

# 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

Our 2007 Annual Meeting will be held on Saturday, June 30, 2007. Already, your board is hard at work getting ready for this event. So, the board is busy with plans for our big event, but what can YOU do to get ready for the Annual Meeting? Three things:

(1) Please let the Board, know ASAP if there are any issues you want discussed at the Annual Meeting. It's not fair to the other members to bring up topics at the Annual Meeting that they did not know would come up. We will be finalizing the contents of the Meeting Announcement packets in the next month or so, and we need to include as much information in those packets as possible about items that are likely to be discussed and voted on at the meeting. Last year, we did not have a quorum at our May board meeting, and the contents that had been discussed at our April meeting had to be sent out. There is no substitute for advance notice, so please be considerate of your fellow members and let us know what issues you think need to be addressed.

(2) Make plans to attend the Annual Meeting. Although the details have not been finalized yet, the 2007 Annual Meeting will be held at SouthT-Bar Ranch. This is your chance to make your voice heard and to cast your vote for next year's board members. In addition, this is a great opportunity to meet your neighbors and get to know them better.

(3) Consider running for a position on the Board. Unfortunately, taking care of the business of South T-Bar, takes a lot more work than most people realize. Without an adequate number of volunteers to tackle the business of the POA, we will quickly run aground and be unable to get things done. You don't have to be a local resident to serve. We have many board members who "attend" our board

meetings via conference call. Many things can be done by those who are not ranch residents including editing and publishing the newsletter, maintaining the web site, and even planning next year's Annual Meeting!

Hope to see you on June 30!

Ann Eulert

## Weather on the Ranch

Winter has brought extremes to the ranch not seen in the last ten years of drought conditions. It's been a couple of exciting months. We went from the serene peaceful splendor of a beautiful white blanket of snow covering the landscape to wind-driven blizzard conditions. The December storms formed the ranch into a delightful setting with two to three feet of glistening soft white powder. And then everything changed when the howling winds arrived with forty to sixty mph gusts that turned the powder into a blinding storm of whiteout conditions. When the wind subsided, there were four to five foot drifts of snow in many areas of the upper end of the ranch. Some of the flat lower areas also had fair sized drifts that prevented travel.

The storms continued into January with six straight weekends of a wide range of snowstorms. Strong winds repeatedly left residents facing high snowdrifts and a never-ending process of trying to clear the roads. Unfortunately, there were more than a few drivers who had vehicles in drifts or off the road requiring assistance. At times, residents were either snowed in or out depending on where they were. Mother Nature once again decided who was in charge and it must be said, you should not take her for granted.

As most of you know, we still have what are the real winter months of storms yet to come. Due to the cost of clearing roads, it may be necessary with some future storms to focus on clearing just those roads that current residents need to access their homes. When the winds are constantly blowing snow, it becomes virtually impossible to keep up with the clearing process. The priority becomes one of making roads passable for current residents. So, if you do not have a home on the ranch and seldom visit your property, there may be roads that are inaccessible. If you are planning to make a trip to your property, please give me a call. I will check on your road to ensure they are passable.

As said before, the amount of snow received to date far exceeds what most of you have seen in the past, unless you are a real old-timer from this area. This is actually typical Colorado winter weather, but it simply hasn't been seen for many years due to the drought conditions that have existed here for the last ten or so years. Please keep this in mind when conditions get rough and know the POA Board is reviewing current, past and future policies for road maintenance. We will continue to make every effort to have all roads accessible in a timely manner.

In the meantime, enjoy the beauty of the country in winter and look forward to a pleasant and beautiful spring.

**Gary Lack**  
(719) 269-8904



Ann Eulert standing next to ridge of snow at Miracle Mile (South T-Bar Trail between Sphar & Cimarron Crossing).

**Gate Codes**  
**January through March --- 7040**  
**April through June ---2199**  
**July through September --- 5581**

## **2006/2007 STB Board**

### **Officers:**

Pres. Ann Eulert ([ahoulert@yahoo.com](mailto:ahoulert@yahoo.com))  
VP Gary Lack ([GAL4839@aol.com](mailto:GAL4839@aol.com))  
Sec. Lucy Thurston ([lucythurston@netzero.net](mailto:lucythurston@netzero.net))  
Treas. Betty Sue Cornella ([Bettscorn7@msn.com](mailto:Bettscorn7@msn.com))

### **Directors:**

Virginia Groome ([vgroome@msn.com](mailto:vgroome@msn.com))  
Jack Davis ([jrdavis43@comcast.net](mailto:jrdavis43@comcast.net))  
Jan Cressman ([cres1840@msn.com](mailto:cres1840@msn.com))  
Gary Hawley ([rambodoc1103@earthlink.com](mailto:rambodoc1103@earthlink.com))  
Mark Trotta ([trottamountain@aol.com](mailto:trottamountain@aol.com))

### **Committees:**

**Roads** - Mark Trotta, Gary Hawley  
**Trash/Mail** - Virginia Groome, Betty Sue Cornella  
**Security** - Virginia Groome  
**BLM ROW & Easements** – Gary Lack, Mark Trotta  
**Covenant Review** – Gary Hawley, Jack Davis  
**Financial** - Betty Sue Cornella  
**Secretarial** - Lucy Thurston  
**Web Site** – Jack Davis, Curtis Eulert  
**Fire** – Gary Lack, Gary Hawley  
**Newsletter** – Jan Cressman, Lucy Thurston  
**Grazing Lease** – Gary Lack, Bill Wendt  
**Legal** – Gary Lack, Mark Trotta  
**Mineral Rights** – Gary Lack, Mark Trotta, Jack Davis

## **Fire Report**

The winter weather has created a bit of a hardship for the ranch, but it certainly kicked the fire season in the rear end. Consequently, there is no fire activity to report.

A big thank you is extended to Ted Groome. He keeps a watchful eye on the Cabin Creek fire station and the Ranch fire station to ensure the fire equipment is ready to roll when the need arises.

With regret, I must report that we are losing our Fire Chief, Barry Bonner. He has sold his property and is returning to Oklahoma where he has family. Those of us who have worked with him on the Tallahassee Volunteer Fire Department are all reluctant to see him leave. He has done a grand job as our fire chief and he will be greatly missed! However, we wish him and his wife much success and happiness in their new Oklahoma home.

Remember, the fire department is a voluntary organization and is funded by your support. The donation for vacant property is \$50, and property with structures is \$100. There may be no present fire danger, but summer will come before too long and with it the fire season. Funding is an ongoing effort in order to keep our fire stations and equipment operational. We must be prepared when fire season returns. Please be supportive and send in your annual donation. Make checks payable to TRFPA and mail to 662 Wapiti Trail, Canon City, Colorado 81212.

**Gary Lack**

### **New South T-Bar Web Site+**

A new, improved web site has been implemented for Owners in South T-Bar and associated properties. Please make a note of the new URL, <http://www.southtbar.com>. Features available to the general public include:

- An expanded section on "About South T-Bar" that is targeted to potential buyers
- An online events calendar for STB related events as well as events of local organizations of interest to South T-Bar owners
- A separate classified ads section where members can post their own ads of property for sale, or other items.
- A Photo Albums feature where your photos can be posted in an on-line photo album. At present, you must send your pictures to [webmaster@southtbar.com](mailto:webmaster@southtbar.com), to be posted. Coming soon (September 2007) is an improved photo albums feature where members can post their own photos.
- Links to other web sites of interest to area owners

Features available to registered users only:

- A complete listing of the POA leadership
- An expanded documents section that includes the POA Governing Documents, Board Policies and Procedures, Board Meeting Minutes, Owner Meeting Minutes, Financial Documents, and other documents of interest, e.g. Ranch Maps
- An online posting of the member roster
- Forums for discussions

Unfortunately, the content of the old forums and the existing user registrations could not be brought over to the new site, so you will have to register anew on the new site. Registration for the new web site will be done by request only. There are two ways to get registered on the new site: (1) send an email to [webmaster@southtbar.com](mailto:webmaster@southtbar.com) and request a user account or (2) go to the new site, click on one of the restricted areas, and then click on the link to request a new user account.

Please email the web master at the address above if you have any questions or comments.

**+Web Site Update:** At present, there are four e-mail addresses associated with the new web site:

- [president@southtbar.com](mailto:president@southtbar.com)
- [secretary@southtbar.com](mailto:secretary@southtbar.com)
- [treasurer@southtbar.com](mailto:treasurer@southtbar.com)
- [webmaster@southtbar.com](mailto:webmaster@southtbar.com)

In the future, these will be changed to use the shorter "southtbar.com" address, but for now, the longer version must be used. Watch for an announcement in a future newsletter when the new addresses become available.

### **Dumpster Update**

The dumpster area survey has been completed after ten weeks of monitoring.

1. On three occasions, trash was thrown into the enclosure.
2. As best determined, only authorized, owners dumped trash.
3. During trash pick-up, not all dumpsters were emptied.

The Board of Directors decided to remove three containers and keep five larger dumpsters. This will result in an annual savings to the POA of approximately \$3000.00. The five remaining dumpsters should allow adequate capacity for anticipated visitors and new residences for the immediate future.

The trash enclosure will remain locked until further notice. As usual, please limit dumping to household trash only. Please crush and flatten, cardboard boxes, milk cartons, soap cartons, plastic bottles, etc. As these items take up usable space.

Also, a snow shovel has been placed inside the enclosure for the convenience of anyone wishing to shovel after a snow -fall. This must be done to allow access for the trash truck and removal of the containers for dumping.

### **News Flash!**

Recently, there was an incident involving unauthorized dumping of inappropriate items in the South T-Bar dumpsters. Based on tire tracks, it appears that a pick-up truck backed up to the locked dumpster enclosure and someone climbed over the fence (breaking off part of a board in the process) and put inappropriate items into the dumpster enclosure (including a swing set!) Other trash was left in the enclosure, but not placed in the dumpsters. Evidence was found that led to the identification of a suspect. A report of the trespassing and littering has been filed with the Fremont County Sheriff.

**Virginia Groome**

### **Caution! Damaged Tap Box**

Following this article is a picture of the damaged tap box, located near the intersection of South T-Bar Trail and Sphar Court. (The phone pedestal next to it was not damaged).

The guys from Sangre de Cristo Utilities commented that they couldn't believe how much snow had melted since the damage was first reported. The snow you see in this picture is just a fraction of what had been there earlier. However, they will not be able to do the necessary repairs until the ground thaws around the box. In the meantime, please stay well away from the damaged box, as there are dangerous electrical currents going through there.

Be watchful for the utility boxes. Sangre will be installing markers on the boxes that are near places that are subject to heavy drifting.

**Ann Eulert**



**Damaged box near the intersection of South T-Bar Trail & Sphar Court.**

### **Wildlife Corner**

**Dear Wildlife Watcher,**

With the start of spring in just a few weeks what wildlife can I be looking for as it becomes easier to get around out South T-Bar?

**A Fellow Critter Lover**

**Dear Critter Lover,**

As you make your way around STB this spring be cautiously on the lookout for the Black Bear. The largest population of bears live in areas where there is Gambrel's Oak and aspen, near open areas of chokecherry and serviceberry bushes. A bear may have a range of from 10 to 250 square miles.

Although called black bears, they can be honey colored, blond, brown, cinnamon or black. They many have a tan muzzle or white spot on the chest. There are NO grizzly bears living in Colorado. Adult males (Boars) weigh from 275 with bigger ones around 450 pounds. Females (Sows) weigh about 175. Black bears stand 3 feet high when on all four feet and can be 5 feet when standing.

One to three newborn cubs weigh less than a pound at birth but when they emerge from their den in early to mid-May, will weigh 10 to 15 pounds thanks to mommy bear. The cubs will stay with the mother for the first year and by the second spring

will be self reliant and separate from her by autumn. Bears learn to eat berries, nuts, insect, carrions and to forage as taught by their mother.

Bears who eat human food, (Dog food left outside, garbage, scraps, etc) even just once, can change their habits to seek food from human residence and trashcans. If a bear doesn't find abundant food, it will move on.

**Mark Sobczak**

**Dear Wildlife Watcher,**

Do I need to be concerned about mosquitoes while at South T-Bar?

**Mosquito Bait**

**Dear Mosquito Bait,**

There are currently four virus in Colorado transmitted to people and animals by bites from infected mosquitoes. In Colorado, these viruses are transmitted to people by a species called *Culex tarsalis*, a medium-sized mosquito that feeds in the few hours around dawn and dusk. During the day they rest in shady, secluded areas, such as under porches, roof overhangs, tall grass, shrubs, and storm sewers. Mosquitoes breed in almost any source of standing water, including irrigated fields, old tires, hoof prints, flowerpots, tree holes, or any puddle of water that lasts for more than a few days. They hatch in 7 to 10 days. The breeding cycle of the mosquito can be disrupted if standing water is removed weekly from around your house and property.

In 2003 Colorado reported 2947 cases of West Nile Virus with 63 deaths. In 2004 the number of reported cases dropped drastically to 291 with 4 deaths. By 2005 there were only 106 cases reported and 2 deaths. However, in 2006 the number of cases and deaths jumped to 345 and 7 respectively. During this four-year period Fremont County saw 86 cases and 2 deaths from West Nile Virus.

If you are not able or willing to stay indoors during dawn or dusk, to avoid mosquitoes, you can protect yourself by wearing long-sleeved shirts and long pants while outdoors. Also remember to apply insect repellent that contains DEET (following directions carefully). Additionally, there are tablets available that are put placed in water that can't be removed. These tablets kill the larva as they hatch.

The CSU Extension Office is located in the Fremont County Administration Building at 615 Macon Ave, Room LL10, Canon City CO. They will be selling the tablets to the public and they should be available before the end of March. The tablets are sold in counts of twenty to a sheet for fifteen dollars. Supplies are limited. For additional information call 719-276-7390.

For more information call the toll-free hot line (CoHELP) 1-877-462-2911 open 7 a.m. to 11 p.m. weekdays and 9:30 a.m. – 8 p.m. weekends. Two web sites to check out for addition information are [www.FighttheBiteColorado.com](http://www.FighttheBiteColorado.com) or [www.fremontco.com/building/reportingdeadbirds.shtml](http://www.fremontco.com/building/reportingdeadbirds.shtml)

### Gate Codes

**January through March --- 7040**

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### Owner Education

Have you ever wondered where to find the POA's budget for the current fiscal year? Or where to find the latest copy of the Bylaws? Or how to go about asking the POA for approval for a house you want to build? Or (my personal favorite) where you can find the minutes from recent Board meetings so you can see what your Board has been up to lately?

The South T-Bar Ranch Property Owners Association, Inc. qualifies both as a non-profit corporation and as a Property Owners Association. As such, the POA is required to act with a certain degree of transparency *and to provide you, the Owners, with information about POA operations.*

So, where can all this information be found? I'm glad you asked! All this and much more is available on the POA's web site at [www.southtbar.com](http://www.southtbar.com) in the **Documents** section. Whether you want to check out the POA's Declaration of Protective Covenants, the 2006 Income Statement, or the policy for how our Reserve Fund is invested, you can find it here! Unlike a mailing, this information cannot be misplaced and nobody has to worry about passing it on to a new owner when a parcel is sold.

**NOTE:** Please send an email to [webmaster@southbarranch.com](mailto:webmaster@southbarranch.com) to request an ID on the new web site.

However, rights come with responsibilities. As an Owner, you have the right to this information, but you also have a responsibility to read and understand it and to make informed decisions about issues related to the POA. For example, we have a policy regarding how our Annual (Owner) Meeting will be conducted. It's your responsibility to review this policy and ask questions to make sure you understand it so you will know what to expect at future Annual Meetings.

### **Responsible Governance Policies Adopted**

As mentioned in the June 2006 Newsletter, the Board is required to adopt certain policies and procedures known as "Responsible Governance" policies. These Responsible Governance policies address: (1) how Board meetings and are to be conducted, (2) how Owner meetings are to be conducted, (3) how policies and procedures are to be adopted and amended, (4) how Board member conflicts of interest are to be handled, (5) how to request access to selected POA records, (6) how covenants are to be enforced, (7) how assessments and dues are to be collected, (8) how reserve funds are to be invested, and (9) how disputes between Owners and the Board are to be resolved.

The Board has also adopted procedures for how to request a review of building plans and how to request a variance from the covenants.

*This is your official notification that these policies and procedures have been adopted and can be found on [www.southbar.com](http://www.southbar.com) in the **Documents** section.* If you want a paper copy of the Responsible Governance policies to be mailed to you, please send an email to [secretary@southbarranch.com](mailto:secretary@southbarranch.com) or mail your request to:

South T-Bar Ranch POA  
ATTN: Secretary  
P. O. Box 1431  
Cañon City CO 81215-1431

Be sure to include your name, address, and parcel number, and state that you are requesting a paper copy of the Responsible Governance Policies.

## **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. 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. 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.

### **Private Property for sale:**

Hello fellow STB owners and friends. Please excuse me for this intrusion but I'd like all STB owners to have first crack at this. We are offering our land for sale. We have had this property since it was first offered but we rarely, if ever, get there and don't know when we could build there.

We have lot #107. As you enter STB, if you look to the left you will see a large hill with rock outcrops at the top. We're near the entrance, but on Rimrock Lane. We have 60+/- acres with pines, meadow, rock outcrops, a seasonal pond and many potential home-sites on all sides of the hill.

If you or someone you know might have an interest in this property, please check out our price, pictures and details at:

[http://gordelpus.com/jenny/stb/property\\_thumbnails.htm](http://gordelpus.com/jenny/stb/property_thumbnails.htm)

Thank you for your time.  
Gene Lamb

CLASSIFIED ADS:

# GET 'ER DONE CONSTRUCTION

**Tony Revack**  
General Contractor  
1631 South T-Bar Trail  
Cañon City, CO 81212  
719.269.9978

[AspenWindsRanch@mesanetworks.net](mailto:AspenWindsRanch@mesanetworks.net)  
\*\*Numerous References Available\*\*



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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 excelent 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



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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 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 Hue De Trist, Erie CO. 80516. Phone 303-828-3360. Email [cres1840@msn.com](mailto:cres1840@msn.com).

## Real Estate Report/March 2007

The Vacant Land sales in the first couple of months of 2007 have been softer than anticipated. I would attribute this to a couple of factors. First, the weather and second the reduced value in existing homes. The outlook for this spring and summer remains optimistic and home sales in Canon City remain strong.

There are two new ranches opening this month that will compete against STB. Double Creek Ranch is located on Highway 9 approximately three miles from the junction of Highway 50. The lots in this development will be between \$125,000 and \$288,000. The obvious selling point is the proximity to Canon City. The second ranch is Alpine Bluffs and has thirty-five acre parcels starting at \$129,900. Again the strong point for these properties is the fact that they are closer to pavement.

South T –Bar POA  
P. O. Box 1431  
Canon City, 81215

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### **The following properties are available in South-T-Bar:**

Lot 25	\$85,900
Lot 112	\$93,900
Lot 54	\$118,000
Lot 17	\$120,000
Lot 26	\$120,000
Lot 22	\$124,900
Lot 56	\$129,000

The Julian home is price at \$485,000. Ron Walker's home is price at \$399,000.