper respect and proceed at a stately pace. And the people agreed that this was a most wonderful arrangement.

The gate was happy, and the people were happy, and the kingdom was at peace.

## **Just Kidding.... Ha Ha!**

South T-Bar has a contract with Lone Wolf Disposal to dispose of "household trash". The Board negotiated this contract, but the terms apply to each of us. Our contract specifically excludes disposal of construction debris, forestry products, or large appliances. When inappropriate items are placed in the dumpsters, we are in breach of our contract. There are a limited number of trash disposal services in our area, so it is important that we maintain a good relationship with our current contractor.

Information about what type of trash may be placed in the dumpsters is included in almost every new sletter. Unfortunately, someone must think we are joking about this. During the month of October, someone put a clothes dryer into one of the dumpsters. Did you get that??? A full-sized clothes DRYER!

Large appliances need to be taken to one of the landfills in the Canon City area. Please don't jeopardize our contract with Lone Wolf by putting inappropriate items in the dumpsters.

## **Security Notes**

Giving someone the gate code is like giving them the keys to all the houses on the ranch! The gate code should only be given out to people who have a legitimate reason for being on the ranch. When you give someone the gate code, remember that YOU are responsible for letting them know what is and is not allowed on the ranch! If your guests want to look around the ranch, you should accompany them so your neighbors will know that it's OK for them to be on the ranch.

Please remember to use your Hang Tag when you are on the ranch. We're having a hard time convincing some of our more security-conscious owners that they do not need to call the Sheriff to report a trespasser whenever they see someone without a Hang Tag on the ranch! If you can't find your Hang Tag, contact Lucy Thurston at 719-531-0773 or [secretary@south-t-bar.com](mailto:secretary@south-t-bar.com) to get a replacement!

Your Board is working on additional ways to increase security on the ranch. Watch your mailbox for more information on this in the next few months!

## **Need more time?**

We could all use a little extra time in our lives, and STB's Covenant Review Committee (CRC) is no exception! The CRC has determined that it is extremely difficult to complete its review of floor plans within 10 days after they are received, as is called for in our current procedures. Unfortunately, the logistics of getting copies to the committee members, getting the review done, coordinating a response among the committee members, and getting that response out to the owner sometimes takes longer than 10 days!

The Board has approved a change in the Covenant Review procedure to allow for up to 30 days to complete a Covenant Review.

If you have any questions about this change in procedure, contact the CRC Chairman, Mark Sobczak at 303/693-0575 or [vicepresident@south-t-bar.com](mailto:vicepresident@south-t-bar.com).

## **Ranch Roundup**

**Hangtags** - Remember the hangtags 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 Virginia Groome 719/275-1515, or to our gatekeeper, Tony Revack 719/269-9978. Make sure the gate is closed after 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:

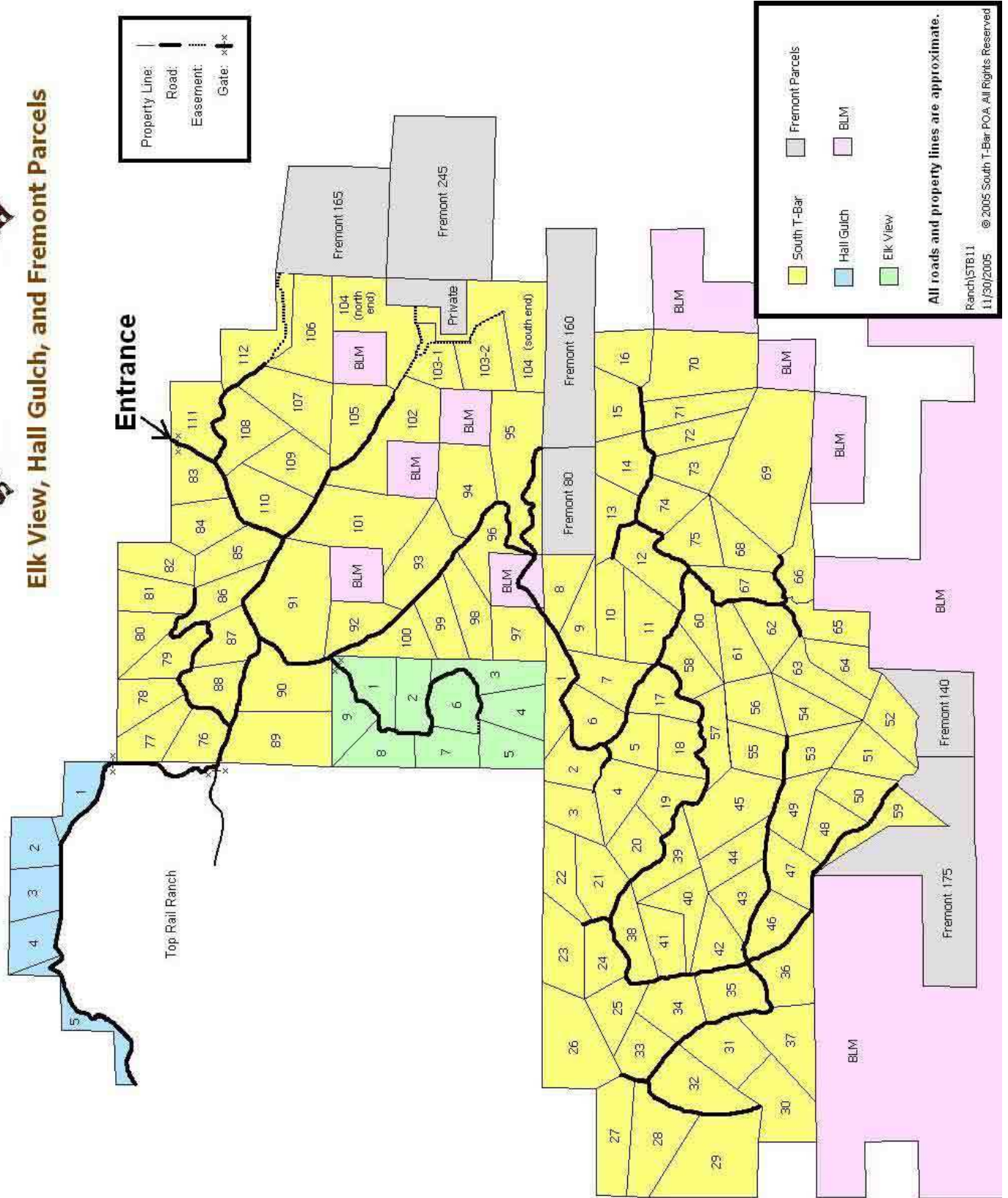
- Virginia Groome - 719/275-1515,
- Anelladee Spencøer - 719/275-1508, or
- Susan Revack - 719/269-9978.

**These numbers are NOT general complaint phone numbers.** If you see suspicious activity, call the Fremont County Sheriff's Department at 719/276-5555. To report a fire, call the Tallahassee VFD at 719/275-3058. For a medical emergency, call 911.



# SOUTH T-BAR RANCH

## Elk View, Hall Gulch, and Fremont Parcels



## Noxious Weed Patrol

Have you noticed that pretty purple thistle growing along many of the ranch roads? There are lots of them! Unfortunately, this pretty purple thistle is the # 1 culprit on the Colorado State Noxious Weed List, the Canada Thistle!

Colorado state law (H.B. 90-1175) requires land owners to manage “undesirable plants” – specifically, aggressive non-native species that wildlife do not eat and that compete with native vegetation for nutrients, water, and sunlight.

This spring, the POA will begin a campaign to manage this weed by implementing a spraying program along the South T-Bar roads. These plants are hardy and persistent, so it will take several years to eradicate this pesky plant. This will be an on-going project for quite a while!

Many thanks to STB owner Butch Thurston who has volunteered to do the spraying required to eliminate this pest! If you think you have Canada Thistle growing on your parcel someplace other than the road easement, contact Butch Thurston at 719-531-0773 for a positive identification and a cost estimate for treatment, or call the Fremont County Weed Control office at 719/276-7317 for information on herbicides and weed management techniques.



More information on noxious weeds can be found on the Fremont County web site at:

<http://www.fremontco.com/weedcontrol/noxiousweeds.shtml>

or on the Colorado state Department of Agriculture web site at:

<http://www.ag.state.co.us/csd/weeds/weedpublications/noxiousweeds.html>

## On the Other Hand....

The Colorado State Forest Service (CSFS) has a variety of very low cost seedling trees and shrubs available for “conservation plantings” -- shelterbelts, windbreaks, soil erosion control, wildlife habitat, reforestation, and species diversification. Careful planning and planting can help reduce blowing snow on your property, provide protection for livestock and wildlife, and increase property values.

A full color catalog with descriptions of all the species available can be found on the nursery website at:

<http://www.colostate.edu/Depts/CSFS/csfsnur.html>.

These species are chosen because they are specifically adaptable for Colorado planting. Native species are tolerant of the dry, windy conditions, intense sunlight, and powerful storms of southern Colorado. For help in species selection, planting tips, and how to care for your seedlings, contact the Cañon City office of the CSFS at 719/275-6865 or e-mail [jmeese@lamar.colostate.edu](mailto:jmeese@lamar.colostate.edu).

Seedling survival supplies, such as weed barriers and fertilizer, are also available. These products help young trees survive their first few seasons in their new home.

For seedlings and survival supplies to be picked up from the Cañon City office, order forms are at: <http://eulertdomain.net/stb/seedlings.pdf>. The ID is **stbowner** and the password is the current gate code (1816 or 7856 after December 31). You will be notified by mail of the dates when you can pick up your seedlings next spring.

CSFS also offers FREE tree planting workshops. Call 719/275-6865 for details.

Make your selection early! Seedlings are sold on a first come, first served basis, and the more popular varieties, such as Colorado Blue Spruce and Rocky Mountain Juniper sell out quickly. Species that are listed as “Sold Out” on the web site may still be available from the Cañon City office, so call before you assume a species is unavailable.

## 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

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### Need Some Work Done?

If you have projects that need to be done on the ranch, or in the surrounding area (such as painting, staining, cleaning, any kind of outside clean up or landscaping) give me a call.

I'm a full time resident at the ranch and excellent at all kinds of odd jobs. I also have experience in animal care, both domestic & livestock, if you need help in that department.

References available upon Request.  
Contact me at: Lynn Fish 719/269-8111

## United Country – Western Land Properties, LLC

**Mark Trotta – Associate Broker**

**(877) 456-2110 [www.westernlandproperties.com](http://www.westernlandproperties.com)**

**(719) 275-7120 Office**

**Mark@westernlandproperties.**

**(719) 371-3145 Cell**

**[www.mountainquest.com](http://www.mountainquest.com)**

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No charge to property owners!

Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

**Contact:** Jan Cressman  
1840 Due De Trust  
Erie, CO 80516

**Phone:** 303/828-3360  
**E-mail:** [cres1840@msn.com](mailto:cres1840@msn.com)

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