

FALL 2018

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

October 2018

Hello fellow ranch residents and landowners. I wanted to take a moment to thank you all for your involvement over the past year and share a few updates with you.

Fall is upon us and we already had the season's first snow on the ranch; however, the fire danger is not over. This year has been a dry one and both Tallahassee Fire and Rescue and Curtis Eulert, our webmaster, have tried to keep us up dated with fire restrictions. We encourage any of you spending time on the ranch to continue to monitor the Facebook site, fire website, and ranch website to remain aware of the current danger and recommendations. Please help us protect the ranch.

We had a successful annual meeting and enjoyed seeing everyone who was able to attend.

Road maintenance continues and our roads are in better shape with the recent maintenance.

We continue to have a small problem with unauthorized visitors on the ranch. The cameras keep us aware, but you can help by communicating with visitors that they only have permission to be on your property when visiting and not the property of others on the ranch. Sometimes people think that if they have your permission that it means the entire ranch. This is an understandable misconception.

Finally, thanks for your continued support.

Margaret Scott, Parcel 72
President, South T-Bar Ranch Board of Directory
president@southtbar.com



Stay in Touch with the Ranch Year Round

South T Bar FACEBOOK Page

If you use Facebook, the South T-Bar Ranch POA now has a Facebook page to help communicate information of some urgency to members of the community. For example, the recent implementation of a Stage 1 Fire Ban by Fremont County and the BLM was posted to the page as well as information and pictures from the Hayden Pass fire in the area. This is an open Facebook group, so just go to <https://www.facebook.com/southtbar> and "like" to have updates appear on your timeline - no approvals required. This will not replace the web page, <https://southtbar.com> which will still be the on-line repository for POA documents, Board and Owner Meeting Agendas and Minutes, as well as on-line forms for address changes and the like.

South T Bar POA WEBSITE

If you need to register, please send a note with your desired username to webmaster@southtbar.com

An account will be set up for you and the credentials mailed to the email address you sent the request from. That email address will be used if you need to recover your own password at a later date. The address for the site is <https://southtbar.com> which activates SSL encryption.

Check out the RANCH CAM!

<https://southtbar.com/stb/index.php/about-the-ranch/ranch-cam>

SOUTH T BAR POA BOARD OF DIRECTORS

President... Margaret Scott	president@southtbar.com
Vice President... Paula Hoskins	Pd.hoskins@yahoo.com
Secretary... Becky Renck	secretary@southtbar.com
Treasurer... Betty Sue Cornella	treasurer@southtbar.com

Committee & At Large Members:

Curtis Eulert	curtis@eulert.name
Michael Omohundro	eightoar88@hotmail.com
Mike Wolfe	Mikewolfe.homeofce@yahoo.com
Brian Miller	brian@bmprintproduction.com
Martha Parkey	mparkey@hotmail.com
Lucy Thurston	lucy_thurston@q.com

The Board is available to take questions and comments from members at any time and are a wealth of information about past and present issues.

**NEW GATE
AND
TRASH
CODE
9058
effective
July 1st
2018-2019**

FAQ's

Extreme Downpour

Early in the year, our road contractor with our blessing spent some time and money on doing some long overdue maintenance in cleaning out the culvert boxes (the catch basin at the mouth of the culvert), and culvert drains (downhill side) as well as cleaning out any culverts that had become blocked. Then, on July 17, we had a downpour that dumped a lot of rain in a very short period of time, completely overwhelming the capacity of some of the culverts which caused water to be diverted over the roads, damaging the roads and filling the culvert boxes and culverts with the dirt washed down. The damages to the road required replacing road base (in addition to that approved for re-gravel), a lot of grading, and cleaning the culvert boxes and culverts again. Total of the damages was over \$5,000. We can only imagine what it would have cost if the culverts had not been cleaned earlier in the year. The upshot is that we will be exceeding our road maintenance budget for the year.

Board Member Bio's

Brian Miller, 38, born and raised in the cornfields of north central Indiana. Never married and no children of my own, but I have an awesome girlfriend with several children. Graduate of Ball State University and Vincennes University in Indiana. I travel globally for work supervising construction of large temporary steel structures in the music/entertainment industry. I purchased lot 12 from family (Gordon and Sherry Carpenter) in January 2018, after camping there periodically for two years prior and meeting some other POA members. I'm an avid outdoorsman and love to hunt and fish as well as wildlife photography. South T Bar has become a very special place to myself and family, and I look forward to enjoying and exploring in the years to come!! Please feel free to say hello if our paths may cross...

Becky Renck, Born & raised in the Colorado Springs area, we bought the South T Bar property on Pioneer Way in 1999, building a house around 2008. After a 3-year stint in the Denver area, I have recently moved to the ranch as my permanent residence. I am an accountant and working (mostly remotely) for a company based out of Golden and Torrance CA. While my kids were growing up, we enjoyed all the ranch had to offer as a weekend get-away and I am now humbled at how much the grandkids love coming to grandma's cabin. The ranch, neighbors, trees and critters are a special home for sure! I am a returning member to the Board having been Secretary between 2011 and 2015 and am glad to be of service once again. Please drop a note or stop by and say Hi!

Meet the New Neighbor's

Marc & Gayle Battaglini Parcel 30

Quick Communications... STB POA 2018 ANNUAL MEETING Snips

June 30, 2018 Annual Meeting of the Members

The Annual meeting was held with approximately 45 members attending on June 30, 2018 at the Abbey in Canon City. The Board committees reported on the past year's activities and two Guest Speakers gave presentations.

Bob Carochi - Colorado Department of Wildlife Game Warden Contact for STB:
bob.carochi@state.co.us and cell #719 276-8844

Bear proofing education. When windows are open, bears can pull screen off and get in the house. Hummingbird and seed feeders should be taken down. There is a 2 strike policy on bears. If they are caught 2 times getting into trash or being a nuisance, they are tagged and taken 50 miles away for release. You can use rubber buck shot, pepper spray, nailed mats as deterrents.

Mountain Lion Study - 2nd year of 9 year population density. The north side of the Arkansas River they are trying to reduce the number of mountain lions and the southside of the Arkansas River they are limiting the number of mountain lion tags issued to see what impact this has on the density of other wildlife. 30 lions have been collared with GPS; 20 female and 10 male.

Deer Migration & survival study - fawns are caught and collared. The collars fall off after 6 months. This will show how many fawns are still living from birth to 6 months of age. Another study follows fawns from 6 months to 1 year of age. The migration study has followed collared does from Buena Vista to Guffey.

Best procedures for road kill - notify DOW within 48 hours. You can possess edible portions only, no antlers.

Hunting policies - There are no laws on whether you can shoot off of private roads. Herding wildlife is illegal. However, flying drones over wildlife is OK as long as you don't harass them ie, fly over them and turn around and fly back over them again.

Mark Norris, Fire Chief - Tallahassee Fire Protection District (TFPD)

TFPD's facebook page is updated daily with any Fire restrictions/bans. They have 11 fire engines; 4 brush trucks, 2 water tenders and 6 stations. Most of their calls are for medical emergencies and traffic accidents occurring on Highway 9 and County Road 11, having an average of 100 runs per year.

Typically, they need to get to a fire within 6 minutes to fight it and the time to get to STB is 1 hour. Because there are no volunteers on STB, they have removed the equipment at the station on the Cornella's property. Therefore, it is important for STB owners to mitigate around structures and have clearly marked addresses especially for medical calls.

They are asking for additional volunteers to complete training for the entire fire district as well as STB. They currently have 22 volunteers. Most certifications can be completed online. Monthly training sessions are held with 4-6 drill trainings per year.

STB POA 2018 ANNUAL MEETING Snips

Infrastructure Report

Roads continue to be re-graveled per our 3-year plan through 2019. Priority is given to a few places which may have been re-graveled in the past, but the gravel is once again thin enough for underlying rocks to show through and make grading and snow removal more difficult. 2018 examples are a couple of loads on S. Tallahassee Trail near Elk View Court and another load near the Hart's driveway.

More major stretches of re-graveling include S. Tallahassee Trail to the south below Cornella's near Pioneer Way, Pioneer Way itself, another section on Walker Drive in Hall Gulch, as well as smaller sections on South T-Bar Trail near S. Tallahassee Trail and Cimarron Crossing East.

One important note from our roads contractor: "with the dry weather most of the full time South T-Bar residents have slowed down their driving and it has made the roads stay better for a lot longer than anticipated." I'd like to extend the request to any non-residents to please slow down, especially during the dry weather. We spend a lot of the POA's funds on keeping the roads in good shape, and everything you can do to help preserve the roads, and thus our funds, is appreciated.

Trash

Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. It will discourage or at least slow down a bear getting into the dumpsters.

We are still making do with 4 dumpsters all year. They are normally full by the time they are emptied every two weeks. Please do your part in putting metal, including tin and aluminum cans, and any other scrap metal in the metal recycling dumpster, and break down boxes before putting them in the dumpsters so they take up less room.

Reserve Account

Mike Wolfe explained that STB has a reserve account when the mineral rights were sold to the STB Minerals LLC. Income from that sale allowed reserve account to be established for needed long-term infrastructure maintenance. Funds are being used to re-gravel approximately 3 miles per year of the 26 miles of ranch roads. Funds are also used for fire cisterns, culverts, the gate and trash closure. The Plan is on the STB website.

MEMBER COMMENTS:

Question was asked if any work is being done on noxious weeds along the roads. POA owns a tank sprayer and any volunteer is welcome to use it. Discussion on possibility of hiring a contractor to spray.

Question was asked if listing sale of property could be added to website or in the newsletter?

Culverts & Extreme Downpour in July

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