

SOUTH T-BAR RANCH Newsletter

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

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ANNUAL MEETING – SATURDAY, JUNE 25, 2005

Message from the President – Get Involved!

As I near the end of my two-year term serving on our Board of Directors, my thoughts are on the incredible amount of work we have accomplished, with just a handful of volunteers. Most of us have never been involved in a property owners association before, and we definitely knew nothing about cattle grazing, road easements, or covenant enforcement prior to volunteering for this position. But we got involved, dug in, figured it out, and together have made great headway in every area of concern for this association.

Frankly, I'm pretty darn impressed with this group of people! We all have other careers, family, and a myriad of responsibilities in addition to our volunteer positions on the Board (and let's not forget to include the building projects many of us are tackling on our own parcels at the ranch). Yet we all manage to squeeze in the time and effort necessary to attend the Board meetings, work on our respective tasks and projects, and come together as a group to get it all done.

I gained much more than I had bargained for during my term. Yes, I had a few specific areas of interest that I wanted to help manage when I first joined, but that was just the beginning. I learned so much about how everything works in a remote ranch development – not that I really wanted to know anything about how legal contracts are processed between land developers and government agencies – but I believe all this new-found knowledge will continue to help me be a better property owner even when I'm no longer a Board member.

But the best part was getting to know and work along-side other property owners at the ranch. I made more friends during my time serving on the Board of Directors than I ever could have just driving to our property on weekends and waving as we passed by the few neighbors visible from the road. There's no substitute for working together toward a common goal. As they say, "it's the struggle that binds". I don't know who "they" are, but they sure know what they're talking about!

So here's my advice to every one of you – GET INVOLVED!!! I know you've heard it all before, but here it is again: Your association needs your help. You don't have to live in the area. You can volunteer for as many or as few projects/issues as you have time and energy. And there's no prior experience required. So no excuses, OK? You'll end up gaining so much more than you ever imagined. And as an added incentive, here's a photo of some of your Board members during one of our monthly meetings – now don't you want to be a part of this?

Board Meeting – 4 Members Calling In



Annual Meeting Reminder

Our POA's annual meeting is scheduled for Saturday, June 25, 2005. It will be held at Centennial Park in Canon City. Check-in will begin at 8:00 am, an informal discussion with the Board members will start at 9:00 am, and the formal meeting will begin at 10:00 am.

Everyone should have received an annual meeting information packet in the mail. If you did not receive your packet from the Board (it contained an invitation letter, Proxy form, proposed agenda, RSVP form, last year's meeting minutes, map to the park, etc.) please contact either the Board President (Candi Knopp, 303-989-9345) or Board Secretary (Lucy Thurston, 719-531-0773) immediately so we can get you the required paperwork.

We urge you to make plans to attend this year's meeting. It's a great way to meet your new neighbors, renew friendships with owners you've met in past years, and find out just how this whole property owners association business really works. And if that's not incentive enough, there's free food – a great barbeque lunch will be served immediately following the meeting.

So no excuses – see you there!!

**Unable to Attend?
Please return your signed Proxy so
your voice can be heard!**

Gate Codes

**April through June – 1225
July through September - 0709**

Change of Address, Phone, Email, Etc.:

Contact our Board Secretary Lucy Thurston
Mail: 1045 Golden Hills Road
Colorado Springs, CO 80919.
Email: lucythurston@netzero.com
Phone: 719/531-0773

How to Survive a Wildfire

1. **Create “defensible space” around your home.** Sweep the roof clear of debris; cut away branches hanging over the house; stack woodpiles at least 30 feet from structures. Chimney screens in place. Outdoor water supply with a hose and nozzle to reach all parts of the house. In-home fire extinguishers.
2. **Make an escape plan.** Map a route from the house to a safe place, and discuss with the family what should be done if fire looms.
3. **Have an animal evacuation plan.** People often die in fires searching for pets. Have a plan ready for beloved critters.
4. **Make an “important stuff” list.** Create a list of items to bring along in an evacuation. The biggest regret of fire victims? They didn't grab photos and scrapbooks.
5. **Don't wait---evacuate!** Immediately evacuate the area when advised by police or fire personnel. In remote areas, don't wait for notification: It's up to you.
6. **Establish a safety zone.** If escape routes are cut off by fire, find a place to which you can retreat that won't burn—a large parking lot, for example.
7. **Involve the community.** Neighborhood groups can work with fire officials to develop fire-safety programs.
8. **Mark it.** To assist emergency workers, streets and homes should be marked clearly.
9. **Develop a water supply.** Wells, streams and swimming pools can be used to help protect homes from fires.

Trash Tidbits

Some time ago, our neighbors at Bar J Ranch asked the STB POA Board for permission to share our trash facility. At the beginning of the year, STB and Bar J entered into an agreement whereby the 19 landowners at Bar J can use our trash dumpsters. They promptly paid the agreed upon fee and a new sign is being made for the trash enclosure to include Bar J's name. The area around the trash facility has been improved to allow for easier access and water drainage.

Some reminders regarding the use of the dumpsters:

- **NO** trash other than “kitchen” type trash is permitted. This means if you wouldn't put it in the trash can inside your home, don't put it in the dumpster. Other types of trash such as building materials and scraps, and other large items must be hauled to the dump—Fremont Disposal Transfer Station, 1639 Mariposa Rd., 719-275-5999—to name one.
- **NO** property clean up items, such as rocks, brush, tree limbs, etc. Don't laugh—someone did this in the past!
- Use extreme caution when disposing of raw or spoiled food in the bins as this attracts bears. It is preferred that these items be disposed of some other way.
- Please put trash items in the bins, not just inside the enclosure. We have 6 large bins and 2 small bins. They are emptied every other Thursday.
- Please be sure the dumpsters are completely closed and secured with the metal bars across the top.
- One exception to dumped items allowed is cardboard moving boxes. They must be broken down so they lie flat and placed inside the dumpster bins.
- When in doubt—haul it out!

Have a great summer!

Anelladee Spencer

Weather Words from Anelladee

Spring has sprung at the Ranch! Actually we went from snow in early May to 80° temps by the middle of the month. Flowers grace the slopes and fields and the Aspen trees are dressed in their best green. The birds—and the bugs! —are back. We wake up to a chorus of chirps and buzzes every morning.

We haven't had any moisture now for several weeks—we could really use some good soaking rain.

I saw my first bear since moving to the Ranch! He enjoyed our first meeting so much, he came to our place for a visit a few weeks later! We have video of him playing on the patio and nearly climbing on top of the hot tub in an attempt to get to a bird feeder.

Come enjoy a new season at the Ranch. Hope to see you all at the Annual Meeting in June.

Anelladee Spencer

Ranch Security and Trespassing

The Board of Directors made a change in our gate code updating procedure this past year; we eliminated the yearly “owners code” and have gone simply to a single code, which changes quarterly for all owners, guests, and contractors. By doing this, we’ve eliminated many of the outsiders that were getting access to the ranch through the front gate. We still have some people accessing the ranch from locations other than the front gate, and we have a committee on the board that is working on ideas to solve that problem.

But we still seem to have a problem with operator error at the front gate. Please be sure to close the front gate once you’ve passed through, and please remind your guests and contractors to do the same. A security gate standing open is pretty useless. If you have problems with operating the gate, please contact our Gate Manager, Tony Revack, at 719-269-9978.

Trespassing on OTHER owners’ private property by our own members and their guests continues to be a problem that needs to be addressed. Please learn where the property lines of your land are. And when you have guests at the ranch, inform them of where they can and cannot hike, hunt, drive ATVs, ride horses, etc. Get permission from other property owners before using their private property – that includes driveways.

If you suspect someone is trespassing on your property, call the county Sheriff’s office immediately at 719-276-5555. Don’t try to resolve trespassing issues on your own!

New Neighbors @ STB

Richard & Elaine Averna #92

Ranch Roundup

Hang Tags - Remember the hang tag 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 our gatekeeper, Tony Revack 719/269-9978. Make sure the gate is closed when 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), Anelladee Spencer (719/275-1508), or Susan 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.

Gate Codes

**April through June – 1225
July through September – 0709**

CLASSIFIED ADS

NEED HELP?

If anyone has a need for help building on the ranch (or other projects), please contact Tony Revack at 719/269-9978 or AspenWindsRanch@aol.com (parcel 24). Our cabin is completed and I am available to help with your building projects. I have been an electrician for over 20 years and have built numerous homes. Of course, my cabin on the ranch is my reference for you (other references available upon request). If you would like, I am able to send you digital pictures via email. Please contact me—no projects too big or too small

Dan Ainsworth
Excavation/Aggregate/Water Systems

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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'm also 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: Lucy Thurston, 1045 Golden Hills Road,
Colorado Springs, CO 80919. Phone: 719/531-0773.
Email her at lucythurston@netzero.com