

SOUTH
T-BAR
RANCH

Newsletter

Volume 2 Issue 1

January 2002

A Word From The President...

By most reports, we have had relatively few trespassers at South T-Bar in the past few months. The board is pleased with the apparent effectiveness of changing the gate code, posting "private property" signs at various entrances to STB, and securing some things that should've been locked but weren't. We would also like to thank all of you for your help in keeping an eye out for folks who are on STB illegally. We did get a report of a wildlife poacher along the upper reaches of South T-Bar Trail, so please remain on the look out for any suspicious activity. FYI, the board is considering adding a camera near the main gate to keep an eye out for trespassers and those who are dumping illegally in our trash enclosure, so smile next time you enter STB!

By now, you should have received my notice by mail or email that the rumor of the board refunding the unused portion of the STB utility fund is untrue. When we were first elected, the board recognized that the balance of this fund, about \$250,000, needed to be managed carefully both because of its size and because we all

contributed to it. We also recognized that we were assuming responsibility for operations of STB's roads, garbage removal, etc. but we did not know whether the \$395 per year POA member dues would be enough to cover those costs along with other necessities like insurance to protect all property owners from lawsuits. Therefore, we voted at one of our first meetings to not take any actions that would affect the utility fund until we were comfortable with our operating budget and had a better feel for any outstanding problems that we'd have to deal with. To the board's credit, we've continued that "hands off" attitude toward the utility fund. As we get a better feel for our operating budget, and as the board concludes some other pressing matters, I would like to survey POA members about what should be done with the utility fund balance. I am pleased that the responses I've received to my earlier notice on this matter are running about 9 to 1 in favor of the board's position on retaining the utility funds until we can survey your preferences.

An obvious conclusion from these comments is that all POA members are expected to promptly pay their 2002 dues. You should have received an

invoice recently from the STB Treasurer for \$395. If you did not, please contact Dean Cornella at 719/269-3407 or bettscorn@compuserve.com. Failure to pay may result in a revocation of POA privileges and/or a lien being placed on your property, so please take this obligation as seriously as you do any other bill you receive.

Finally, if you get a chance to go out to STB in the winter, I encourage you to do so. It looks very different under the veil of snow (Walt's old cabin in the valley looks like something out of a Christmas card, although it makes me think how cold the original inhabitants must have been down there!). Still a fair amount of wild life around, and the views of the Sangre de Cristo Mountains and Pikes Peak are spectacular with the snow on them.

Jim Greenwood
President, STB POA

REMINDER

The gate code for contractors has been changed effective January 1, 2002. The new code for contractors is **9657**. Owners' code (0716) will NOT change until June 29, 2002.

South T-Bar Web Site

We know that many of the South T-Bar owners have visited the web site that has been set up for our use. Wayne Herbert, of Houston, TX, and owners of Parcel #77, designed the web site. If you have not had the opportunity to check it out, the web address is www.southtbar.org. Currently, Wayne has several web pages that are set up for future expansion. These will include a roster of residents, the bylaws and photos. The most active web page is the owners' forum for open discussion. This is where we can post questions, observations, information on wildlife sightings, or other items of interest.

Andrew & Tommye Lane, Aurora, CO, and owners of Parcel #86, will be working with Wayne to update and expand the site. The potential is to post our quarterly newsletters, information about our annual meetings, a location map and directions for visitors, a rotating assortment of current photos submitted by owners, links of local interest and other updates.

(continued on next column)

Your suggestions for other material and information to be included on the web site are welcome. Please feel free to email me at RockyRockers@att.net or post your thoughts on the message board on the web site.

2002 DUES

The statements for POA dues have been mailed to each property owner and were due on January 1, 2002. If you have not received your statement, please contact Betty Sue or Dean Cornella at:

1418 Grand Avenue
Canon City, CO 81212
719/269-3407

bettscom@compuserve.com

In addition, if you receive a bill and you are no longer the property owner, please return the bill to the POA P.O. Box with the current owner's name and address so that we may correct our records and add them to our contact list.

BEWARE OF BEARS

We recently had to have one of our dumpsters replaced because a bear got in, broke the door bar, and couldn't get back out the same way he went in. We all need to make sure we are securely and safely depositing our trash into the dumpsters.

Contacting Your Board of Directors

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
RockyRockers@att.net

REMINDERS

Remote Controls - Don't forget to periodically change the batteries in your remote controls. We have had several occasions where property owners could not access STB gate with their remotes. The problem was dead batteries.

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*Construction* - It is the responsibility of the homeowner to have a construction dumpster onsite while you are building. Please convey to your builder and/or subcontractors that they should use your dumpster, not the dumpster at the front gate. We have had an over abundance of trash at the STB dumpsters and need to keep this to normal household trash only. In addition, please give your contractors the correct **temporary** gate code.

**Board Acquires Gravel Rather than Gavel**

The STB Board is in the process of assuming ownership of the leftover gravel that Land Properties mined on Parcel 35. LP does not want or need the remaining gravel, and could not (by Colorado law) sell it. They offered it to the Board, which voted to accept ownership in return for our agreeing to reclaim the portion of Parcel 35 on which it is stored after we use it on the STB roads. Three important things to note: First, the Board is not responsible for reclamation of the mining site on Parcel 35 but only the storage site. Second, the gravel could not yet be used on the STB roads because spreading too much gravel too soon would just create a safety problem, and the excess gravel would be thrown off into the drainage ditch where it would be of no benefit. Finally, POA members are asked to refrain from taking gravel from the storage area on Parcel 35 for use on your property—yes, every member of the POA owns the gravel, but when one of us takes some, it denies everyone else the benefit from "their" gravel.

The Board appreciates this contribution by Land Properties, valued at about \$25,000, and thanks them for their patience while we grappled with the gravel issue.

**2002 BUDGET**

The STB Board has adopted the following as the 2002 operating budget for the POA. It is a balanced budget, with almost all of the income coming from POA member dues. The largest single expenditure is for road maintenance, both general care and snow removal. Although the budget suggests that we will receive enough revenue to cover all operating expenses, the Board has a couple of concerns. First, the budget does not provide for any contingencies or unexpected expenses. Second, it does not allow us to develop any "rainy day fund" for future needs and emergencies. Third, it is based on only limited operating experience so significant revisions may be necessary during the year. Please feel free to contact a member of the Board or the Treasurer, Dean Cornella, if you have any questions or comments. And please pay your \$395 POA dues for 2002 promptly so that we will have the revenues we need to operate the POA.

|                                           |                 |
|-------------------------------------------|-----------------|
| Annual Association Dues                   | \$46,610.00     |
| Grazing Lease                             | 3,600.00        |
| Interest Income                           | <u>2,000.00</u> |
| Projected Annual Income                   | \$52,210.00     |
| Expenses:                                 |                 |
| Road Maintenance                          |                 |
| Base Rate                                 | 29,900.00       |
| Hourly Maintenance                        | 6,199.00        |
| Insurance                                 |                 |
| General Liability                         | 1,425.00        |
| Officers' Liability                       | 1,316.00        |
| Treasurer's Bond                          | 250.00          |
| Gate Electrical Costs                     | 110.00          |
| Corporate Taxes                           | 3,000.00        |
| Trash Service                             | 2,290.00        |
| Communications (newsletter, etc.)         | 400.00          |
| Post Office Box Rent                      | 40.00           |
| Accounting Fees                           | 200.00          |
| Legal Fees                                | 1,000.00        |
| Dues Collections Expenses                 | 80.00           |
| Annual Meeting                            | 4,500.00        |
| Repairs/Maintenance/Supplies              | 500.00          |
| Board Meeting (long distance phone, etc.) | <u>1,000.00</u> |
| Total Estimated Expenses                  | \$52,210.00     |

## Annual POA Meeting Update

June 29, 2002

Even though the snow is still flying at South T-Bar, the Board of Directors is hard at work planning next summer's annual Property Owner's Association meeting. The date for the meeting is June 29, 2002, and it will take place on Mark and Pat Trotta's Parcel (#69). A mailing will be sent to all property owners with more detailed information.

The Board of Directors has discussed the possibility of expanding the event to include more than just the meeting and barbeque. Ideas include live music, games for the kids (or adults!), open houses by those who are already living there, and information from local builders, well drillers, engineers, architects, or others who provide services that may be beneficial to us.

We know that we will have live music this year, as Board member Sam Knopp has volunteered to bring his sound equipment and play his guitar. Sam has suggested that we have an "open stage" format, to showcase the talents of any landowners that are so inclined. If you're a closet musician or even a professional

and have an itch to perform, contact Sam via phone at 303-989-9345, or e-mail at sknopp2000@earthlink.net, to let him know that you are interested and if you need any special sound equipment. There can't be a better place on earth to play or hear live music!

We welcome any other ideas you may have that would make the meeting more fun and informative, and we could use help from anyone out there in planning the event. If you are so inclined, contact any board member as soon as possible. Summer will be here before we know it!

## WELCOME

STB Ranch would like to welcome the following new property owners:

Ricky & Katheryn Silvertooth  
162 Deer Island Road  
Mabenk, TX 75147  
Parcel No. 112

Walt Hallstein  
12041 Martha Ann Drive  
Los Alamitos, CA 90720  
Parcel No. 55 (& 45)

Paul Reynolds/Trudie Rose  
P.O. Box 1342  
Unalaska, AK 99685-1342  
Parcel No. 29

## CLASSIFIED ADS

1983 Toyota Dolphin  
\$5,900.00 (obo)  
719/556-6278 day  
719/686-1382 eve

- Excellent value
- R22 engine
- Heavy duty rear axel upgrade
- Toilet, shower, small sink
- Excellent running condition
- Kitchenette with microwave
- Very clean
- Many RV extras
- Complete steel under carriage protection

### Professional Services

#### Architectural Services:

Registered architect and fellow STB land owner can provide multiple architectural services for your upcoming building project. Specialize in Concept and 3D design services. Drawings and specifications for building permits or just to get your builder underway. Reasonable rates vary depending on the complexity of your project. Nationally Certified (NCARB). Registered in Colorado and Washington state. Call Jerry Sorensen, RA 719/686-1382 719/556-6278.

#### Project Management:

Are you concerned about building your home by remote control? I can help! I have extensive experience in Project Management and the building of our own home has given me considerable exposure to local contractors.

Pat Trotta 719/275-6285

## **SOUTH T-BAR COVENANTS**

Now that more and more people are visiting or building permanent residences on the Ranch, it seems appropriate to remind everyone that we all agreed to abide by certain rules and regulations when we purchased our respective properties at South T-Bar. These regulations are called the "Declaration of Protective Covenants for South T-Bar Ranch", and all landowners should have a copy of them in their closing documents, or in the documentation received at the last POA meeting.

These Covenants were created to protect all of us from certain activities occurring at the Ranch which could reduce the quality and value of our property. Unfortunately, it has come to the attention of POA members and the Board of Directors that some landowners are either unaware of or simply ignoring the guidelines that they agreed to.

There needs to be a philosophy of courtesy and cooperation among the owners in a development such as ours, if it is to succeed and prosper. Our community is not just individual parcels surrounded by wilderness, but one where we should be concerned about how our

actions affect our neighbors. The Board of Directors does not intend to be in the business of being the "Covenant Police", but the members of the POA have elected us to carry out the business of the POA, which includes enforcing the covenants. It would not be to anyone's benefit if we saw a need to resort to legal action for enforcement that would most likely lead to spending the POA's money and certainly create animosity between landowners.

We are therefore asking that all landowners review the covenants and voluntarily make whatever changes they think are necessary to bring themselves into compliance. If you do not have a copy or if you have questions about the requirements, contact a Board member. We will see that you get what you need.

## **HANG TAGS**

You will notice that you received orange "hang tags" with this newsletter. The Board felt that it would be a good idea to have all Property Owners' vehicles contain some sort of identification. Again, we do not want to "police" everyone, but want to make our community as safe as possible. We have given each Property Owner three (3) hang tags. If you have guests at the Ranch, you will want to give them a hang tag to use for the weekend (make sure they return the tag to you). If you would need additional tags, contact Betty Sue or Dean Cornella. Please display the hang tag on your rear view mirror at all times.

## **OTHER BOARD BUSINESS**

In addition to information presented in the articles you see in this newsletter, the Board is working on the following topics:

1. Improvement of the road conditions at STB.
2. Improvement of the trash collection arrangement.
3. Planning for the Annual POA meeting.
4. Improving security and limiting unauthorized access.

If you have any input on these or any other topics, see "Contacting Your Board of Directors" elsewhere in this