

SOUTH T-BAR RANCH Newsletter

www.southtbar.com

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

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PRESIDENT'S CORNER

I hope that all POA members are planning to attend the 2009 Annual Meeting 8:30 a.m., Saturday, June 27th at the Quality Inn in Cañon City. This will not be a lighthearted and fun meeting like we used to have, but it will be a very important meeting for any member who cares about the future of South T-Bar Ranch and the POA.

As I reported to you in the last newsletter, the POA faces challenging financial times because of the commitments we made to organize the LLC and to prepare the POA mineral rights for sale or lease. The budget task force has come up with a very viable and sensible plan for getting the POA through this situation. They have defined a path that is doable, even under a "worst case scenario". The budget task force will cover their analysis, conclusions, and recommendations, and the POA membership will be asked to vote on the recommended path.

Also, you probably have seen the flurry of e-mails claiming that the changes made to the POA's Articles of Incorporation back in 2007 are flawed and were not adopted properly. The Board at that time relied on the advice of the law firm of Dufford & Brown to specify the changes that needed to be made (to enable the POA to deal with the mineral rights issues) and to define the procedure for adopting them. However, the current Board has decided that it would be prudent to have the POA membership ratify those changes. This will be addressed at the Annual Meeting on June 27th.

Need more reasons to attend this meeting? How about an update on the situation with the Bureau of Land Management (BLM)? The BLM has threatened either to deny access to some parcels, or to include a very unfavorable "no guarantee of

access" blemish on the titles for those parcels. We have some good news and some bad news to report on that important topic.

Hopefully you agree that there are ample reasons for you to attend this year's Annual Meeting. However, I realize some POA members cannot attend, in which case it is very important that you have your preferences on these important issues, and others, expressed by someone who can attend and vote for you. You can issue your proxy to anyone (not just another POA member) who can be at the annual meeting. The proxy form is in the 2009 Annual Meeting notice packet you may have already received or will be receiving shortly.

Jim Greenwood
President, South T-Bar POA Board of Directors



Annual Meeting
Canon City Quality Inn
3075 E. Highway 50
8:30 a.m. June 27!!

GATE CODES

Current code through June 30, 2009 – 4605
Code July 1, 2009 through June 30, 2010--3782

Details 2009 Annual Meeting

The South T-Bar Ranch POA's 2009 Annual Meeting will be at 8:30 a.m. for sign-in and Call to Order at 9 a.m., Saturday, June 27 at the Cañon City Quality Inn 3075 E. Highway 50 at Dozier (just west of Wal-Mart). This is your once-a-year chance to discuss with current board members the issues facing the Ranch and to help select the members for the new board.

Meeting announcement packets should be coming out shortly. Please get your RSVP in as soon as possible so we'll have an accurate head-count for the room set-up and for coffee and pastries. Also, please give serious thought to running for a position on the POA's board. We need dedicated hard-working people who love the ranch and are willing to work as part of a team to accomplish the business of the ranch. If this describes you or someone you know, please nominate that person for a position on the Board.

If you do not receive the 2009 Annual Meeting notice by June 10, please download a copy from the POA's web site (at www.southtbar.com, in the **Documents** section under **Owner Meeting Documents**) or contact secretary@southtbar.com to have another copy sent to you. Hope to see you June 27!

Trash

Our plan for reducing the number of dumpsters we use, and therefore saving some money, continues to be a success. There are currently three dumpsters unlocked and available for use. A fourth will be unlocked the end of June for the third quarter of the year. Just a couple of reminders that help TREMENDOUSLY to keep the amount of trash to a minimum:

PLEASE...

1. Flatten or smash all empty cardboard boxes.
2. Recycle as much as you can.
3. DO NOT place any left over construction, remodeling, or repair materials in the dumpsters.

One of our five dumpsters has been removed by Lone Wolf for repair, and will be returned if we need it this summer. We also had to make some necessary repairs to the hardware of the trash enclosure gate. Although it was suspected that the damage might have been done by the wind, the POA member who made those repairs reported that the damage appeared to have been done deliberately.

Anelladee Spencer
Infrastructure Committee

Gate Security Reminder

As stated in the December newsletter, the gate code policy was changed in response to a security incident. The owner code will now be valid for one year starting July 1 and can be used for incidental visitors to the Ranch, e.g. guests, repairmen, etc. However, if you have a longer term project, such as building a structure which requires different delivery personnel, contractors, etc, you need to request a temporary gate code which will be valid for the duration of your project. If you need a temporary code, please contact Curtis Eulert at 719-275-1765, or email him at curtis@eulertdomain.net. Others who need ongoing access to the Ranch, such as Buddy Taylor, emergency agencies, etc. have been assigned their own gate code. All gate codes except the temporary codes above are changed on July 1 and are valid for one year. Individual codes are subject to being changed if that code is compromised.

Curtis Eulert



South T Bar Gate - Thanks Ralph!!

One of the gates at the entrance to South T-Bar was severely damaged in February to the extent that only the elk emblem in the middle of the gate was salvageable. The support post was also dislodged from its foundation. It appears that the gate started to close on a vehicle towing a trailer which caught the gate as it was leaving the ranch. Thanks to **Ralph Spencer** for arranging to have the gate rebuilt, picking up the materials, repairing the support post, and re-hanging the gate.

Curtis Eulert

WEATHER WORDS

Happy spring! Thanks to some nice, wet snow in early April, things are looking really green at the Ranch. And currently, no fire ban! Of course, that will undoubtedly change as we get into the summer months. The aspens have leafed out and some wildflowers are beginning to push through the ground. The temperatures remain seasonal for our altitude here – warm days (when the sun is shining) and cool nights. We've had some strong winds this spring and that can make the air cooler.

.As I write this today, we are getting a really good, steady rain which is always good for our area. I hope we see more of it this month and into June.

This is my favorite time of year! When you come to visit your property, bring a jacket, maybe some rain gear, and your camera. Many of the residents have reported seeing lots of wildlife.

Anelladee Spencer

Gate Codes

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T-33 JET TRAINER CRASH

In 1974, a T33 jet trainer crashed either on the South T Bar Ranch or in close proximity to the Ranch. Two airmen were killed in the crash; one was an eighteen year old cadet from the Air Force Academy. The family of that cadet has contacted the Fremont County Coroner's office in an effort to locate the crash site. They would like to place a marker at the crash site if it can be located.

However, the problem is a lack of information regarding the location of the crash site. The information currently available is very sketchy. The site has been reported to be near a prominent rock formation at about 8600 feet elevation on a south slope approximately one mile northwest of the old Russell Ranch house. The Russell Ranch house was located on what is now the Top Rail Ranch. One old time resident in the area recalls the crash site having been west of Gary Hawley's property and south of Top Rail Ranch.

The crash is reported to be scattered over a 500 yard area and should still have a considerable amount of debris at the crash site. If you happen to be out and about and notice metal concentrated in an outlying area, please contact me, Ted Groome or the Fremont County Coroner. Ted and I have been searching the local area and have found no evidence of any crash. The family of the young airman is anxious to obtain information and they would be grateful for any and all help in locating the crash site.

Gary Lack

The Code of the West

It is important for you to know that life in the country is different from life in the city. Because of the difference in the mill levy and wide area we cover, county governments are not able to provide the same level of service that city governments provide. To that end, we are providing you with the following information to help you make an educated and informed decision to purchase rural land.

- Emergency response times (sheriff, fire suppression, medical care, etc.) cannot necessarily be guaranteed. Under some extreme conditions, you may find that emergency response is extremely slow and expensive.
- Extreme weather conditions can destroy roads. It is wise to see that your road was properly engineered and constructed. Fremont County has specifications for building roads they will accept for maintenance.
- In extreme weather, even county roads can become impassable. You may need a four wheel drive vehicle with chains for all four wheels to travel during those episodes.
- Natural disasters, especially floods, can destroy roads. Fremont County will repair and maintain county roads; however, subdivision roads are the responsibility of the landowners who use those roads. A dry creek bed can become a raging torrent and wash out roads, bridges and culverts. Residents served by private roads and/or bridges have been hit with large bills for repair and/or reconstruction after floods.
- Power outages can occur in outlying areas with more frequency than in more developed areas. A loss of electric power can also interrupt your supply of water from a well. It is important to be able to survive for up to a week in severe cold with no utilities if you live in the country.
- The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also involve your home in a forest fire. "Defensible perimeters" are helpful in protecting buildings from fire and inversely can protect the forest from igniting if your house catches fire. If you start a forest fire, you are responsible for paying for the cost of extinguishing that fire. For further information, you can contact the [Fremont County Emergency Services Department](#).
- Nature can provide you with some wonderful neighbors. Most, such as deer and eagles, are positive additions to the environment. However, there are some others that you need to be concerned about. Coyotes, bobcats, mountain lions, rattle snakes, prairie dogs, bears, mosquitoes and other animals can be dangerous and you need to know how to deal with them. The [Colorado Department of Wildlife](#) and the [Fremont County Health Department](#) are two good resources for information.
- Agriculture is an important business in Fremont County. If you choose to live among the farms and ranches of our rural country-side, do not expect county government to protect you from normal day-to-day operation of your agri-business neighbors.
- Animals can cause objectionable odors. What else can we say?
- Colorado has an open range law. This means if you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out. It is not the responsibility of the rancher to keep his livestock off your property.
- Owning rural land means knowing how to care for it. Before buying land, you should know if it has noxious weeds that may be expensive to control and you may be required to control. Some plants are poisonous to horses and other livestock. There is a limit to the amount of grazing the land can handle. The [Fremont County Extension Service](#) can help you with these issues.

The Board of County Commissioners

The above article is an excerpt of information provided on Fremont County's web site. See <http://www.fremontco.com/commissioners/codeofthewest.shtml> for the full article.

FIRE REPORT

Spring has sprung, the trees are leafing out with beautiful green foliage, and summer is just around the corner. It's time to be aware and prepare for the advent of the fire season.

Tallahassee Rural Fire Protection Association is continuing to update the fire equipment and is ready to respond at a moments notice. The fire fighters are continuing with ongoing trainings to keep their skills sharp and have achieved additional certifications during the past year. We have five firefighters that live on the ranch with access to three fire trucks. There are three 1700 gallon water cisterns located on the ranch that are kept full at all times. All fire equipment is maintained year-round.

We expect a very active fire season this summer and it is important to maintain fire prevention readiness. We have responded to six fires since the first of January although none were on the ranch. It is that time of year when we are starting to experience frequent thunder and lightening storms and, of course, they are a source for sparking fires in all areas of our fire district.

I would like to remind everyone that the fire department is supported by the donations of land and property owners. Without your donations, TRFPA would not be able to maintain the high quality of service that we experience currently. The fire department would like to see 100% participation in the donation program from every land and property owner in the district. Please be supportive as it is expensive to maintain our trucks and equipment and plan for new acquisitions—all vital elements for year-round fire protection. If you have a structure on your property, the donation requested is one hundred dollars a year; for vacant land, it is fifty dollars a year. Please show your support of this vital organization by sending in your donation. If you have internet access, check out the fire department's web site at www.tallahasseevfd.com.

I'm looking forward to seeing you all at the annual meeting this year. I believe it will be a positive and productive meeting.

Gary Lack

ASK THE BOARD

Question: I have been receiving some "spam" e-mails from POA members that I am not interested in. I don't feel comfortable contacting the senders and asking them to take me off their list. How should I handle this?

Answer: Most e-mail service providers allow you to block e-mails from specified e-mail addresses. The procedures to do this vary with each provider, but it is extremely effective if you know what e-mail addresses you want to block.

Another option for you to consider is to use a new "Privacy" setting that is being added to the POA's roster. This Privacy setting will let you choose to opt-out of some of the Board's mailing and to make your Privacy preference known to other POA members. You can choose from 3 values for your Privacy setting:

- **Official POA Correspondence Only** – Choose this option if you do not wish to receive global e-mails from POA members or the Board's responses to them. Please note that the Board is required by law to send its members some items, such as notices of owner meetings or mail-in ballots. With this setting, you will also continue to receive the POA's quarterly newsletter.
- **Board Correspondence Only** – Choose this option if you wish to receive all Board correspondence, including Board responses to questions or global e-mails from POA members, but do not wish to receive global e-mails from POA members.
- **All Correspondence** – Choose this option if all correspondence is welcome, including all Board correspondence and global e-mails from POA members.

If no Privacy Preference is chosen, the POA's Roster will show that all correspondence is welcome. The POA has no control over what its individual members do, but it is hoped that all POA members will respect your preferences. Please note that the Privacy setting does not apply to personal e-mails between POA members – only to global e-mails that are sent to large groups of POA members.

The RSVP form for this year's Annual Meeting gives you an opportunity to choose the initial value for your Privacy setting, so please send in a RSVP, whether you will be able to attend the Annual Meeting or not.

2008-2009 STB POA BOARD

Officers:

President - Jim Greenwood

- president@southtbar.com

Vice President – René Suarez

- renestb@aol.com

Secretary - Ann Eulert

- secretary@southtbar.com

Treasurer - Betty Sue Cornella

- treasurer@southtbar.com

Directors:

Dean Cornella

- deanc@cornellabrothers.com

Joe Price

- joeprice@att.com

Anelladee Spencer

- dee82263@netzero.com

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: Marcee Perelman,
stbnewsletter@yahoo.com, or 303-979-6868

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GATE CODE

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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 Curtis Eulert 719-275-1765.

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.

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

TALLAHASSEE TRUCKING

Dan or JD Ainsworth
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GET 'ER DONE CONSTRUCTION

TONY REVACK

General Contractor
1631 South T-Bar Trail
Canon City, CO 81212
719-269-9978

AspenWindsRanch@mesanetworks.net
Numerous References Available



AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot
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