

# SOUTH T-BAR RANCH Newsletter

www.south-t-bar.com

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

Volume 6, Issue 2

JUNE 2006

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## President's Corner

When I began my term of office a year ago, I sat down and tried to figure out what the POA needed to accomplish in the next year. We had just signed a 3-year contract for road maintenance, so that was under control. Our trash contract seemed to be meeting our needs, so there was nothing to be done there. We were in the middle of a 3-year grazing lease, so that wasn't going to take up a lot of our time. There didn't seem to be many pressing issues for the Board to address. I was looking forward to a calm, peaceful year.

Unfortunately, that idyllic state didn't last long! In no time, I found myself caught up in a whirlwind of several diverse projects. Naturally, I dragged the rest of the Board right into the maelstrom with me. The Board's activities for the past year will be discussed at the Annual Meeting, so I won't go into that here. Let's just say it's been a busy year!

As I look forward to the 2006-2007 year for South T-Bar, I can see that there is a lot of work ahead for the Board. Our grazing lease expires next spring and needs to be renewed. (The grazing lease has to be coordinated with several parties, so renewing it is not as straightforward as one might think.) I expect that a resolution to the issues surrounding the Utility Fund will be found within the next year. Our friends at the State Capitol in Denver are hard at work on more legislation for us to digest. There is a chance that we will be making more improvements to the gate or perhaps to the mailboxes.

In order to publish 4 more high quality issues of the STB POA Newsletter in the next year, we will need lots of articles to be submitted. Who will write those articles? Who will plan the menu for next year's

Annual Meeting? Will we get the POA Handbook on-line? Will we be able to post Board Meeting minutes on our web site? Will we install additional firefighting equipment on the ranch? Or maybe get a grant from the Forest Service for a wildfire mitigation project?

Will we be able to do any of these things? I don't know.

As always, we will have some Board Members whose terms are ending, and those of us who are left cannot do it all. Running the POA requires the efforts of a lot of people who love the ranch. The Board needs YOUR help to make things happen.

If you have not already made plans to attend the Annual Meeting in Cañon City on June 24, please do so now. If you cannot attend, please send in your proxy ASAP. And finally, please consider volunteering to serve a 2-year term on the Board. Let me or any of the Board Members know of your interest and we will see that your name is included on the ballot at the Annual Meeting. Hope to see you there! -- ae

### Gate Codes

March through June -- 4066  
July through September-- 9312  
October through December-- 6853

### New Neighbors on the Ranch

James & Starr Coffee - Parcel 78  
David & Deborah Littlefield - Fremont 160

## **Accomplishments for 2005-2006:**

### **Covenants:**

Reviewed several sets of building plans  
Addressed requests for variances

### **Fire:**

Published map of STB & related properties  
Published map of STB roads  
Published Evacuation Route map  
Removed damaged cistern on Parcel 9  
Erected Fire Ban Sign

### **Legal:**

Arranged for spraying of Noxious Weeds  
Continued work to resolve BLM Easement issue  
Drafted Policies and Procedures required by SB 100:

- 1 Collection Policy
- 2 Conflict of Interest Policy
- 3a Board Meeting Conduct Policy
- 3b Owner Meeting Conduct Policy
- 4 Covenant Enforcement
- 5 Copying Records
- 6 Investment Policy
- 7 Adopting Policies & Procedures

Drafted Additional Policies & Procedures  
Correspondence Policy  
Variance Request Policy  
Building Plan Review Procedure  
Definitions  
Building Plan Review Checklist

### **Miscellaneous:**

Dealt with stray pigs loose on the ranch

### **Newsletter:**

Published 4 top-notch issues of the Newsletter

### **Roads:**

Kept the roads in good shape  
Repaired signs for Cimarron Crossing  
Re-graveled 0.6 miles of road

### **Security:**

Repaired damage to the gate  
Removed the Center Post on the gate  
Changed code in Gate Remotes  
Investigated Power Fail Option for Gate  
Changed gate codes quarterly  
Changed gate operation to timed (v. sensor)  
Extended range on Gate Remotes  
Changed emergency code  
Fixed base on keypad

Documented gate code change procedures  
Documented emergency code change procedures  
Distributed multiple sets of manuals and keys for the actuator and keypad  
Added lock to gate used for cattle

### **Secretarial:**

Kept Records  
Recorded Minutes from Board Meetings  
Recorded Minutes from Annual Meeting  
Maintained Roster  
Drafted By-laws changes  
Updated Board Book  
Processed change of ownership requests

### **Trash/Mail:**

Monitored trash pickup  
Petitioned the Post Office to move the mailboxes to the easement  
Repaired gate on dumpster enclosure  
Stained dumpster enclosure  
Agreement with Bar-J to use our dumpsters  
Changed sign on dumpsters to include Bar-J

### **Treasurer:**

Kept the books  
Prepared 2006 annual budget  
Invoiced and collected dues, sent out late notices, filed and released liens  
Solicited updated contact information  
Paid bills  
Collected receivables, including

- Newsletter Ads,
- grazing lease,
- Bar-J for dumpster use, etc.

Had books reviewed by CPA  
Renewed registration with the State

### **Utilities:**

Began research on broadband internet access

### **Web Site:**

Renewed domain registration  
Implemented security on Forums  
Implemented backup Forum Administrator

### **Annual Meeting:**

Planned & hosted 2006 Annual Meeting  
Mailed out Meeting Notice Packets  
Prepared Meeting Packets for Registration Table  
Staffed Registration & Gate Remote Change tables  
Selected menu & arranged for catering  
Equipment rental, including tents, tables, chairs, PA system, coffee pot, and generator

## Weather Words from Anelladee Spencer

Anelladee is not available to write the Weather Words for this issue, so I'll give it a shot...

In a word, it's been DRY! Usually we get a lot of "wet" snow in March and April and that provides some much-needed moisture for our vegetation and wildlife. Unfortunately, we have received very little precipitation so far this year. Other areas in the state are reporting a near-normal level of snow pack and appear to be pulling out of the drought that has plagued the area for the past several years. However, the levels of rain and snow in Fremont County have been nowhere near normal.

The Tallahassee Rural Fire Protection Association (TRFPA) is very concerned about how dry things are. Even though some of our grasses are greening up, the moisture content of other "fuels" (e.g. trees and shrubs) is very very low, which means that they will burn very easily.

A Stage One Fire Ban is currently in effect. The Stage One restrictions prohibit all open fires, open burning, and smoking; and open fires using rock ring burn pits. A Stage One fire ban allows open fires only at developed recreation sites or improved sites; charcoal, propane, or other contained fuel grills; smoking within enclosed vehicles or buildings, at a recreation site, or within a designated smoking area with an approved container for discarding of cigarette butts. Internal combustion engines may be used if they are equipped with an approved spark arrestor. Outdoor welding and grinding may be done if it is a proper distance from combustible materials and there is proper fire protection and suppression equipment available.

Most fires in our area are started by lightning strikes. It is imperative that these be reported promptly so that they can be extinguished before they spread. Please keep an eye out for any suspicious smoke after a lightning strike and report it immediately to the TRFPA at 719-275-3058. All it takes is for one of these small blazes to get out-of-control, and our summer could be a lot hotter than any of us would want!

----- AnnEulert

## STB Current Weather Conditions

<http://pages.prodigy.net/d2g2/cabinweather.htm>

## Top 10 Reasons to Slow Down on the Ranch Roads

**10. Tight Curves and Steep Hills** – Who knows what is coming at you from the other direction when you are rounding some of those tight curves on the ranch roads? And there's no way you can see what's on the other side of that steep hill. Slow down so you can stay on your side of the road in case there is oncoming traffic.

**9. Steep Drop Offs** – True, you get spectacular views from some of the ranch roads, but those views are accompanied by equally spectacular drop offs. Why take a chance on going over the edge?

**8. Loose Gravel** – To maintain the integrity of our roads, sections must occasionally be re-graveled. Until the fresh gravel is integrated into the road surface, it is loose and can cause some exciting skids if you are going too fast.

**7. Blind Driveways** – There are several spots on the ranch roads where driveways connect at points that you just can't see from the road. Slow down in case there is traffic coming out of one of those driveways.

**6. Wash Boarding** – No matter how carefully our roads are maintained, some wash boarding will occur. When you are going too fast on a section of road that has wash boarding, the amount of control you have over your vehicle is dramatically reduced. Slow down or you'll bounce right off the road!

**5. Road Grader** – So, here you are going along 'way too fast and, behold, suddenly there's a road grader in your path coming at you down the "wrong" side of the road. You never know where the road maintenance equipment is going to be out there, so slow down and drive defensively.

**4. Bad Example** – Let's face it: there are occasionally rookie drivers on ranch roads and other drivers who are not experienced at driving on gravel roads. If they see you speeding along, they will think that this is a safe speed for these roads and try to follow your example.

**3. Dust in Your Neighbor's Face** – When the ranch roads get dried out, any vehicle will kick up dust, but fast-moving vehicles kick up more. Please go especially slowly past any point where there is a house or campsite near the road.

**2. Cows and Critters** – Calves and wildlife may get spooked as you drive by and run right out in front of you. With all the critters around the ranch, a little sedate driving will go a long way towards keeping your fenders intact.

**1. Speed Bumps** – For heaven's sake, SLOW DOWN so Ann will stop talking about installing them!

## **Ask The Board**

**Dear Board,** Summer is just a few weeks away. What are your suggestion for safe hiking at STB?

Happy Hiker

**Dear Happy Hiker,**

Here are a few ideas that might come in handy when hiking around your property or STB. I like to wear high top hiking boots for the support of the ankle area on uneven ground and in case of snakebites. Although shorts would be cooler, I stay with long pants for the same reason.

As I get older, I have found that a ski pole without the basket is really great for a variety of things, for example, going up or downhill, particularly around rocky areas, fending off wildlife, etc. Wide brim hats for the sun/rain. Sunscreen with a high SPF, as you can really burn quickly at 9,000'. Three large garbage bags: one to use as a quick rain poncho, one to sit on and the third to pick up trash along the way.

Depending on how long you plan to be out hiking remember the standard supplies: water, snacks, first aid kit, map, compass, knife, binoculars and camera, whistle, toilet paper, and a short candle with a lighter. The best thing for evening hikes that end late is a headlamp.

-----Mark Sobczak

## **Critter Corner**

### **Don't feed Deer or Elk!**

Studies show that deer and elk normally lose up to 15 percent of their body weight during winter and can easily withstand temperatures to 30 below. Feeding animals can cause them to bunch up and is a contributing factor to the spread of disease. Just like humans, deer and elk contract viruses and infections that cause a wide range of problems. These include respiratory, eye or nasal infections, blindness and other maladies. When in close quarters, ticks carrying disease can also spread rapidly.

It is illegal to feed wildlife. If you are concerned about people feeding wildlife in your neighborhood, contact the local DOW office.

-----Mark Sobczak

## **Wildlife Corner**

### **What is a Wood rat? (Packrat)**

A wood rat is not a rat, but a beautiful and interesting animal that is just misunderstood!

Wood rats are most common in the Colorado Plateau where the rough broken terrain of canyon and mesa walls provide ideal habitat.

Wood rats run about 16" long, are gray in color, and in our area, have white bellies. They are often called packrats because of their habit of picking up ANY curious object they find and putting it in their nest. A typical wood rat's nest might have bits of rock, wood, cow chips, bones, hardware, jewelry, paperbacks and charcoal briquettes.

I once watched a wood rat get into a bag of charcoal and take two pieces of charcoal 30 yards away to it's nest – I guess it was saving them for cold weather or maybe for a BBQ with the neighbors.

Many generations of wood rat may use a choice den site, with each generation adding to the house every year. The ones I have seen had a bushel full of grasses in a nest about 2' across

----- Mark Sobczak

### **Prairie Dog Problem**

On a property in our general neighborhood, but not adjacent to the ranch, some prairie dogs have been found dead for no apparent cause. The Department of Wildlife has been called to look into this, but no further information is available at this time. There is a possibility that the prairie dogs may have a disease that can be transmitted to other animals, so it would be prudent to make sure any pets you have are not allowed to come into contact with any prairie dogs.

### **Interesting facts & figures –**

It takes about 15 acres to feed one cow.

The average cost of a calf today is about \$250. The value of a cow roaming the land is around \$700 or \$1,400 if the cow is bred.

## New Legal Requirement

In June of 2005, the State of Colorado passed a new law that regulates how Property Owners Associations (POAs) and Home Owners Associations (HOAs) must operate. This new law requires that POAs and HOAs adopt several formal written policies and procedures. These policies and procedures must cover things like (1) how meetings are to be conducted, (2) how policies and procedures are adopted and amended, (3) how conflicts of interest involving Board members must be handled, (4) what POA and HOA documents must be available to be reviewed by owners, (5) how covenants are enforced, (6) how assessments and dues are collected, and (7) how reserve funds are invested. The new law has many other requirements, but these are the highest priority for the Board right now.

Your Board is working diligently to get these policies and procedures finalized and adopted. As new policies and procedures are approved by the Board, copies will be sent to all owners, so be watching your mailbox for this. And remember, if you think the policies and procedures are fun to read, just imagine how much fun they are to write!

### Gate Codes

**March through June -- 4066**  
**July through September-- 9312**  
**October through December -- 6853**

## The End of an Era

Our sympathy goes out to the family of Buster "Bus" Taylor on his recent death. Bus was the father of Buddy Taylor, who holds our Grazing Lease. Bus was a neat and interesting fellow and those of us who had a chance to meet him were truly blessed by that opportunity. He had a wealth of knowledge about this area that made conversations with him a real treasure. Although he was not a frequent visitor to the ranch, we will still miss him, all the same.

-- Ann Eulert

## Mailbox Location

There is an area near the entrance to the ranch that has been set aside for the trash enclosure and for mailboxes for STB owners. The trash enclosure is there. So why are the mailboxes half a mile away? When there were only a few residents on the ranch, it didn't make sense for the Post Office to extend its route, but now that there are more full-time residents on the ranch, extending the route would seem to make sense.

The POA Board recently approached the Post Office to inquire about extending the mail delivery route by 1/2 mile so that STB residents could get their mail at the easement near the gate. The Board was told that the Post Office would not extend a route to accommodate a change to an existing delivery, so anyone who currently has a mailbox cannot make that request. The Board is hoping to find half a dozen people who have an address on STB and would like to receive mail on the ranch but have not put up a mailbox yet. If this describes you and you would be willing to sign a petition to request extending the route, please contact Ann Eulert at 719-275-1765 or aheulert@yahoo.com to arrange a time when you can add your name to the petition.

## Ranch Roundup

**Hangtags** - Remember the hangtags 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 Virginia Groome 719/275-1515, or to our gatekeeper, Tony Revack 719/269-9978. Make sure the gate is closed after 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:

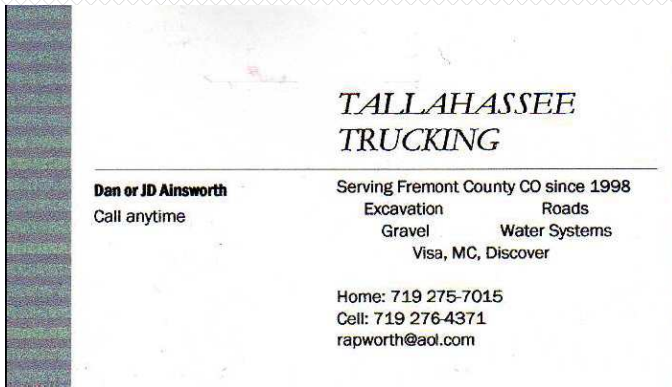
- Virginia Groome - 719/275-1515,
- Ann Eulert – 719-275-1765,
- Anelladee Spencer - 719/275-1508, or
- Susan Revack - 719/269-9978.

**These numbers are NOT general complaint phone numbers.** If you see suspicious activity, call the Fremont County Sheriff's Department at 719/276-5555. To report a fire, call the Tallahassee VFD at 719/275-3058.

## 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 too big or too small



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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 also have 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



**AZCO PIT** (719) 372-6872

Driveway gravel - \$2.00 per linear foot

Gravel a 12' x 100' drive for \$200.00 (material only)

**Free delivery to South T-Bar Property Owners**

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**Mark Trotta – Associate Broker**

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**Mark@westernlandproperties.**

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**Call to tour our Model**

**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! No charge to property owners!

Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

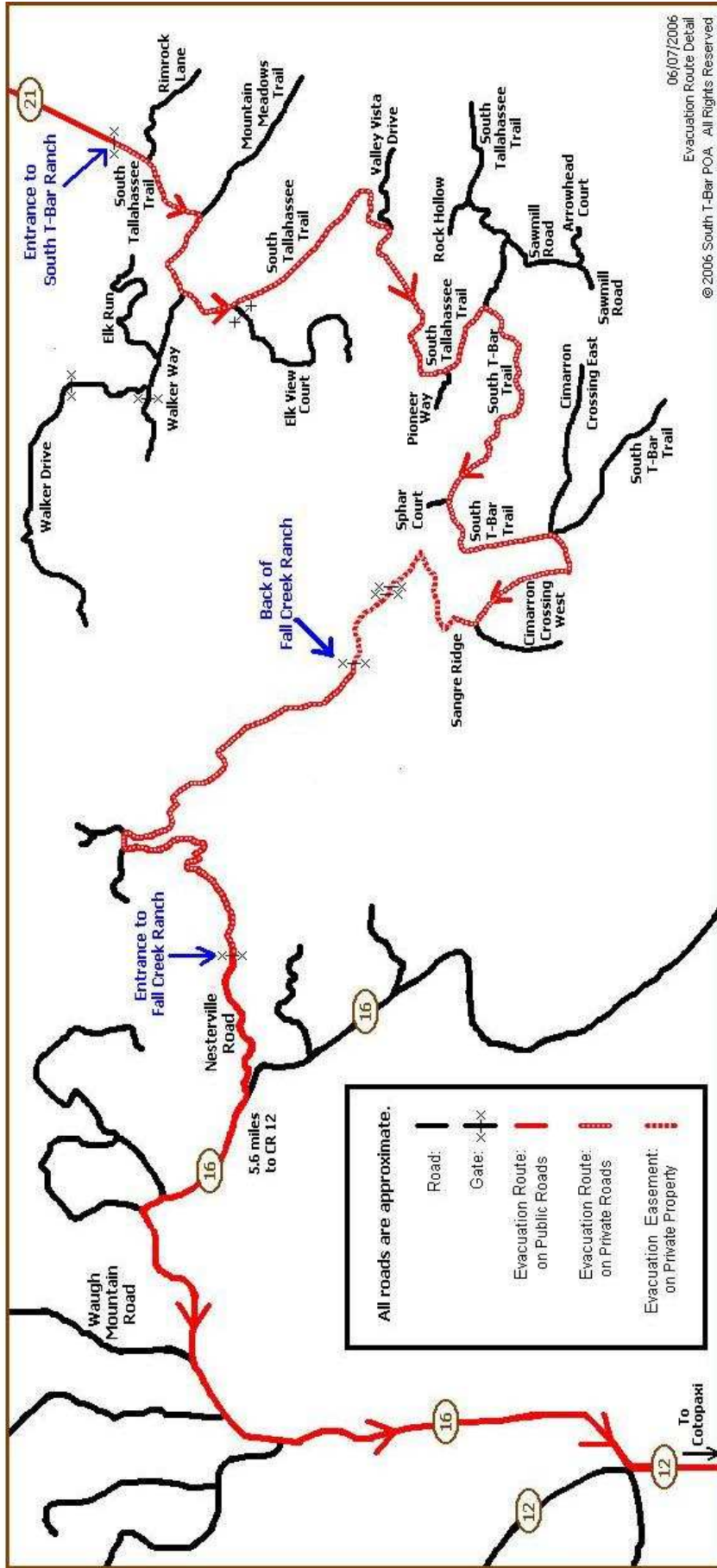
**Contact:** Jan Cressman, 1840 Rue De Trust, Erie, Colorado, 80516. (303)-828-3360; [cres1840@msn.com](mailto:cres1840@msn.com)

# Evacuation Route is for EMERGENCY USE ONLY!!!

The Evacuation Route crosses private land and passes through several locked gates. In the event of an emergency where CR 21 is unavailable, the Security Committee will open the gates. This route is not to be used as a "shortcut", nor is it an invitation to go "exploring". The purpose of this map is simply to provide assurances that, in an emergency, there is an alternate means of egress from the ranch.

## SOUTH T-BAR RANCH

### Evacuation Route Detail



#### Approximate Distances:

- South T-Bar Entrance to the end of Sangre Ridge - 8.3 miles (private roads)
- End of Sangre Ridge to back of Fall Creek Ranch - 1.6 miles (easements across private land)
- Back of Fall Creek Ranch to Entrance to Fall Creek Ranch - 3.0 miles (private roads)
- Entrance to Fall Creek Ranch to CR 16 (Nesterville Road) - 1.4 miles
- CR16 to CR12 - 5.6 miles
- CR 12 to Cotopaxi - 10 miles

## **Evacuation Route**

Have you ever wondered whether you would be able to get off the ranch if there was a fire or some other natural disaster where County Road 21 was blocked? There are legal easements across several private properties that provide an evacuation route that can be used in emergencies. A map showing this evacuation route is included in this newsletter. An area map showing how this route leads to Cotopaxi will be available soon on the STB web site (<http://www.south-t-bar.com>) under the Documents section.

The purpose of these maps is to let you know that there is a way off the ranch in an emergency, and no action is required on your part other than to be aware that this route exists and that your Board is prepared to assist in an evacuation, if necessary.

The Evacuation Route is not to be used for taking a “joy ride”. It crosses private property and you would soon run into a series of locked gates. It is for emergency use only. In the event of an emergency, the Security Committee will open the gates.

The Evacuation Route is part of South T-Bar’s ongoing commitment to being prepared for emergencies. This route, in addition to the firefighting equipment that is already installed on the ranch, is an important piece of our cooperation with our local firefighting agencies.

Just one more thing... The Evacuation Route and its associated easements go both ways. Some day, the private roads on South T-Bar could be used to help our “back door” neighbors if there was a problem that blocked route they would normally take to get out of the area.

SOUTH T-BAR RANCH POA  
P. O. BOX 1431  
CAÑON CITY, CO 81212

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