

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

Your Board has been putting in lots of overtime lately. We have spent huge amounts of time addressing the issues surrounding the Utility Fund and working on meeting the requirements of several new state laws. In addition to being required to adopt several new procedures, we also have to provide "owner education" and meet several disclosure requirements. The 2007 Budget is taking shape, a Reserve Study is in progress, and the roads are being spruced up for winter. We are working with BLM on the easement issues and looking at options for improving our web site. In addition, there are several other projects that are either under way or have been completed, some of which are mentioned elsewhere in this newsletter (parcel box installation, repainting of the gate, installation of the second gate opener and the publishing of the newsletter). If that sounds to you like it's a massive amount of work, rest assured that it is.

The individual members on your Board hold a wide variety of opinions on many subjects. Despite this, we have already gotten a tremendous amount of work done. Somehow, even when we disagree, we all manage to pull together to work towards common goals.

As many of you know, the Board has found itself in a situation where no matter what action we take, we cannot please everyone. However, we must work within the constraints of the law and the law requires that board members (1) act in the best interests of the POA, (2) act in an informed manner, and (3) act in good faith. Please understand that our actions are in no way intended to flaunt the will of the members or to forward any personal agendas.

The work your Board has been doing lately has not been easy and your Board deserves your respect and support even when you disagree with our actions. We may disagree on the best way to approach an issue, but as long as we all have the best interests of the Ranch at heart, the details will work themselves out.

Ann Eulert

Weather on the Ranch

The Blizzard of 2006: The Colorado Springs area and the I-25 corridor were hit hard by snow, wind and "blizzard" conditions. However, the Ranch was in an ideal location because the blizzard was a fizzle. Only two to three inches of snow fell and it rapidly melted away when the sun came out the next day. As it was a wet snow, the remains left most of us surrounded by mud.

Each season brings it's own enjoyment. Spring was warm and dry. Summer was wet and green. Late September brought fall although it looked more like winter as we watched the snow, drift down to create a white blanket of pure splendor. The snows changed the landscape almost overnight to a unique, Currier and Ives painting. In and around the mini storms, the leaves changed color and the ranch became a magnificent, multicolored painting. As is usual in the fall, the storms were followed by clear, crisp days, and we immediately experienced the warmth of the sun so typical of southern Colorado.

How could anyone ask for a more fantastic place to live?

Gary Lack

Gate Codes

October through December--- 6853

January through March --- 7040

April through June --- 2199

2006/2007 STB Board

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Mark Trotta (trottamountain@aol.com)

Tony Revack (AspenWindsRanch@mesanetworks.net)

Committees:

Roads - Tony Revack, Mark Trotta, Gary Hawley

Trash/Mail - Virginia Groome, Betty Sue Cornella

Security - Virginia Groome, Tony Revack

Covenant Review – Gary Hawley, Jack Davis

BLM ROW & Easements – Gary Lack, Mark Trotta

Financial - Betty Sue Cornella

Secretarial - Lucy Thurston

Web Site – Jack Davis, Curtis Eulert

Fire – Gary Lack, Gary Hawley

Newsletter – Jan Cressman, Lucy Thurston

Grazing Lease – Gary Lack, Bill Wendt

Legal – Gary Lack, Mark Trotta

Mineral Rights – Gary Lack, Mark Trotta, Jack Davis

Make Your Voice Heard

The Board of the STB POA always welcomes owner comments. Although we may not be able to immediately address the issues presented to the Board be assured that your opinions are important!

There are several ways you can let the Board know your thoughts:

- You can send a letter to South T- Bar Ranch POA, ATTN: President, P.O. Box, 1431, Canon City, CO, 81215, or send an email to president@south-t-bar.com and

request that your correspondence be forwarded to the entire board, be read aloud at our next meeting or both.

- You can attend a meeting in person or we can call you on a conference call line (if we have one available) and you can sound off for up to three minutes about any Ranch related business. The Board can extend this time, if needed.
- You can call any board member and ask that your verbal comments be passed on to the rest of the Board. This method is less precise but it still works.
- You can also post comments on the forums at our web site www.south-t-bar.com. Comments posted on the forums are available for all STB property owners to see and respond to but these comments will not be presented to the Board unless we receive a request to do so.

Now that you know how, let us know what you think!

Newly Refurbished Gate at STB

At the 2006 Annual Meeting, the owners voted to add a second actuator so that both sides of the gate would open. This would make access to the ranch easier for wide loads or for those pulling trailers.

The second actuator has been installed and is working like a champ! You don't have to wait for the gates to open all the way to go through. You can enter or exit once both gates are at least halfway open, unless you are pulling a wide load, then you must wait for the gates to fully open. As always, exercise caution and make sure the gates have opened wide enough for you to have adequate clearance before proceeding through the gates.

Since we no longer have a manual gate one of the actuators has been equipped with a battery backup that will open the gate if the power goes off. Unfortunately, we were not able to extend the exit loops due to the location of the power lines under the road. Alternative methods to activate the gates when exiting are being investigated.

Years of sun and wind had caused the original coat of paint on the gate to deteriorate. In places, rust was beginning to eat away at the metal underneath, so the Board commissioned a repainting project.

As part of the repainting project, colors were added to the background on the elk emblem in the center of each gate. Instead of the old two-tone gate, we now have multiple colors on the emblem, including green grass, blue sky, and brown elk (see picture below). Check out the fancy new paint job the next time you're at South-T-Bar!



The South T-Bar newly painted gate and sign.

Fire Report

The months have passed with a long fire season. Fortunately, we have had enough weather changes to permit a major turn around and it is a relief to state that there has been no fire activity and currently there are no major fire hazard conditions.

The fire station and the cisterns on the ranch are in good shape. Presently, there is a water truck housed at the fire station on Parcel 9 (Cornella's property). In late November the water tender was replaced with a fire truck. This truck has a five hundred gallon water tank that has the capacity to pump ninety gallons per minute. Having the fire truck in this station on the ranch (as well as the one outside the main gate) will provide added fire protection for everyone. Insurance companies ask about the location and type of equipment and nearby fire stations. This station upgrade will decrease response time and create a greater safety net. Most insurance companies provide better rates to policyholders when equipment and stations are located near their homes and structures.

Just a reminder, although there are no current fire restrictions, STB residents should be aware that we are never far from extreme conditions. Caution is always the best policy. Your Fire Department operates on the tax deductible donations it receives

from the people it serves. Please be generous.

To report a fire the number to call is 719-275-3058. If you have any questions, please contact me at gal48339@aol.com.

Gary Lack

STB Has a New Parcel Box

One of the goals the Board set for the 2006 - 2007 term was to replace the plastic bins near the mail-boxes that were being used for parcel deliveries. We are happy to report that, with a little teamwork, this task has been completed!

Dean Cornella donated a metal box for the POA to use, Lynn Fish donated materials to be used as a base for the box, and Ted and Virginia Groome mounted the box on its base so that it would be up out of the snow. The new box is sturdy enough to provide many years of service, and the Board is glad to have this item checked off our "To Do List".

Gate Codes

October through December - 6853

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What's Up With the Trash?

There was an incident recently where a non-owner was observed putting trash into the South T-Bar dumpsters. In an attempt to reduce or eliminate non-owner dumping, a lock has been placed on the dumpster enclosure. The combination is 6871. Don't worry about remembering this combination – it's the last four digits of the phone number on the Top Rail Ranch sign at the entrance to the ranch.

All owners are reminded that the dumpsters are for household trash only. Items such as mattresses and recliner rockers must be taken to one of the landfills in town. Usage of the dumpsters will be monitored for the next few months. If inappropriate items are found in the dumpster enclosure (but not inside a dumpster) we will attempt to identify the person or persons responsible for the dumping of non-household trash and if needed send them a bill for the disposal of their trash.

Additional Note: Recently, STB's bill for trash removal has gone up dramatically. One way to

reduce this bill is to reduce the number of dumpsters we have. In an attempt to see if we really need eight dumpsters, four of the dumpsters have had an additional lock put on them. As the unlocked dumpsters are filled up, other dumpsters will be unlocked. If you find that all the unlocked dumpsters are filled, please contact Virginia Groome (719-275-1515) to have an additional dumpster unlocked.

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 or Tony 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.

What is a Reserve Study?

The purpose of a Reserve Study is to determine how much money the POA is projected to need in the future to replace infrastructure items as needed.

Often a Reserve Study just looks at the life expectancy of the property owned by the POA and the projected replacement cost at the end of that life expectancy. For example, it would tell us that it will cost \$1,000 to replace the sign at the entrance and that this sign has a life expectancy twenty years. Since the sign was erected in 1999, then we need to manage our Reserve Fund in such a way that we can be sure that we will have \$1,000 available to replace this sign in 2019.

The STB POA is self-insuring. We have liability insurance but not replacement insurance on,

common property, so our Reserve Study needs to take into account the risk that some or all of South T-Bar's infrastructure may have to be replaced because it is damaged or destroyed. For example, if a fire were to destroy the sign at the entrance we would need to replace it sooner than projected.

How is a Reserve Study done?

First, you create an inventory of all the property for which the POA is responsible, then you obtain estimates of the life expectancy (if available) and replacement costs for each piece of property. The next step is to look at the remaining life expectancy for each piece of property and estimate when it will need to be replaced. The Reserve Study may tell us that we need to plan to spend \$1000 to replace the entrance sign in 2019, \$6,000 to replace two of our cisterns in 2022 and \$10,000 to replace the dumpster enclosure in 2025. This information is used to make sure that we have adequate funds in our Reserve Fund to meet these anticipated expenses.

The infrastructure inventory for South T-Bar includes roads, entrance sign, road signs, dumpster enclosure, fire station, fire cisterns, and gate (including actuators and keypad).

Is a Reserve Study Expensive?

There are companies that will come out and do a Reserve Study for you for a fee. However, the Reserve Study for STB should be fairly inexpensive as it is to be done by volunteers (e.g. your Board). In some cases, we may have to pay for someone to come out and look at something and to give us a written estimate, but these costs should be fairly low.

The Reserve Study for South T-Bar is relatively simple because we don't have a lot of infrastructure for which we are responsible. A Reserve Study for a development of, say, town homes would be much more complex because it would include more infrastructure than we have to consider – for example, roofs, walls, and landscaping.

When will the Reserve Study be completed?


The completion date for the Reserve Study is unknown at this time.

CLASSIFIED ADS:

GET 'ER DONE CONSTRUCTION

Tony Revack
General Contractor
1631 South T-Bar Trail
Cañon City, CO 81212
719.269.9978

AspenWindsRanch@mesanetworks.net
Numerous References Available



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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



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Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

Contact: Jan Cressman 1840 Rue De Trust, Erie Co.

80516. Phone 303-828-3360. Email

cres1840@msn.com

Real Estate Report/November 2006

In general, the Royal Gorge area has had an excellent year with \$269,221,025 in sales for a twelve- month period ending November 6, 2006. Vacant land sales for the same time frame were \$33,706,223. This occurred in spite of a softer market caused by the over building in metropolitan areas. I'm sure that you have heard of the real estate bubble and its impending explosion. In most instances, this is actually a market adjustment caused by excessive inventory of new homes. Obviously, Canon City doesn't qualify. We do suffer from the backlash, however. Softer home sales, or decreased property values in the city impacts the amount of money to buy recreational property or second homes. The effect to date has been vacant land may experience an extended sale cycle. Pricing seems to be holding to traditional appreciation rates.

**South T-Bar POA
P. O. 1431
Canon City, 81215**

Return Postage guaranteed

Lots currently for sale:

Lot 25	\$85,900
Lot 112	\$93,900
Lot 54	\$118,000
Lot 26	\$120,000
Lot 22	\$124,900
Lot 56	\$129,000

In addition, the Julian home is on the market at \$485,000 and the, Hartman home is listed at \$685,000. The Bottle/Carter home, now owned by, Ron Walker, is on the market for \$299,000 for the house and 35 acres or \$399,000 for the full 70 acres.

Mark Trotta