

SUMMER 2010

Welcome Aboard!

We are very pleased to welcome Tom & Anne Gore, owners of Lot 8, to the South T-Bar community. Welcome to the neighborhood!

GATE & TRASH CODES

July 1, 2010
through
June 30,
2011

2403

Contact the secretary for additional remotes for
\$15

SOUTH T-BAR RANCH NEWSLETTER

Letter from the President

Dear POA Members:

It was a pleasure to see all of you who attended our annual meeting at Sunflower Bank on June 26th. While it might be a stretch to say the meeting was “fun,” it was businesslike, informative and relatively short! We had some good discussions, all cordial, and elected three new board members (along with re-electing Betty Sue Cornella and Anelladee Spencer) – welcome to Kitsi Atkinson, Julie Hawley and Becky Renck, whose additions bring the board up to a fairly robust nine members. Our thanks to Rene Suarez, who “retired” when his tenure on the board expired this year.

There were a number of issues pending at the annual meeting that have now been resolved, so I'd like to fill you in briefly on the changes that have occurred in the last three weeks. The first thing that I'm happy to report is that, as of today, we have no open or pending lawsuits against the POA. I know all of you are as happy and relieved as I am that we can get out from under the stress, not to mention the bills, that come with lawsuits and lawyers. The second item is also good news – STB Minerals LLC will make an advance payment on their promissory note to the POA before the end of July that will give us some financial “breathing room,” and should allow us to pay off the Dufford and Brown note, as well as buy down the principal on the Legacy Bank loan by about \$50,000 so that we can renew that loan on reasonable terms.

The third resolution came in the form of the vote that was conducted on the limited expense community issue. 91 votes were received before the deadline, with 49 voting in favor of, and 42 against, the POA being managed as an “LEC.” The two primary concepts that will be incorporated into POA decisions and operations from this point forward will be that: 1) most of the provisions of CCIOA will NOT apply to the POA; and 2) the statutory cap on assessments for LEC's in CCIOA WILL apply to the POA. There are a variety of challenges that we, as a community, will face as we work within these new parameters. One challenge will be financial, as we try to find a way ~ or ways ~ to meet our financial obligations with extremely limited resources. Another will be to review, and possibly revise, our governing documents to eliminate ambiguity and provide clear direction for the current and future boards. There was obviously not a “clear mandate” reflected in the divided vote, and I believe there are still some very strong opinions on both sides of the issue among POA members. The board will be looking for input and for help from all of you in moving us forward through these issues. Please contact any one of us, or send an email to our new board@southtbar.com address to get all of us at once, to offer suggestions or assistance.

In closing, I'd like to say that the biggest compliment I received following the meeting this year was that several people suggested that since things “went so well,” that we could return to having a picnic lunch following next year's meeting. Restoring a sense of “neighborhood” to South T-Bar was my top goal when I became president last year. My goal for this coming year is to get at least HALF of us at the meeting – and picnic – next year. So... mark your calendars now for the last Saturday in June. See you there !!

UPDATES...Updates...updates...

MINING UPDATE

As many of you know, STB Minerals LLC and Black Range Minerals (BRM) both held meetings for LLC members the same weekend as our POA annual meeting. A "Letter of Intent" has been signed acknowledging that the two parties intend to enter into a "Definitive Agreement" to pursue mining. Once the Definitive Agreement is signed, BRM will have approximately three years to do testing and feasibility studies before they enter into the final agreement -- the "Option Agreement" -- with STB Minerals. During that three year period, we will be seeing water testing and some test drilling, which will involve trucks and some heavy equipment being moved in and around the deposit area. BRM will be contacting owners directly about obtaining access to the parcels they would like to investigate, and the POA board is currently negotiating road access, maintenance and security issues with BRM. The crews that will have access to the ranch will have their own gate code, and their travel should be limited to the area between the gate and the deposit. If you have any questions or concerns about these crews or their activities or impacts on the ranch, please feel free to contact a POA board member.

Security Update

As a reminder, all security codes on the ranch changed as of July 1, 2010. This includes both the gate code and the combination for the dumpster enclosure. The current gate/dumpster code is 2403. This code is to be used by owners and their guests and can be used to allow access for contractors and repairmen.

Most people who need access to the ranch on a continuing basis have their own unique gate code. This includes not only people like Buddy Taylor, but also other suppliers and emergency service providers. Here is a partial list of people who have been given their own unique gate code; all local (Cañon City and Pueblo) propane companies, Qwest, Sangre de Cristo Electric, Fremont County Tax Assessor, BLM, Colorado DOW, UPS, FedEx, Fremont County Sheriff, Tallahassee Fire, and now, Black Range Minerals and their sub-contractors. Please do not give the owner code to any of the above. If they claim they don't have their current code, please have them call Curtis Eulert at 719-275-1765. ALL codes are changed yearly on July 1. Also, if you have a project on the ranch that requires giving the gate code to numerous sub-contractors, such as building a house, please have a temporary gate code assigned. This code can span the July 1 code change and can be removed as soon as the project is complete. Please contact Curtis Eulert for a temporary gate code.

Curtis Eulert



WEATHER WORDS

Once we put old man winter behind us, the spring weather was great. We were still sporting a lightweight blanket of snow in mid-May (I think it was!!), but it gave way to sunny warm days, blue cloudless skies (most of the time!), and cool starry nights. It was fun to almost watch the grass and trees turn green. The wild flowers were gorgeous and everywhere!



Now that we're into summer, the days are warmer and things are a little dryer, but still green and the flowers are still blooming. The last week of July and the first weeks of August have

brought afternoon rains almost every day. This will hopefully help protect us from fire danger.

Hope you were able to take advantage of the beauty of the Ranch during the annual meeting weekend. If not, hope you can visit before summer's end.

Anelladee Spencer

"TRASHY" NEWS

Our current trash schedule continues to work well and I appreciate everyone's cooperation in using the trash facility. There are four dumpsters open for the July-September quarter. Now that the bears have begun to roam the Ranch, please be sure to close the lid on the dumpster and put the rod back in place after dumping your trash.

As reported at the annual meeting, a new gate was built for the trash enclosure in early May and seems to be working great. It is easier to open and close, and is higher off the ground, so it should clear the snow this winter, at least most of the time! Thanks to Ralph Spencer for contributing the labor and some of the materials and to Butch Thurston for contributing other materials. With these donations, the cost was very minimal.

The gate code for the enclosure has been changed to the new owner's gate code for 2010-2011. If you have questions or problems, please call or email me.

Anelladee Spencer

Cluster Mailbox Survey Results...

At the annual meeting, the POA Board surveyed members living on the ranch regarding their interest in obtaining locking cluster mailboxes. Nine parcel owners indicated that they are interested in cluster boxes and are willing to pay their share of the cost. The minimum suitable cluster mailbox configuration contains 13 locking mailboxes, a parcel box, and an outgoing box. Consequently, the board will contact neighbors residing in adjacent subdivisions in an attempt to find others who might wish to purchase a locking mailbox in the cluster. We will keep you posted.



FIRE REPORT

The Parkdale Canyon fire, the first major fire of the season in our district, burned 700 acres. Cause of the fire is still under investigation. However, it appears that the fire may have been started by sparks from the Royal Gorge Railroad train. Speed of the fire was extreme. Experts estimate that 700 acres were burned in 2 to 4 hours. Flames were so intense and the terrain was so rough that no fire crews could get close to the head of the fire to slow it down. Sadly, a residence and barn owned by the Fremont County Coroner burned to the ground. Aircraft were used to slow the fire just before it reached Highway 50. Highway 50 was totally blocked in both directions for two days. All nearby residences were evacuated, Royal Gorge Park was closed, and RV parks at the intersection of Highway 50 and Route 9 were closed and evacuated. After the fire was extinguished, crews continued mopping up hot spots for four days.



Just a reminder that there is a Type II Fire Ban in place in Fremont County. **NO OPEN FIRES!**

This is the most dangerous time of the fire season. Monsoon season brings lightening storms. Please mitigate the foliage around your structures.

Fire Academy was held in Canon City this year and a number of your Tallahassee fire crews attended classes.

Tallahassee fire donations are down this year. We need your support. The suggested donation for properties with structures is \$100. The suggested donation for properties without structures is \$50. This is just a guide. We accept any and all donations.

That's it from Action Central. Have a safe and fun summer! Gary Lack



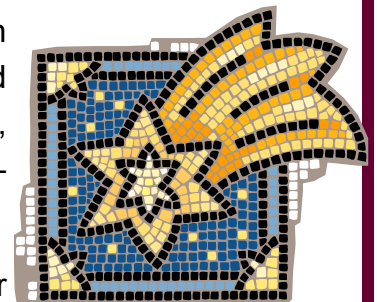
Note the "face" in the smoke.

CATCH A FALLING STAR

Star gazers on the ranch, or anywhere away from city lights, may be in for a treat in the predawn hours of August 12th and 13th as the Perseid Meteor Shower produces its annual celestial fireworks. If skies are clear, more than 50 meteors per hour may be seen streaking across the north-east sky. Peak meteor activity occurs from midnight to dawn.

Many people consider the Perseid Meteor Shower to be the best meteor shower of the year because it produces so many bright "shooting stars" with persistent light trails. If the sky is not obscured by clouds, this year's Perseids should be exceptionally spectacular. The waxing crescent moon will set in the early evening, leaving a pitch black sky to serve as a perfect backdrop for the brilliant streaking meteors.

The Perseid Meteor Shower is easily visible to the naked eye. No special equipment is needed. Simply lie back and enjoy the show.



Northwest Fremont EMS

Northwest Fremont EMS (NWFEMS) is an all volunteer Emergency Medical Service whose service area includes South T-Bar Ranch. It was formed to provide a faster response time than the alternative, which is waiting 45 minutes plus for an ambulance to come from the east side of Cañon City. NWFEMS' response time is an average of 12 minutes. That time difference can be huge when dealing with either medical problems or trauma, such as an auto or ATV accident.

And, just because NWFEMS is all volunteer doesn't mean that the quality of care suffers. All responders must meet the applicable county and state requirements. In addition to Basic Life Support responders, NWFEMS has 2 advanced life support medical responders.

One South T-Bar Ranch resident wrote the following account of her recent experience with NWFEMS. "Several months ago, we had a family emergency at our home and immediately called 911. The NWFEMS first responders were at our house in minutes. They were professional, very capable and knowledgeable and able to pass along vital information to the ambulance, which arrived about 15 minutes later. They quickly assessed the situation and made the decision to transport our family member to St. Thomas More Hospital. The ambulance driver and paramedic were well-trained, kind, reassuring and everything turned out well after a few hours in the emergency room. We are so grateful to have this excellent organization available to us in a rural community."



NWFEMS can only exist if they have the support of the people in the community. That means that NWFEMS needs people like you to volunteer to help out in various areas; volunteering to help out in fund raising activities like our annual garage sale in May,

board members, ambulance drivers, and medical responders. NWFEMS has openings in all of these areas at the current time. Please consider volunteering your time to help out in this critical effort. Of course, especially if you just visit the area, NWFEMS always appreciates tax deductible monetary donations.

If you would like further information about helping out NWFEMS, please call Chris Hecox at 719-275-3450 or Curtis Eulert at 719-275-1765, visit the web site at <http://nwfems.com>, and/or come to the NWFEMS Annual Meeting at 2:00 PM on August 7, 2010, at 56 Chris Crossover.

Curtis Eulert

SOUTH T-BAR RAINBOWS (taken 8-9-10)



SOUTH T-BAR BOARD OF DIRECTORS

At the POA Annual Meeting on June 26, 2010, the POA membership nominated and elected new members to serve on the association's Board of Directors. Pursuant to this election, the following continuing and new POA members will serve on the Board in 2010:

- President – Kim Wolfe
- Vice President – Joe Price
- Secretary – Lucy Thurston
- Treasurer – Betty Sue Cornella
- Kitsi Atkinson
- Dean Cornella
- Julia Hawley
- Rebecca Renck
- Anelladee Spencer

The Board looks forward to a close, collaborative, and transparent working relationship with the POA membership in the coming year.

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

Return Postage Guaranteed

PLEASE DELIVER TO:



WWW.SOUTHTBAR.COM

CLASSIFIEDS

TALLAHASSEE TRUCKING

Dee or JD Ainsworth
Call anytime

Serving Fremont County CO since 1998
Excavation Roads
Gravel Water Systems
Viss, MC, Discover

Home: 719 275-7015
Cell: 719 276-4371
rapworth@aol.com

AZCO AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot
Gravel a 12' x 100' drive for \$200 (material only)

Free delivery to South T-Bar Owners

Driveway & road building available

GET 'ER DONE CONSTRUCTION

TONY REVACK
General Contractor
1631 South T-Bar Trail
Cañon City, CO 81212
719-269-9978
AspenWindsRanch@mesanetworks.net

HARTMAN LEGACY HOMES

Capable, dependable, and affordable craftsman is ready for your project—whether big or small. From excavation to trim, we can get the job done for you!

28 years of experience
Call Terry Hartman @ 719-276-9003