

MARCH 2015

# SOUTH T-BAR RANCH NEWSLETTER

I hope this newsletter finds you all in good health. South T-Bar ranch has had a snowy winter with one storm in February bringing 2 feet of snow overnight. A week later we had another 8 –10 inches. This speaks well for the ground moisture and it should be a beautiful spring when we can finally see the ground! Enjoy the pictures below.

February 15 to March 15, 2015

High Temperature: 64.5 (Mar 15)  
Low Temperature: minus 1 (Feb 27)  
Snow Totals: 32 Inches (Pioneer Way)



24 inches overnight...



My grandson in a snow cave  
he and my son built!

## GATE & TRASH CODES

CURRENT GATE CODE - 2085  
Gate Code Effective July 1, 2015 - 4372

## Communications...

## STB POA BOARD IN ACTION

- ⇒ RECYCLING     Remember we have a recycling container placed in the dumpster enclosure for recycling of any type of metal, including steel, tin cans, aluminum, copper, etc.
- ⇒ ROADS     The Board and several full time residents addressed the snow removal procedure this past month with road contractor Dan Ainsworth. Due to the unusually heavy snowfalls, the timing, communication and equipment uses have been revisited to ensure the roads are being efficiently and effectively cleared of snow not only for safety of the residents and timely access but to maintain the road structure as well.
- ⇒ HUNTING POLICY     The POA Board recognizes that there is not a policy to address hunting on private property to protect individual property owners and their rights and believes a voluntary program of advance notice of hunting permissions granted would benefit all property owners. Discussion has begun to document and formalize a STB POA Policy. The Board supports ethical hunting as described by the CO DOW and recognizes that all Colorado Parks & Wildlife Rules and Regulations must be followed first and foremost including support of any prosecution of any illegal activity. Initial items to be included follow. (PLEASE NOTE THAT THESE ARE NOT STB adopted regulations as of this date.)
- Crossing property lines not allowed – hunters must come off the road for designated property
  - Property owners must be present with hunting party or give advance notification.
  - Hunters must either be a STB property owner or have written permission from a STB Property owner to hunt on STB Ranch noting the dates and parcel number permission is given for.
  - Dates must correspond with tag dates and also animal specific.
  - Each hunt needs to be noted and permission given in writing. Email is accepted.
  - Property owners must give advance (not after the fact) written email notification to the POA Board of permission granted to non-property owners to hunt their private property stating the parcel number, tag dates, name, address and phone number of hunter(s).
  - It is the property owners responsibility to ensure their guests are aware of and understand their property lines, and approved boundaries and permissions and hunt in accordance with DOW ethical guidelines.
  - The POA board will manage common access (roads).
  - POA board has the responsibility and duty to protect all property owner rights
  - Third party hunters do not have a 1 time fits all permission to access the ranch.
  - Residents will be notified by the board of impending ranch visitor hunters.
  - Power line access is private property.
  - Trespassing rules will be enforced
- ⇒ ROAD MARKERS  
Roadside reflectors to be placed along various roads on the ranch will be done this summer.
- ⇒ NEW HOUSE PLANS  
Owners at 260 Cimarron Crossing East submitted plans for a new home to be built this year which the Board approved.

## Communications... STB POA BOARD IN ACTION

### NEW WEBSITE FOR SOUTH T BAR POA MEMBERS

Board Member, Curtis Eulert is in the process of implementing a new WEBSITE for the South T Bar POA. This is being done for both cost and ease of management purposes going forward. All POA documents and history will still be available in addition to some new functionality. After implementation, there will be no way to bring existing user IDs over from the old site, so all members will have to re-register. However, registration will be simpler with the user able to pick username and password directly. The domain name will be the same, <http://southtbar.com>. Check the site starting in April to see when it is implemented.

## 2015 Annual POA Meeting—SAVE THE DATE!

The 2015 Annual Meeting will again be held at  
The Abbey in Canon City on June 27, 2015.  
Please plan to attend and then visit the Ranch!

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## CLASSIFIEDS

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rapworth@aol.com

**AZCO** AZCO PIT (719) 372-6872  
Driveway gravel - \$2.00 per linear foot  
Gravel a 12' x 100' drive for \$200 (material only)  
Free delivery to South T-Bar Owners  
Driveway & road building available



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### TONY REVACK

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

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