

SOUTH T-BAR RANCH Newsletter

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

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A Word From The President...

Most of us are experiencing the winter season, and the awful forest fires that plagued Colorado and Arizona last summer are far from our minds. Unfortunately, with the winter being relatively dry, the prolonged drought threatens to continue and to make the forest fire season of 2003 worse than we saw in 2002. That's the somber reality with which we owners of South T-Bar Ranch must live.

The STB Board of Directors asks that every property owner continue to show the restraint and prudence that allowed the Ranch to go relatively unscathed by last summer's severe forest fire threat. Avoid open fires, and use great care with your fireplace, wood burning stove, or propane grill. Report any careless use of fire to the authorities and/or the Board of Directors.

The board also has taken an important step in protecting our beautiful ranch from the threat of a fire. We have created a fire fighting system at STB. No, we don't have a bunch of fire hydrants and a staffed fire station. What we do have is three cisterns or tanks filled with firefighting water and located at strategic points within the Ranch. You likely won't notice them because they are buried. What you may notice is the shed or barn on Dean and Betty Sue Cornella's property that the board has constructed. It will soon house one of the fire trucks owned by the Tallahassee Volunteer Fire Department, thus giving us an onsite fire fighting tool. Total cost of this system is projected to be less than \$20,000—a small

fraction of what any of us paid for our STB parcels. The funds came from the surplus in the STB operating budget. I am proud of your Board of Directors who quickly and professionally put together this fire fighting system in the last few months. (FYI—call your insurance agent and inform them of these fire precautions we have taken; it will most likely reduce your premiums.)

There is one other thing that you can do to help minimize the fire threat to STB. I mentioned the Tallahassee Volunteer Fire Department. This all volunteer group was first on the scene of a smoldering fire on the edge of STB last summer, and they spent many hours over the following days to make sure that it did not flare up. If you live in the STB or Canon City area, please consider volunteering at TVFD. If you don't live nearby, consider making a financial contribution to TVFD so that it can continue to acquire equipment (like the fire truck soon to be stationed on STB) and training. Contact TVFD at www.tallahasseevfd.com or send that donation to them at Tallahassee Fire Dept., 662 Wapiti Trail, Cañon City, CO 81212.

Jim Greenwood, President
STB POA Board of Directors



COVENANTS UPDATE

The POA Board of Directors had previously decided to not posture itself as the Covenant Police, preferring instead to act on complaints or blatant issues of neglect or carelessness. The exception to this was the formation of the committee to review housing plans, recognizing that construction oversights may not be easily revised. This position has not changed. However, since our ranch is experiencing an increasing amount of recreational activity and development, the POA Board of Directors (Board) is currently reviewing our Protective Covenants. Topics under discussion and review are: the intent of the developer when authoring them, agreed upon interpretations and tools for enforcement.

Intent - The overall intent of the developer in establishing the Covenants is summarized in Paragraph I of the Protective Covenants: *“It is the intent of these Covenants to protect and enhance the value, desirability and attractiveness of said property, and to prevent the impairment or reduction of property values by, among other things, the construction of improper or unsuitable improvements. Restrictions are kept to a minimum while keeping in constant focus the right of property owners to enjoy their property in attractive surroundings free of nuisances, undue noise, and danger. Further, it is intended that the natural environment be disturbed as little as possible.”* Additional research is underway to further clarify the parameters and expectations of the individual areas addressed.

Interpretation – As may be expected, there is not (and may never be) universal agreement on the interpretation of some covenants. While the Board’s interpretation of individual covenant guidelines may differ from those of individual or collective owners, members of the Board have had the advantage of working with Land Properties during the transitional period prior to the POA turnover to the owners as well as having representation of Land Properties on the Board after the turnover. Some interpretations are under review and modifica-

tions of the wording of the Protective Covenants may be necessary to clarify them.

Enforcement – The Bylaws and Protective Covenants do not detail many specific courses of action for the POA to exercise when violations present themselves. Recognizing that enforcement may take on different forms, from fines seeking corrective action or compensation for inconveniences, to placing liens on properties to ensure payment, the Board is examining what tools the POA may want to help deter and minimize non-compliance. Presently, members that are believed to be in violation are losing their “member-in-good-standing” status until the violation is corrected or eliminated. For now, this change in status has impacted their voting privileges and their eligibility to receive the recent Utility Fund refund.

We anticipate that many spirited discussions will ensue well into the future as our ranch continues to grow. One of the functions of the Board is to facilitate the process of this evolution and growth while maintaining the original intent of the developer, recognizing that safeguarding this original intent will protect the expectations of the individual owners. And where we all may have had varying visions and expectations about life on STB when we purchased, the assumption is that they were all based on the setting and the work of the developer, which includes the covenants. Thank you for your cooperation, patience and understanding while we grow together.



WHERE'S THE FIRE?



Some South T-Bar property owners have contacted various board members, wanting to know the status of the fire ban at South T-Bar ranch. This information can be found online at <http://www.tallahasseevfd.com>, which is the web site of the volunteer fire department that serves South T-Bar ranch. On the left side of the page, you'll see a link to "[Fire Ban Restrictions](#)." You'll notice that there are currently no restrictions or bans in force. But, that does not mean there is no fire danger. The danger is still quite high. The ranch did have a serious fire in 1952, so the possibility is there! PLEASE, for the sake of our property and the wildlife on it, please use extreme caution when making a fire of any kind. The chances are very good that there will be another full ban on any kind of fires (including camp fires and propane camp stoves and lanterns) in Fremont County as we move into spring and summer. There has been very little moisture from snow or rain over the winter, and the volunteer fire department officials are warning that the land will be as dry and easy to burn as it was last year.

The only reason that there is not a ban in place right now is that cooler temperatures, less foliage, and the lack of hot, dry winds make it harder to start a fire, and if a fire does start, it will possibly spread more slowly. But, there is still a possibility that a fire can start. Therefore, the South T-Bar board requests that all property owners use good judgment and follow these simple rules when using or making a fire.

- Do not leave ANY fire, even a camp stove or lantern, unattended. A small fire can quickly get out of control in these dry conditions.
- If you are going to have a camp fire, make sure you contain it in a pit or fire ring with vegetation cleared well back from the pit area.
- Always have a portable fire extinguisher nearby if you have a camp fire or are using a gasoline/propane stove or lantern.
- Before starting any fire, be aware of the wind and other conditions that might cause your fire to spread.
- If you are a home owner burning small amounts of trash, be sure that you have a water hose and fire extinguisher available at all times.
- If you are planning a larger burn, please contact the Tallahassee VFD before starting your burn. They will advise you of correct practices, and if necessary can have people on alert during your burn. Contact the VFD via Rick Bottle at tbottle@r2barranch.com, or at 719/276-2407 if you have any questions or doubts about the safety of your planned burn.



SOUTH T-BAR WEB SITE UPDATE

(repeat article)

The South T-Bar web site, located at <http://www.southtbar.org>, may not have the content or pizzazz of Yahoo.com, but it continues to gradually grow. As noted in the last newsletter, upcoming board meeting agendas and minutes from previous Board meetings are now available under the password protected "Property Owners' Area" button. When prompted for a login name and password, enter **POAowner** for the login name (yes, capital and small letters count), and the password (current gate code) **7529**.

Also available on the web site are the complete covenants and bylaws of the South T-Bar POA. If you are contemplating building, please check the web site. Lots of good information is available regarding POA and Fremont County building requirements.

The "Links" page now contains links to the Tallahassee VFD web site, as well as links to other fire related web sites. In particular, check out the "Firewise" link, where there is info about how to protect a home against wild fires. There are links to various forest related agencies, Fremont Co. agencies, Cañon City web sites (including the newspaper and weather), and yes, even a link to the Guffey, Colorado web site. Finally, there are links to other property owners associations in the area.

Coming Soon! Work has begun on publishing the South T-Bar Handbook. As you may recall, this handbook contains a wealth of information covering everything from antelope to zero impact country living. The online version will be hyperlinked and indexed.

If you have difficulty accessing the Property Owners' Area, have questions, or have suggestions for links, content, etc., please contact the webmaster at wayne@herberts.org. Minutes are also available in printed format. Send a stamped, self-addressed envelope, along with a note indicating which minutes are desired to: Susan Revack, 5506 Carolina Way, Burlington, KY 41005.



2003 DUES STILL NEEDED

Dues for 2003 were due on January 1, 2003. Twenty-eight percent (28%) of the owners have not yet sent in their annual dues as of the end of January. Our annual budget to operate the POA depends on collection of every property owners' dues. PLEASE, if you are one of these people, send in your payment today. Make your checks payable to South T-Bar POA, P.O. Box 1431, Cañon City, CO 81215.

2003 STB POA OPERATING BUDGET



| | |
|---|-----------------|
| Income | |
| Annual Assn. Dues (\$395x118 parcels) | \$46,610.00 |
| Grazing Lease | 3,600.00 |
| Interest Income/Dues Funds and Reserve Fund | <u>2,000.00</u> |
| Projected Annual Operating Fund | \$52,210.00 |

| | |
|---|---------------|
| Expenses | |
| Road Maintenance | |
| Base Rate (12 month contract) | \$31,500.00 |
| Other Road Maintenance Costs | 6,058.00 |
| Insurance | |
| General Liability | 1,370.00 |
| Officer's Liability | 760.00 |
| Officer's Bonding | 200.00 |
| Gate Electrical | 144.00 |
| Corporate Taxes | 3,000.00 |
| Trash Service | 2,240.00 |
| Communications (newsletters, etc.) | 400.00 |
| Post Office box | 38.00 |
| Accounting Fees | 200.00 |
| Legal Fees | 1,000.00 |
| Dues Collection Expenses | 100.00 |
| Annual Meeting Expense | 4,000.00 |
| Repairs/Maintenance/Supplies | 500.00 |
| Board Meeting Expense/Telephone | 500.00 |
| Misc. Expenses (web site, corp. report) | <u>200.00</u> |
| Total Expenses | \$52,210.00 |

FRONT GATE CODES

The gate codes for the upcoming quarters are as follows:

| | |
|--|-------------|
| Owners' Code (valid until 2003 annual meeting): | 7529 |
| Contractors' Code (valid Jan. 1 - Mar. 31, 2003): | 8845 |
| Contractors' Code (valid April 1 - June 30, 2003): | 3296 |

Please note that your gate remote control will continue to function without reprogramming. Reminder: the Owner's Code is not to be given out to anyone. The Contractor's Code is to be given out to those who need temporary access to the ranch, such as construction contractors, vendors, delivery companies, and your guests. Please respect this rule and the ranch will be a more secure place for all of us.

CHANGE OF ADDRESS

Submit all changes to your current address or email to:

Susan Revack
5506 Carolina Way
Burlington, KY 41005
or email her at AspenWindsRanch@aol.com



Please join us in welcoming new owners to South T-Bar:

Michael and Kimberly Wolfe (#37)
P. O. Box 4150
92 Chaparral Road
Edwards, CO 81632

Joseph & Mary Grabowski (#105)
8505 Stout
Grosesee Ile, MI 48138-1326

Ethan & Cass McClaugherty (#68)
119 Mourning Dove Drive
Cañon City, CO 81212

CONTACTING THE STB BOARD

See the South T-Bar web site Property Owners Area for individual board members (web site address on page 4). Please forward any issues, comments, suggestions or complaints that you may have for the Board of Directors of your POA to:

Tom Gore
688 Entrada Drive
Golden, CO 80401
email: rockyrocks@att.net.

Your POA Board sincerely appreciates your comments, feedback, suggestions, and criticisms. Write or email us with whatever is on your mind.

NEW ROAD CONTRACT FOR 2003

The 2003 Road Maintenance Contract has been prepared and officially signed. Mr. Ron Walker with Azco Construction has again been awarded the contract for the 2003 year. We did not have any road maintenance from October of 2002 through December 2002. Therefore, the contract will only be a nine month contract this year. The road contract will run from January 1, 2003 through the end of September 2003.

The base rate for the road maintenance will be \$23,600. The base rate will include nine snow removals. If there are less than nine snow removals, STB will be credited \$1,300 for each snow removal not performed. The same amount for each snow removal will be charged for any additional snow removals. There will be a quarterly inspection to determine the scope of work to be done. The contractor will then perform the quarterly maintenance needed. Problem areas such as wash boards will be regraded quarterly. There will be annual maintenance services required such as: culverts and drainage ditches, basins, and silt areas are to be inspected and cleaned.

Should you have any questions, please do not hesitate to contact Ann Julian at julianridge10@yahoo.com

ANNUAL MEETING DATE



Although the activities and agenda are not finalized yet, we do have the date for the annual meeting: Saturday, June 28, 2003. If any owner would like to have the picnic on their parcel, please contact Susan Revack at AspenWindsRanch@aol.com asap.

SOUTH T-BAR RANCH POA
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Linda's Cell: (719) 276-4226

Mick's Cell: (719) 269-6516

5th Wheel Camper For Sale

1991 40' 2 bedroom Prairy Schooner 5th wheel. It is fully self-contained and has 2 slides, a washer and a dryer, double windows and is in good condition. Asking \$14,000 or best offer. Call Brad at 719/275-1677 or 719/371-2324.

BJ's Heat & Air, licensed and insured.
719/371-2324 or 719/275-1677

Do you have a product or service that you would like to offer to South T-Bar property owners? Would you just like South T-bar folks to get to know you a bit better? Then place your ad here in the South T-Bar newsletter. Contact: Susan Revack, 5506 Carolina Way, Burlington, KY 41005, or email her at AspenWindsRanch@aol.com.