

SOUTH T-BAR RANCH Newsletter

www.southtbar.com

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

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PRESIDENT'S CORNER

So the good news is that the price of gas continues to plummet. I'm in New Jersey as I write this, and the price of a gallon of regular unleaded gas here is \$1.97. It was only a few months ago that I was lamenting that we'd never see gas below \$2, and already it has dropped below that point. Since our road maintenance contract is tied to the falling price of diesel, the hourly rate for road maintenance has also dropped, enabling us to stretch our road maintenance dollars further.

The bad news is that this is an indicator of the price of energy as the national and international economic situation deteriorates. Like much of the rest of the country, the POA is facing constraints in its budget, and unfortunately, the reduction in costs for road maintenance is offset by rising costs in other areas, such as our trash service. In the meantime, it is a priority of the POA Board of Directors to find the best way to meet the financial obligations related to the extraordinary expenses the POA incurred in 2007 and 2008. Therefore, the Board will be considering additional actions to ensure that the POA can pay its bills and continue to provide basic services like road maintenance and trash removal. In the meantime, please share any suggestions that you have with the Board so that we can all benefit from the collective wisdom of the POA membership in navigating what has turned out to be a very unexpected economic environment.

Gail and I would like to wish everyone at South T-Bar, Elk View, Hall Gulch, and the Fremont properties a happy holiday season. Please

remember the less fortunate during these difficult economic times. And may 2009 bring us all health, happiness, and peace on Earth.

Jim Greenwood
President, South T-Bar POA Board of Directors



Board Meeting info

Each year, the new POA Board of Directors decides when it will meet. This year's Board has decided to meet on the 2nd Saturday of each month, starting at 7:00 am Mountain Time. Meetings are held at the Cornella Brothers offices on North 9th Street in Canon City. Dean and Betty Cornella continue to generously allow the Board to use their conference room and phone system at no charge.

Speaking of phone systems, the Board will continue its practice of allowing POA members to participate in its meetings via conference calling capability. Actually, members are welcome to attend in person, but despite the early hour of the meeting, a no-pajama policy is strictly enforced.

Members may recall that the Board has a "member comment" item on its monthly agenda. This is a time when members are welcome to raise questions or make comments about something that is not on the rest of the agenda. In the past, the Board held this comment period soon after we

called the meeting to order, but with our new early-bird 7 am start, the Board has pushed the "member comment" item back to a more civilized hour, usually between 8 and 9 am.

The Board tries to get its monthly agenda posted to the POA web site by the Tuesday preceding our meeting. To find the agenda, simply go to www.southtbar.com, enter the **Forums**, and select the **Communication from the Board of Directors** forum. Conference call information will be posted below the agenda for the meeting. This is also where members can find the phone number and access code to be used to participate in the Board meeting via conference calling.

You may be prompted to login and to agree to the forum rules.

Jim Greenwood

CURRENT GATE CODE
THROUGH JUNE 30, 2009
4605

Gate Security

As a result of a security incident during September, all security codes were changed on the first of October, including the emergency code. In conjunction with this, a new policy on the gate codes was also instituted. Instead of one emergency code, individual security codes have been assigned to each emergency agency as well as other people who need ongoing access to the Ranch such as our grazing lease holder, Buddy Taylor, Sangre de Cristo Electric Association, Qwest, etc. This way, if a security code is misused, the code will only need to be changed for one agency.

A provision has also been instituted for "temporary" gate codes to be assigned when, for example, an owner is building a house and a contractor and delivery personnel need access to the Ranch over a longer period of time. When the project is complete, the code can be removed without affecting anyone else. If you need to have a

temporary code assigned for a project on your property, please contact Curtis Eulert at 719-275-1765, or email him at curtis@eulertdomain.net.

In addition, the length of time that the owner code is valid will increase. The owner code assigned October 1st will be valid until July 1, 2009. Its use will be monitored for any misuse and if there are no problems, the new owner code assigned in July will be valid for a full year. In any event, all codes will be changed as of July 1 except for any temporary codes.

What to do if you see someone suspicious on the Ranch – If you see someone who doesn't seem to belong on the Ranch, please try to obtain the following information **as long as it can be done in a non-confrontational manner**: a) name; b) the nature of their stated business on the Ranch; and c) the gate code they used for access to the Ranch. Contact Curtis Eulert with whatever information you can obtain. If it appears that a code has been misused, that code will be changed as quickly as possible.

Curtis Eulert

Selling Your Property on South T-Bar?

Whenever a piece of property changes hands, the POA needs to prepare several documents for the sale, which may include:

- 1) Statement of Assessment for Transfer of Ownership
- 2) Buyer's Acknowledgement of Receipt of Protective Covenants.
- 3) Covenants and Bylaws
- 4) Notice of Outstanding Violations or Notices to Correct
- 5) South T-Bar POA Financial Statement

These documents protect the Buyer by letting them know about any outstanding liabilities (such as unpaid dues) when they purchase their property. This also provides notification to the POA to update their records so that newsletters and dues statements will be sent to the correct address. It is important to have your Realtor or Title Company notify the POA in advance that you are selling your property so that these documents can be ready in time for closing. The POA charges \$100.00 to prepare these documents, or \$150.00 if they are needed in less than 3 days.

It is the responsibility of the seller to provide the buyer with their 2 remote gate openers and orange hang tags at closing. The POA Financial Statement will include a note to remind you to transfer the remotes to the new owner. Should the seller fail to transfer the remotes to the buyer, replacements may be purchased from the POA for \$25 each. These measures are required to provide better security for owners and to discourage former owners from keeping their remotes. If new hangtags are required, they will be provided at no cost.

Should a current owner wish to purchase additional remotes to replace defective or broken units, they are available at a reduced cost.

Mark Sobczak

Snow Plowing Policy

Our policy on snow removal this year will be the same as it has been in the past. As a reminder the policy is that the main roads will be plowed first. The side roads where there is a residence in use will be plowed next. If you have plans to visit your property during the snow months on a road that is not included in the above, please call Curtis Eulert at 719-275-1765 at least 72 hours in advance of your visit and every attempt will be made to make your property accessible.

Curtis Eulert



WEATHER WORDS

The fall season proved to be full of glorious colors and warm temperatures but included no moisture. I'm told the brilliant colors were due to the moisture we enjoyed in August.

Now the leaves are gone and things appear to be "closed down" for the winter. Although the Ranch has had some warm beautiful days, the evenings are cool and the nights cold. We've had VERY little snow – just enough to lightly cover surfaces – but

we've had quite a bit of wind. I'm sure the snowier weather is not far behind.

I don't look forward to the colder weather, and dislike the sun setting earlier, but some winter days are quite beautiful. As I write this today, it is cloudy, foggy, and the pine needles are covered with a light dusting of white frost. Picture perfect!

Next time you're at the Ranch, you might need warm clothes, or maybe just a light jacket, but definitely bring your camera.

Anelladee Spencer

Dues are Due

Properties on South T-Bar are required to pay an "Annual Expense Assessment", which is also known as "dues". According to the POA's covenants, assessments are payable in January of each year. Dues notices are sent out each December after the Budget Meeting and are considered delinquent if not received by January 2. If the dues are not paid by April 1, late fees and interest are charged. If the dues are not paid by July 1, a lien is filed.

Adjacent parcels, such as Elk View, Hall Gulch, and the Fremont parcels are subject to a "Road Use Fee", which is also sometimes called "dues". Invoices for the Road Use Fee are also sent out in December of each year. Dues for adjacent parcels must be paid by April 1 each year in order to participate in STB's grazing lease.

Dues are the main source of income for the POA. The majority of the POA's budget is typically spent on road maintenance with the rest going to pay for things like the trash service, insurance, the Annual Meeting, gate electricity, newsletter, repairs and maintenance, board meeting expenses, supplies and the POA's web site.

Ann Eulert

Know Your Bear Facts

The Colorado Division of Wildlife (DOW) reminds residents and visitors that bears are searching for food to prepare for the denning season, which begins in early to mid-November. Bears will look for food wherever they can find it and the result may lead them closer to people or homes.

While Colorado's bears usually run, rather than confront humans, encounters do occur and people should know a few things about how to react, or better yet, how to avoid an encounter altogether by reducing the likelihood of attracting bears in the first place.

The DOW has the following recommendations to reduce the chances of having a close encounter with a black bear. 1) Do not feed wild animals (It is against the law to feed foxes, coyotes, or bears in Colorado) and play it safe if you have bird feeders in bear country. Feeding wildlife, including birds, can draw bears into an area. Once bears become comfortable in an area where they find food, they will continue to return. Bears have an amazing ability to recall areas where food was easily available from year to year. A "neighborhood bear" can become a real problem for homeowners and neighbors. 2) Keep your distance. If a bear shows up in your backyard, stay calm. From a safe distance, shout at it like you would to chase an unwanted dog. Children should understand not to run, approach or hide from a bear that wanders into the yard, but instead back away and walk slowly to the house. 3) Do not throw table scraps out for animals, and clean your barbecue grill regularly. If you feed pets outdoors, bring leftover food and dishes inside at night. 4) Bears should not be irrationally feared, nor should they be dismissed as harmless, but they should be respected as large animals with the potential to damage property and injure people if we create environments where they become dependent on human food sources.

Mark Sobczak

2008-2009 STB POA BOARD

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President - Jim Greenwood

- president@southtbar.com

Vice President – René Suarez

- renestb@aol.com

Secretary - Ann Eulert

- secretary@southtbar.com

Treasurer - Betty Sue Cornella

- treasurer@southtbar.com

Directors:

Dean Cornella

- deanc@cornellabrothers.com

Joe Price

- 4prices@gmail.com

Mark Sobczak

- mtsobczak@msn.com

Anelladee Spencer

- dee82263@netzero.com

Yes!!

This Space is Available!!

If you know of someone who wants to advertise their services to South T-Bar, or if you're thinking about selling your property, consider an ad right here! No charge to property owners.

Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

Contact: Marcee Perelman,

stbnewsletter@yahoo.com, or 303-979-6868

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CURRENT GATE CODE
THROUGH JUNE 30, 2009

4605

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 Curtis Eulert 719-275-1765.

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.

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

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GET 'ER DONE CONSTRUCTION

TONY REVACK

General Contractor
1631 South T-Bar Trail
Canon City, CO 81212
719-269-9978

AspenWindsRanch@mesanetworks.net
****Numerous References Available****



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