

# **SOUTH T-BAR RANCH** **Newsletter**

**WWW.SOUTHTBAR.ORG**

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

**Volume 4, Issue 2**

**June 2004**

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## **Annual POA Meeting – June 26th**

All Ranch property owners as well as adjacent property owners should have received by now a packet of information on the upcoming Annual Property Owners Meeting and Picnic, scheduled for Saturday, June 26<sup>th</sup>. Certainly, a strong majority already has, as we have been receiving RSVP's and Proxy Ballots. Again, if you have not received this information in the mail, contact POA secretary, Lucy Thurston at [lucy@covatech.com](mailto:lucy@covatech.com).

If you have not responded to the RSVP, please do so as soon as is possible. We hope to see everyone attend, but we fully understand that not all owners are able to make that commitment, so we have included Proxy ballots for those of you that will not be able to attend. Please assign your vote to another owner that will attend, if you will not be able to attend. There will be elections for new Board members, a poll on one of our covenants and there may be other issues introduced that are brought to a vote.

Due to a variety of reasons, the Board has again decided to hold the meeting at Centennial Park in Cañon City. This location has worked out well for us in the past and seems to accommodate most owners attending. The business portion of the meeting will begin at 10 am and is expected to last until 12:30, followed by a catered Bar-B-Que lunch. As we have scheduled in the past, there will be an open forum discussion at 9 am. This is an opportunity for those of you that would like to bring up or participate in discussions on issues of concern with the Board and fellow owners. Coffee will be available at that time as well.

## **Message from the President**

I hope most of you that are able, plan a trip to the Ranch this summer. Significant snowfalls and spring rains have greened up the area vegetation, enhancing the already amazing views. I know that a lot of you are planning to attend the POA Annual Meeting and picnic this month. If you have not received an information packet in the mail regarding the meeting, please contact POA secretary, Lucy Thurston at [lucy@covatech.com](mailto:lucy@covatech.com).

One of the agenda items for each years meeting is the election of directors to the POA Board. This year we have five openings for two-year terms and where some current Board members may not be running for re-election, this is an opportunity for an infusion of new vision with the addition of some newly elected members. Please consider participating in the administration of Ranch business by participating on the POA Board. The duties and workload of individual directors depends on the committees you participate in or office you hold. We do hold monthly meetings and typically, there are members that participate by conference call, so even if you do not live in Colorado, it is possible to participate as an active Board member. You may nominate yourself using the form that came in the Annual Meeting packet, or by emailing your interest in running for election to me. Additional nominations will be accepted from the floor during the Annual Meeting, prior to elections.

All property owners should also have received a letter from me regarding Ranch Road Easements. I have only received a few inquiries regarding these and many of you have already responded. If there are any questions, concerns, or clarifications that you may need, please contact me by phone, (303) 278-2527, or email [rockyrokers@comcast.net](mailto:rockyrokers@comcast.net). Our goal is to have all of these executed by the end

of business at the Annual Meeting. To facilitate this process we will have a Notary on-hand. If you plan on using the Notary at the Annual Meeting, the service is being provided for you at no charge, just remember to bring your form, identification and that all individuals that are listed as legal owners will need to sign.

### **POA Board Contact**

For any questions, comments and kudos, your correspondence can be sent to:

Candi Knopp

Email [cjk716@comcast.net](mailto:cjk716@comcast.net)

Mail: 735 S. Braun St., Lakewood, CO 80228,

Phone: 303-989-9345,

FAX: 303-763-5237

### **Notice Regarding Gate Codes & Security**

As all STB landowners already know, there are currently two different codes which open the front gate – an “Owners Code” and a “Contractor’s Code”. The owner’s code is updated and programmed each year on July 1<sup>st</sup> and is valid for one year. This code is for ranch owners only. We have repeatedly ~~pleaded for owners NOT to give~~ this code out to anyone.

We also have a Contractor’s Code. This is to be given out to those who need temporary access to the ranch, such as construction contractors, delivery companies, and your guests. This code changes quarterly.

This system is not working well. Too many non-owners have gotten the owner’s gate code, and continue to have access to the ranch without any owner supervision. Trespassing is becoming more prevalent, and one way people are achieving access to the ranch is right through our front gate.

The Board of Directors is currently considering changing our front gate security system to a single code for use by owners and contractors, which will be changed either monthly or quarterly. This would help weed out the individuals who get inappropriate access to the owner’s code. As has always been the case, everyone’s remotes will continue to work through any and all code changes; therefore, it would not have any adverse effect on owner’s access to the ranch.

We need your opinion on this potential change. Email any comments or questions to me at [cjk716@comcast.net](mailto:cjk716@comcast.net). This topic will be discussed at the Annual Meeting, so please come prepared with your input. Thanks!!!

Note re Security!! Another problem with our front gate system is operator error. Make sure the gate closes behind you once you’ve driven through! If it doesn’t close on its own, use your remote to close it. If that doesn’t work, try driving across the gate area a second time to trip the sensor. If that still doesn’t work, contact Susan Revak (our Gate Manager) immediately, at 719-269-9978.

The Owners Code effective July 1, 2004 is **-4353-**.

The current **Contractors code is -2639-** valid through June 30, 2004

For July 1<sup>st</sup> thru September 30th, 2004 **-4287-**.

The code for the fourth quarter, 2004, **-3510-**.

Effective from October thru December.

### **Diva Divulges Dumpster Developments**

**GOOD NEWS!!!** Our dumpster count is now up to the maximum of 7 containers – 3 large dumpsters and 4 smaller ones!!! **WOW!!!** Are we ready for summer or what????!!!

Please remember that the garbage dumpsters are for household garbage. Do not use them for construction garbage or for cleanup of your property. Large pieces of metal, wire, or lumber cannot be handled by the dumpsters or the truck that empties them. We hope that with the addition of the larger dumpsters, and everyone’s co-operation we will avoid a repeat of the problems we had last summer!!

The POA Board has been researching options for a long term fix for the STB garbage needs as we continue to see more families living on the ranch year round. Possibilities include: moving the gate to the outside of the dumpster site and expanding the current facility, relocating the dumpster site on property inside of the gates and expanding the facility, or there is always the possibility that Lone Wolfe (the only garbage service available in our area) will begin a weekly pickup as the Tallahassee developments gain more year round population.

Lone Wolfe does a great job for STB at a very reasonable price especially when no one else

WOULD!! This portion of your yearly dues is very well spent!!!

## New Owners at the Ranch

None that we've been made aware of this past quarter.

**Change of Address, Phone, Email, Etc.:**  
Contact our Board Secretary Lucy Thurston  
Mail: 1045 Golden Hills Road  
Colorado Springs, CO 80919.  
Email, [lucy@covatech.com](mailto:lucy@covatech.com)  
Phone: 719-531-0773

## Annual Dues Past Due

As of this date, there are 4 parcels that still owe their 2004 Annual Dues. Dues must be paid to participate in any voting privileges at the Annual Meeting. If you have any questions, please follow up with Dean or Betty Sue Cornella at: email: [Bettscorn7@cs.com](mailto:Bettscorn7@cs.com), or South T-Bar, P.O. Box 1431, Cañon City, CO 81215-1431

## Tallahassee Rural Volunteer Fire Department

Did You Know??????

The Tallahassee Rural Fire Protection Association is the LARGEST volunteer fire department in the State of Colorado. This is based on total acreage covered – approximately 625 acres currently!!!

The prime 'mission' of the TRFPA is to protect wild lands and act as an 'urban interface' to protect structures and personal property. They WILL leave a wild land fire to protect your home, animals, and property. They will fight structure fires from the outside but, due to training restrictions, cannot enter buildings that are fully engulfed upon arrival. No firefighter has ever been seriously injured on the fire line.

Only 40% of approximately 800 TRFPA members donate each year for fire protection on their property!!! The TRFPA is funded by grants and donations ONLY.

TRFPA cannot bill private owners for fires that they are responsible for starting. The Sheriff's

Department can and may, in the future, bill for these fires for the County. They will ask if the owner is a supporter of the TRFPA, and base their decision on the answer. However the monies stay with the County and will not go to the TRFPA.

New in 2004 –

- Possible expansion into the high country on High Park Road to the Teller County line. Currently they are not covered by any fire department. The majority of fires are started by lightning strikes and dry conditions so these areas are particularly vulnerable.
- Also, possible building and equipment expansion for the Texas Creek area as they have only one truck currently and no heated building.

## Covenant Review Discussion – Trailer Dilemma!!

"The following document was written and mailed out to all POA members with our Annual Meeting packet on May 1<sup>st</sup>. Please review this issue once again, and come to this year's Annual Meeting with your ideas, prepared to discuss the issue so that as a group we can develop a general policy for dealing with it. Thanks! – Covenant Review Committee"

The South T-Bar POA Board's Covenant Review Committee has been working diligently to resolve one covenant compliance issue this past year – the usage/storage of campers and trailers on STB property for a length of time in excess of that identified as acceptable in the Declaration of Protective Covenants. Unfortunately, the resolution of this compliance problem is not an easy one; therefore, we feel a discussion with the full POA is in order.

The covenants read as follows: "Article X. Temporary Residences: No structure of temporary character, recreational vehicle, camper unit, trailer, basement, tent or accessory building shall be used on any tract as a residence. Recreational vehicles, camper units and tents may be used for vacation camping for a period not to exceed ninety consecutive days in any calendar year."

The present Board of Directors did not author these covenants; we inherited them. But all owners agreed to them when purchasing STB property and

it is now the Board's responsibility to interpret and enforce them. The Board has interpreted this Article X to mean that a parcel owner may leave a non-permanent dwelling (camper, trailer, tent, etc.) on their parcel for three months in a given year, but then must remove it. The Board has been asked whether a parcel owner can store a camper-type unit year-round on their property, if it is not technically being "used" more than 90 days. We believe this negates the intent of this article, which is to allow limited camping use.

As more landowners have started the building process at the ranch, the Board has ruled to allow landowners to live in a camper or trailer unit for up to one year during the construction of their permanent dwelling, as long as a building permit has been issued and the Board has approved the construction plans as required by the covenants.

Here's the dilemma: Several landowners at the ranch knowingly and willfully choose to not comply with this covenant. Their reasons are varied, and may seem quite reasonable from their own perspectives (i.e., weather, financial, or change in family circumstances could cause the building process to take well in excess of one year). On the other hand, a landowner may also think it's reasonable to leave a trailer on the property if it's difficult or too far to haul it away for the winter.

The Bylaws empower and require the Board of Directors to enforce our covenants. However, as a volunteer Board, we do not think it is in the best interest of the POA to become the "Covenant Police" and create problems and conflicts between landowners in our attempts to enforce this particular covenant. This could ultimately lead to legal disputes and cost all parties large sums of money. In addition, after discussions with several attorneys, it is not clear what the Board's enforcement powers are in this issue. We are continuing to investigate this point.

We are now soliciting the POA members for your opinion regarding what direction the Board should take. Is it reasonable to take action against a landowner whose intentions are sincere and honorable, but find themselves in a bind while in the process of building? Is it reasonable to view that landowner differently than one who just doesn't want the hassle of moving a trailer off the property for the winter? Should we penalize the landowner whose trailer is visible to passers-by, but not one whose trailer is not (therefore, no one even knows it's there)?

Please think about this issue, and come to the Annual Meeting prepared to discuss it. The Board is here to work on your behalf – we need your input!!!

## South T-Bar Real Estate Report

All indications suggest that 2004 will be a good year in real estate. The number of inquiries for vacant land, hunting properties and rural properties continues to increase. United Country posted the best first quarter in the company's history. Interest Rates remain manageable and many people view real estate as a viable option to the recovering stock market.

Another important factor is the availability of inventory. The South Central Colorado area has a steady supply of properties for sale. The positive side of the equation is that this offers buyers a good selection of property and draws them to this area. The down side is that it impacts the selling price. While we have seen a steady increase in prices, we will not see a balloon as the market continues to provide a steady supply of properties.

Parcels for sale are: 14, 15, 23, 53, 69A, 69, 73, 98, 107 and Fremont 80.

Article submitted by Mark Trotta – Parcel 69

### 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](mailto: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 to big or too small.



Western Land Properties, LLC  
20180 U.S. Hwy. 50, Suite A  
Cotopaxi, CO 81223

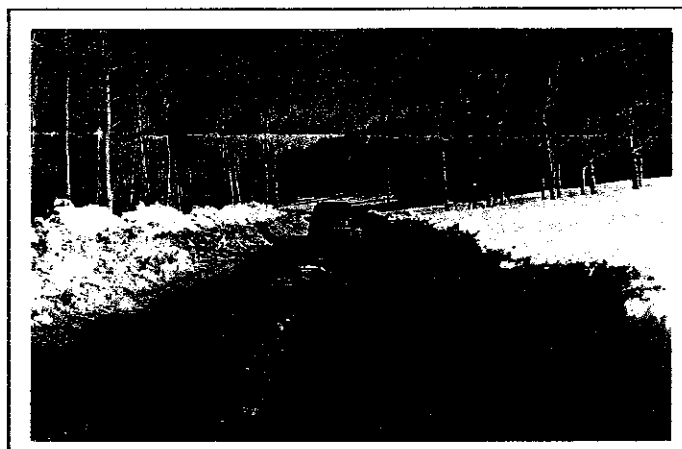
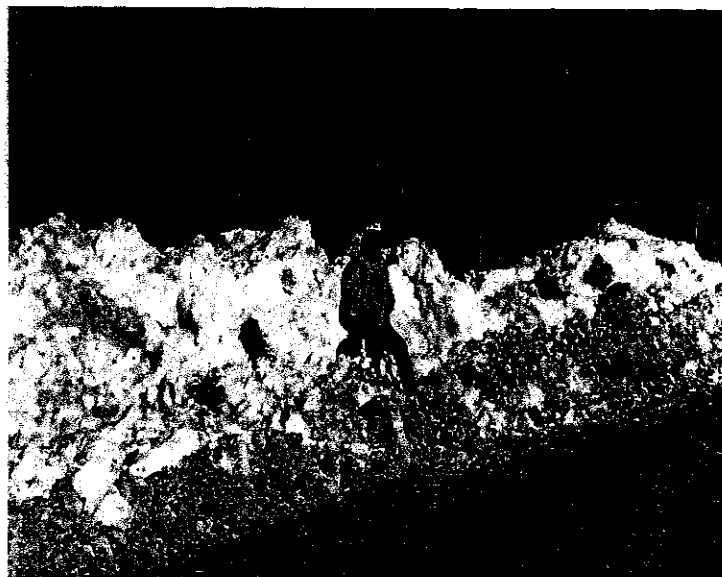
(877) 456-2110 Toll Free  
(719) 942-5200 Cotopaxi  
(719) 275-7120 Canon City  
4 (719) 371-3145 Mobile

**MARK TROTТА**  
Associate Broker

Found at South T-Bar on 5/22/04 by Butch Thurston (Lot 20). Rattler about 4 ft. long, at 9000 ft. above sea level.



**Winter scenes at South T-Bar**  
Pictures submitted by Virginia and Frank Groome (Lot 110)



South T-Bar Ranch POA  
P. O. Box 1431  
Cañon City, CO 81212

Return postage guaranteed



FIRST CLASS MAIL

77469+1254



## Classified Ads

Your Ad Could Be Here

**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.

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 better? Then place an in the South T-Bar newsletter. Contact: Lucy Thurston, 1045 Golden Hills Road, Colorado Springs, CO 80919. Phone: 719-531-0773. Email her at [lucy@covatech.com](mailto:lucy@covatech.com).

## 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** - Remember to use contractor codes for temporary visitors. Report gate problems. 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.

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

**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: Pat Trotta (719/275-6285). Susan Revack (719/269-9978). June Greenwood or Ginny Merchant (719-275-0464). If you see suspicious activity, call the Fremont County Sheriff's Department at 719-276-5555. These numbers are NOT general complaint phone numbers, and if you bother these people unnecessarily, bad Ranch Karma will befall you!