

# SOUTH T-BAR RANCH Newsletter

[www.south-t-bar.com](http://www.south-t-bar.com)

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

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## President's Corner

### Message from the President

Your Board members have been hard at work the past several months, and I'd like to recap some of the projects we're currently working on.

Roads: The Road Committee works continuously with Dan Ainsworth (our road maintenance and snow removal contractor) to monitor the condition of our roads. This includes snow removal, general maintenance, and road improvements when needed. Several areas of roads are getting new gravel at this time.

Financial: Your POA Board Treasurer has been working on collecting annual dues from all POA members, as well as paying all of our bills, creating financial statements, budget reviews, and projected budgets for the coming year(s). We're in the process of putting together a formal "property assessment statement" form, for responding to real estate agents and title company reps when a STB property goes through a sale.

Fire Prevention: The Fire Prevention Committee is working on a final location for the last large cistern, which will be installed this spring. Once fire season is here again, we will have a sign at the front gate to let everyone know when a fire ban is in effect.

Covenant Review Committee: The Covenant Review Committee published our interpretation of Covenant Article X in our last newsletter. This interpretation was based on the survey we took at last year's annual meeting.

Grazing Lease: Our grazing lease was finalized, signed, and copies sent to all appropriate parties. It

is in effect until 2007, at which time it will need to be reviewed and renegotiated.

Easements and Right of Way Agreements: Our Easements Committee is working hard to obtain signed documents from the final six property owners who need to authorize the Board to enter into an agreement with the BLM to allow them access across our roads.

Secretarial: Your POA Board Secretary continues the endless job of keeping track of all signed POA documents, writing up and distributing minutes from all meetings, and putting together the quarterly newsletter.

Web Site: The Board has been working with our web-master, Andrew Lane, to get our website up and running in a more useable format. Check it out at [south-t-bar.com](http://south-t-bar.com), and give us your comments!

Security: The Security Committee works with Tony Revack (our gate keeper) to keep our front gate secure. In addition, we are working on a ranch-wide plan for emergency evacuation procedures.

Trash and Mail Boxes: The Trash Committee is working on an agreement with Bar J owners to allow them access to our trash containers, for an annual fee. We are also looking into the requirements for the installation of a mailbox site near our front gate.

Utilities: The Utilities Committee is researching current technology to determine what high-speed internet options we might now have at the ranch.

We've got a great group of people working for the preservation of our ranch. Every year half of the Board positions are up for election, so please consider volunteering your time and expertise to help this dedicated group!

## Annual Meeting

The South T-Bar Ranch annual meeting for the entire Property Owners Association will be held this year on Saturday, June 25<sup>th</sup>.

As we've done in the past, we will invite all POA members, as well as all property owners adjacent to STB who pay a fee to the POA for use of our roads to access their property. There are a lot of new owners in that group, and we're hoping they can all join us for our meeting.

The location for the meeting is likely going to be Centennial Park in Canon City, as it has been for the past several years. That location seems to work well for everyone. However, the first several years the POA was in existence, we held the meeting on a parcel within the ranch. We stopped doing that when the drought set in, since we wouldn't have been able to cook a bar-b-que lunch for the membership or offer any off-road parking due to extreme fire danger. Depending on how wet our spring is this year, it may be possible to hold the meeting on the ranch once again. There are definitely pros and cons to either location. If any property owner is interested in hosting the meeting on their parcel, please contact the Board President by March 31<sup>st</sup> to discuss the possibilities.

The Board will begin the annual meeting planning process in March, and we'd love volunteers from the general membership. Please contact any Board member if you're interested in helping out.

In addition, the Board is interested in what you'd like to have on our agenda for the meeting. Any ideas for speakers, presentations, etc. that you think would be of interest to the group would be greatly appreciated. Send an email with your ideas to Candi Knopp at [cjk716@comcast.net](mailto:cjk716@comcast.net) or call 303/989-9345. Thanks!

### Gate Codes

**January through March – 1045**

**April through June – 1225**

**July through September - 0709**

## Statement of Assessments

With the sale of parcels in South T-Bar, we are receiving numerous requests from the realtors and/or sellers requesting the Board to provide necessary documents for the closing.

These include the parcel's status of annual dues paid, any association violations pending, recent Annual Meeting minutes, Board of Director meeting minutes, Financial Statement of the POA, Covenants and Bylaws.

The Board has discussed the issue of a fee for these services at previous meetings and unanimously agreed and voted to assess the following:

Documents requiring a turnaround of 3-days will be charged to the requestor: \$50.00

Less than a 3-day turnaround will be assessed a \$75.00 fee.

This action become effective March 5, 2005, our most recent Board meeting.

## Annual Dues

The annual South T-Bar dues of \$395.00 are due in January of each year. These funds support the road maintenance and the trash service at the ranch. They are also important to the operations of the POA. Several owners have not paid their dues as of this newsletter. If you have not received an invoice, please email our treasurer at [bettscorn7@msn.com](mailto:bettscorn7@msn.com) and a copy will be sent to you. Remember it is important for you to let the Board Secretary know if you have a change of email or mailing address, so we may get information to you in a timely manner.

The Board has implemented a late fee for owners who have not paid their dues by March 31, 2005. This late fee will be \$40.00. A lien will be placed on any property that remains delinquent as of June 30<sup>th</sup>, 2005 and all costs related to the lien and the collection of dues will be the responsibility of the landowner.

## **Be Bear Aware!**

If we are to live with wildlife, we need to do our part:

- 1) Do not leave pet food outside.
- 2) Clean any outside BBQ grill after each use to remove food odors.
- 3) Do not feed bears or try to approach them.
- 4) Keep all fruits, vegetables and smelly trash in the back of your truck when camping.
- 5) If a bear is seen, walk the opposite direction the bear is headed.
- 6) At a medium distance, walk away calmly and deliberately as you whistle or kick branches and rocks so that the bear can hear where you are and not be surprised that you are out in the woods too.



Mountain cat paw print in the snow. The ruler shows about a 5" track.  
Photo taken by Lynn Fish.

## **And Animal Savvy**

Skunks – Forget the stench, it's the rabies you should be worried about (although even that is quite rare). Melt into the background and disappear, particularly if the skunk seems agitated or is making strange noises. We're not sure what normal noises skunk make, but use your intuition.

Mountain Lion – DON'T run as that will trigger the cat's instinct to run after you and attack. To avoid becoming kitty chow, yell, scream, make a commotion, and use threatening objects like sticks and stones to get the lion to back off.

Rattlesnake – Back off immediately. Freezing will only threaten the snake. If it strikes, immobilize the limb, but don't try to suck out the poison Rambo style. Instead seek immediate help.

Rabbits - Be vewwey, vewwey careful. This fur ball is likely to attack your jugular, but don't get too close as they DO have sharp teeth and powerful back legs with claws which they use to leap small bushes at a single bound.

**Mark Sobczak**

## **Weather Words from Anelladee**

This winter at the Ranch has been COLD and snowy. We had one Sunday morning that the snow kept us from leaving, but since Dan was out plowing early, it was really just an excuse to go back to a warm bed!! That snow storm got us about 12-14 inches down here in the "valley". We even had a somewhat lengthy power shortage as a result of that one. We're not complaining though. Snow now – no fire restrictions later!

Every season at South T-Bar brings its own special beauty and some scenes have been spectacular. Undisturbed snow sparkling in the sun looks like glittering diamonds so bright that sunglasses are a mandatory piece of equipment. Animal tracks across the white fields remind us that we have more neighbors than just the few of us two-legged creatures that live here year round. Jack Frost does glorious art work on the pine trees. Low lying clouds seen from the top of the hill give a new meaning to the expression "fluffy as cotton".

We've had some warm sunny days when I think the birds are almost convinced spring is on its way. And so it is - but don't forget that last year our worst snow storm was in April!!

**Anelladee Spencer**

## **New Owners at the Ranch**

Hall Gulch 3	Kip & Molly McMillan
Lot 23	Mike & Janice Cressman
Lot 41	Barbara & Roger Renck
Lot 76	Wes & Theresa Kilgore
Lot 82	Elise Moss & Ari Stassart
Lot 103	Robert & Leann Sapp
Lot 104	Steven & Brenda Coon
Fremont 165	Raylynn Oliver & David Robinson

## **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



## **“Dan’s Mountain Road Driving Tips”**

Without good maintenance and proper precautions, driving on gravel roads can be, at the most, quite dangerous and at the least, uncomfortable. I would like to offer some suggestions that will help preserve your roads, your vehicles, and your safety!

Snow and ice are obviously major concerns, but a more common problem with gravel is called "wash boarding", small ridges across the road surface causing it to become very rough. Dry weather is a factor that causes wash boarding; however, driving habits are a more prominent cause of this undesirable condition. Please help us help you by developing the following practices:

1. Keep your speed down - below 30 MPH.
2. Brake lightly and sparingly; use your transmission's lower gears to slow your vehicle on down grades and around curves.
3. Accelerate slowly and steadily; try not to spin your wheels.

***Dan Ainsworth, Road Maintenance Contractor***



## **Cattle are coming back.....**

Remember to keep your speed down on all the ranch roads, as the cattle will be back for the summer starting in April.

It's especially difficult to see cattle at night since many are black or dark brown and have been known to choose the road as their bed for the night.

Homeowners are responsible to the rancher for any and all injuries or the cost of the cow in the event its death is due to a vehicle accident. The average cost of a cow is \$1000.00.

### **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

**Gate Codes**  
**January through March – 1045**  
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## 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.

### 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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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 a free ad right here.

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 [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** –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), Pat Trotta (719/275-6285), or Susan Revack (719/269-9978). 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!