

SOUTH T-BAR RANCH Newsletter

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

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Annual POA Meeting – June 26th

The 2004 Annual South T-Bar Property Owners Association meeting is scheduled for Saturday, June 26th. Because of the uncertainty, again, of the fire hazard situation at South T-Bar, the meeting will most likely be held at Centennial Park, Cañon City, CO.

In May you will receive an annual meeting information packet.

The meeting will begin at 9am with an informal discussion between the Board and property owners on any topic of interest. This is a great opportunity to ask questions, express concerns and make requests.

The formal Board meeting begins at 10am. There will be discussions and status reports concerning road maintenance, fire prevention at South T-Bar, living with our unique environment, and, of course, the election of new Board members. There are five seats to fill. Elsewhere in the newsletter are details to become one of the prestigious ten.

We urge you to make plans to attend this year's meeting. Come meet old and new property owners. A delicious barbecue lunch will be served after the meeting.



Message from the President

Winter is in full swing on the STB Ranch, and we have experienced several beautiful and significant snowfalls so far. If you have any photos that you wish to share, please forward them on to me. Even though our snowfall and mountain snow pack may be approaching 'normal' for the season, Colorado is still in the recovery mode from the on-going drought we have experienced over the past several years. With this in mind, we continue to urge Ranch owners to exercise caution while managing open flames and heat generating machinery. This presents some concerns for the Annual Meeting this June also, so The Board of Directors is considering the options for the location of this event.

With the Annual Meeting and picnic on the horizon, we are working on the various details of organizing the event, including meeting your expectations for great chow! More details on the Annual Meeting will be forthcoming, as the various particulars are set. One certainty though, is that elections will be held this June and this presents an opportunity for individual Ranch owners to run for several Board of Director positions that will be open. Take this into consideration, as a chance for you to participate in the decision making process and administration of Ranch business.

An issue that has recently been brought to our attention is a concern with the free-range cattle on STB Ranch. While we all recognize the importance of maintaining a grazing lease to preserve our agricultural status with Fremont County, a few Ranch owners that have established full-time residence on the Ranch have experienced some issues with the cattle. Concerns that have been raised are; damage to fences and structures, and

loss of hay. All STB owners should have received information on the existing grazing lease at closing of their property. Inherent to that information is that Colorado is a "fence-out" state, where the responsibility is on each landowner to fence-out any free-range cattle, as they deem necessary to segregate selected areas of their parcel. One of the guidelines is that each owner must maintain "adequate" fencing to secure those areas. Please keep this in mind as you plan your home construction and move out to STB. Currently the grazing lease is being renewed and while it is assumed that all Ranch owners wish to be included, if you do not wish to be included in the lease you should contact the Board immediately. Then, unless you qualify for your own agricultural status, your property valuation and your taxes will be adjusted by the county. Regardless of your level of participation in the lease agreement, it is still the responsibility of each property owner to secure their personal property. Neither the STB POA nor the cattle owner can be held liable for personal property damage. For more legal information on fencing guidelines see the Colorado Revised Statutes Title 35, Article 46 at http://198.187.128.12/colorado/lpext.dll?f=template_s&fn=fs-main.htm&2.0.

POA Board Contact

For any questions, comments and kudos, your correspondence can be sent to:
Tom Gore, POA President;
email: rockyrocks@comcast.net,
mail: 688 Entrada Drive, Golden, CO 80401,
phone: (303) 278-2527,
FAX: (303) 278-2528.

Gate Codes

The current Owner's Gate Code is **-3726-**. Effective July 1, 2004, the owner's code will be **7978** and is valid for one year. This code is for ranch owners only. **Please do not give this code out to anyone.**

The current **Contractors code is -2403-** valid to March 31, 2004.

The code for the second quarter, April 1 through June 30, 2004 is **-2639-**.

The code for the third quarter, valid from July 1 to September 31, 2004 is **-4287-**.

Diary of a Dumpster Diva

Still no word on the arrival date of the larger dumpsters or increasing the dumpster count to 8. Lone Wolf says they will be in place by spring!!!! As we have no options but to wait and hope, I guess that is what we will do!!

Turns out Lone Wolf does not operate by the same US Postal Service work ethic of 'neither rain, nor SNOW', etc. Apparently, garbage dump trucks don't do well in over a foot of snow, so if there is significant snowfall on your day for pickup they just skip you. Another educational tidbit – if there is too much snow INSIDE the facility that the dumpsters cannot be rolled around – guess what?? – they skip you!! Sooo as the full time residents of STB now know we went a month without dumpster relief. Yikes!

HELP WANTED:

Winter Weather Moisture Maintenance Man.
Requirements: have shovel/will travel/strong back.
Talk to your Dumpster Diva to volunteer!!!



New Owners at the Ranch

Mikko & Elizabeth Ahola – Elk View 9
Joseph & Genevieve Price – Elk View 2
Michael & Michelle Wheeler – Elk View 1
Eric Luke – Parcel 73
Jeff Hamilton & Beverly Candela – Parcel 68
Angela S. Whitner – Parcel 108

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
Phone: 719-531-0773

Annual Dues Past Due

As of this date, there are 11 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, or South T-Bar, P.O. Box 1431, Cañon City, CO 81215-1431

Tallahassee Rural Volunteer Fire Department

Our own Rick Bottle is now the Fire Department Representative from Texas Creek, thus a vacancy for the South T-Bar, Cabin Creek, and Gardner Peak was created. Being that Ginny Merchant gamely volunteered to be the new editor of the newsletter, and I, June Greenwood, the only other STB resident in attendance at the time, gamely got elected to fill the position purely by a process of elimination/absenteeism!!! Just call me SMOKEY!!

Things to Note:

1. Your volunteer fire department meets every second Saturday of the month at 6:00pm at the Mountain View Restaurant near the Royal Gorge exit. Great food, great people, great community project. The Annual Meeting is at noon on April 17th at Mountain View.
2. Annual donations are appreciated to support your volunteer fire department. \$100/year/parcel is nice but any \$\$\$\$ amount is fine. These donations are tax deductible and remember to mention it when getting your property/home owners insurance policy. Also when talking insurance, be sure to mention that we do have fire stations, water tanks etc. within 10 miles of your property as most insurance companies will give you discounts.
3. Are you receiving the monthly newsletter, *Smoke Signals*? If not, please notify Ginny Merchant (gmerchant@prodigy.net) so she can get you on the mailing list. You can also advertise your business with a business card for \$150.00/year. Talk to Ginny about that too.
4. Watch for the dates this spring/summer for the 'beginner fire fighting' classes. According to the Fire Department old timers, you will learn how to protect your property more effectively with preventative measures, fire fighting basics, and how you can help in the case of a REAL

fire in our area. Can you drive a truck?, hold a hose?, operate communication equipment?, make sandwiches? etc.....

Message from Covenant Review Committee

From time to time it seems appropriate to remind everyone of the covenants regulating our property at South T-Bar Ranch. When each of us purchased our parcels at STB, we agreed to abide by certain rules and regulations, which are specifically detailed in a document called the "Declaration of Protective Covenants for South T-Bar Ranch". Everyone should have received a copy of them in their closing documents. Additional copies can be obtained from this committee.

The STB Covenants were written by the developer of the ranch, and they set forth the general provisions to protect and preserve the property by addressing minimum building requirements, setbacks, utility easements, the POA, nuisances, commercial activity, enforcement, etc. No amendments have been made to the original covenants since they were written in 1999.

These Covenants were created to protect all of us from certain activities occurring at the Ranch which could reduce the quality and value of our property. Please review your covenants document to be sure that you are in compliance. If you have any questions about whether something meets the intent of these covenants, please contact us for clarification.

The Board of Directors does not want this committee to become the "Covenant Police". Our goal is to create a philosophy of courtesy and cooperation among the owners in our ranch development. Our community is not just individual parcels surrounded by wilderness, but one where we should be concerned about how our actions affect our neighbors.

As spring approaches and residential construction on the ranch gets into full swing, we would like to review the main points in the covenants relating to this type of construction:

1. The minimum size of a primary residential dwelling shall be 1,000 sq. ft.
2. Mobile homes are not permitted.

3. Manufactured homes must conform to the Uniform Building Code and Fremont County Guidelines (Section 1.5.94).
4. The dwelling must be on a permanent footing and foundation.
5. No structure may be erected within 75 ft. of the right-of-way of any road neither within the property, nor within 50 ft. of any side or rear line of any parcel.
6. No structure shall be allowed which will become a nuisance or unreasonable annoyance to neighbors.
7. All applicable County regulations shall be followed.
8. All dwelling construction plans shall be approved by the STB Board prior to starting construction. Submittal requirements are:
 - a. Site plan showing location of structure on property, with setback dimensions from the property lines.
 - b. Plan views of the structure drawn to scale, indicating square footage, and indicating the required permanent footings / foundation.
 - c. Submit plans via mail or Fax to:
 Candi Knopp
 735 S. Braun Street
 Lakewood, CO 80228
 Fax: 303-763-5237
9. The Board has agreed to allow a landowner to reside in a motor home, camper, or similar unit during the time his/her permanent dwelling is being constructed, for a term of one year, as long as there is an active building permit issued for the construction.

The Board will review the submitted plans and respond with a letter via regular mail within 10 days of receipt of the plans. All reviewed documents will remain in the Board's possession for review by any member of the POA.

South T-Bar Real Estate Report

In the last several months I have had the opportunity to visit several ranches in the area. I am happy to inform you that South T-Bar is still an outstanding value. In addition to the geographic features that make it appealing, there are two key factors that make South T-Bar an attractive property. First is the condition of your roads. I assure you that there are developments that make

T-Bar's roads look like an interstate. Second is your Board of Directors. There are developments with no management team in place. There are others that are so dictatorial that real estate agents refuse to show property in those developments. There are several properties for sale in South T-Bar. I can honestly tell you that these properties are for sale for a variety of personal reasons and are not a reflection on our community.

Parcels for sale are: 14, 15, 23, 53, 69A, 69, 73, 107, Fremont 80 and Fremont 175.

See the Classified Section if you are interested.
Article submitted by Mark Trotta – Parcel 69

Seedlings Available From Forestry Service

Anyone interested in ordering seedling trees from the Colorado State Forestry Service must submit their order forms by April 5, 2004. Order forms can be obtained at the Post Office, Ace Hardware, or by calling Jeff Burns, CSFS, at 719-275-6865.

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 (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 here on the ranch is my reference for you (other references available upon request). I am able to send you digital pictures via email if you would like. Please contact me to discuss prices, bids, etc. No projects too small or too big. Additional help is available to me.



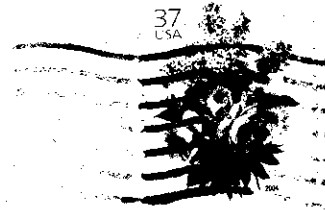
Western Land Properties, LLC
 20180 U.S. Hwy. 50, Suite A
 Cotopaxi, CO 81223

(877) 456-2110 Toll Free
 (719) 942-5200 Cotopaxi
 (719) 275-7120 Canon City
 (719) 371-3145 Mobile
 E-mail: mark@westernlandproperties.com
 Website: www.westernlandproperties.com

MARK TROTTA
 Associate Broker

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

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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.

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 resident at the Ranch: Pat Trotta (719/275-6285). Susan Revack (719/269-3072). 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!