

SOUTH T-BAR RANCH Newsletter

www.southtbar.com

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

Volume 9, Issue 1

March 2009

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PRESIDENT'S CORNER

Whoever said that we live in interesting times would be making an understatement today, given the economic situation. I hope that you and your family are weathering this storm well.

The POA as an organization also is challenged by the current economic situation. As the Board communicated during the 2009 budget process, the POA faces serious challenges in large part because it has incurred significant mining-related legal expenses and cannot get reimbursed until a buyer for the mineral rights is found. In the meantime, the POA must find ways to meet its financial obligations (primarily loans and the bank line of credit) while also maintaining basic road, trash and other services at the STB Ranch.

The POA Board has formed a budget task force to explore financial alternatives, and consider different future scenarios regarding the sale of the mineral rights. Members of the task force are Betty Cornella, Joe Price, Curtis Eulert, and Walt Hallstein. The task force is charged with bringing findings and recommendations to the Board by its April meeting so that they can be considered and brought to the POA membership at the June 27th annual meeting.

If you have any ideas for helping the POA with its financial challenges, please share them with Betty at treasurer@southtbar.com.



2009 Annual Meeting

The 2009 Annual Meeting of the South T-Bar Ranch POA will be held on Saturday, June 27, 2009. Details of the meeting will be announced at a later date, but please mark this date on your calendar and start making plans to attend.

GATE CODES

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

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

CONTACTING THE POA'S ATTORNEY

The law firm previously retained by the POA initially welcomed questions by POA members and did not charge the POA for those contacts. However, those contacts quickly became burdensome and the attorneys requested that this contact be limited. As those contacts continued, the attorneys started charging the POA for them. The law firm currently retained by the POA also charges the POA for these contacts, even though it is their policy not to make any response to anyone other than the contact person designated by the board. The most recent invoice from this law firm included a couple of hundred dollars of charges for this type of contact. Unfortunately, it is impossible for the POA to manage its budget under these conditions. Consequently, the Board has adopted the following policy:

In the past, POA members have incurred significant costs to the POA by contacting the POA's attorney without authorization by the Board. POA members are encouraged to submit any POA-related questions they have to the Board. The Board will consider whether to pass these questions on to the POA's attorney through its designated contact person. If you wish to seek legal advice on your own, you are welcome to contact your own attorney. However, effective immediately, any POA member (other than the contact person designated by the Board) who contacts any attorney retained by the POA shall be held personally liable for any charges incurred as a result of such contact.

To avoid incurring charges as a result of contacting the POA's attorney, simply route your questions through the Board or consult your own attorney. Also, be very careful when you do a "Reply to All" when responding to an e-mail with a large distribution. Some of these e-mail distributions include the POA's attorney, and on occasion the POA's attorney has received a large number of e-mails that were replies to an e-mail where they were included on the initial distribution. If you do a "Reply to All" to such an e-mail, you will be liable for any charges related to the e-mail you send.

Ask the Board

Q: I was at the ranch recently and found that there was some ice and snow inside the dumpster enclosure. Who is responsible for clearing the ice and snow out of the dumpster enclosure?

A: Everyone who uses the dumpsters shares in the responsibility for keeping it free of snow and ice. If you find snow or ice anywhere in the dumpster enclosure, please take steps to clean it up. A snow shovel is available (hanging on a hook on the side wall) and everyone is encouraged to use it whenever there is snow inside the dumpster enclosure. If there is ice inside the dumpster enclosure, bring some ice melt and apply it as needed. The POA is a volunteer organization, and it's up to all of us to chip in and help maintain the ranch facilities.

Wildlife Corner

I'm saddened to report that in late August, two poachers were cited for wildlife violations that centered around the illegal taking of a young black bear with a bow on the ranch. Neither had a bear license, the bear was NOT in season, and the meat was left to rot.

A call made to the Division of Wildlife started an investigation which resulted in the DOW issuing two fines, one for \$1,370 and 15 point penalty for the man who assisted in the crime, and the second for \$2,466 with 60 points penalty to the principal violator. Both still have an administrative hearing where they are subject to the loss of both their hunting and fishing privileges for the next 1-5 years, not only in Colorado, but in the Western 30 pact states.

One of the poachers had access to the ranch through work being done on a new home, so we all need to be careful who we allow onto the ranch. The trust you place with your neighbors and legitimate hunters is the best line of defense to protect your property when you are not there. Good job to those who assisted in the investigation!

Mark Sobczak

Ranch Security and Trespassing

With the change in our gate code updating procedure, we've eliminated many of the "outsiders" that were getting access to the ranch through the front gate. Trespassing on private property by STB owners is also a problem that needs to be addressed. A written complaint has been received by the Board regarding ATV's being driven on private property and driveways within the ranch without permission. Whether you're hunting, horseback riding, riding ATV's, or just hiking, please be aware of where you are. Get permission from other property owners before using their private property – that includes driveways. If you invite guests to the ranch, be sure they understand where your property ends, and that they'll be trespassing if they go onto anyone else's private land.

If you suspect someone is trespassing on your property, call the county Sheriff's office immediately at 719-276-5555. Don't try to resolve trespassing issues on your own!

TRASH

You should all have received an e-mail or snail-mail regarding our efforts to trim costs, albeit a small amount, from our 2009 budget, by eliminating some of our trash dumpsters. These efforts began January 1 and seem to be working so far. This is just a reminder of our "plan".

- 1st quarter – 2 active dumpsters (inactive dumpsters are locked)
- 2nd quarter – 3 active dumpsters (with perhaps a 4th in June if required)
- 3rd quarter – 4 active dumpsters (with a fifth added if required)
- 4th quarter – 3 active dumpsters

All trash must be put inside the dumpsters in order for us not to be charged extra fees. The following suggestions for cutting down on the amount of trash are offered as a reminder:

- Burn paper products where possible (fireplace, wood burning stove, etc.).
- ANY boxes should be broken down to lie flat (if not burned).

Recycle as much as possible (recycle bins for plastic grocery bags, glass, tin and aluminum cans, and newspapers are available at City Market and WalMart.

Cardboard and junk mail can be recycled behind the Historical Society at 3rd and Hwy 50.)

Should you require dumping any items that cannot be accommodated at our facility, there are two dump transfer stations in Canon City and a landfill nearby.

Waste Connections of Colo. Transfer Station-- 275-5999 (formerly Fremont Disposal), 1639 Mariposa Rd. (approx. 1 mile south of Skyline Steel)

Fawn Hollow Transfer Station--275-4457
645 McDaniel Blvd. (Hwy 50 to 9th St., right on Elm, left on Oak Creek Grade Rd., right on McDaniel)

Twin Enviro Services (landfill)--372-6671
2500 County Road 67, Penrose (From Hwy 50, turn north at the light where True Value Hardware is located)

If you are not able to place your trash in the available dumpsters or for further information or questions and/or problems, contact me at 719-275-1508.

**Anelladee Spencer
Infrastructure Committee**



WEATHER WORDS

Winter at the Ranch – so far – has been drier than usual. We could sure use some snow for the moisture. Not having to plow roads so much has saved us some money. It has been cold and windy, however, which seems to dry things out even more. Maybe we can look forward to a wet spring! That would be nice.

We've witnessed some spectacular clear nights which seem to enhance the stars more than usual. I know it's a cliché, but the skies sometimes just seem to sparkle. Not to be out done, the moon has put on quite a show as well, especially when it's full!

Even in winter, the Ranch has its own special beauty.

Anelladee Spencer

Gate Codes

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Snow Removal Request for Winter Access

As explained in the December 2008 newsletter, routine snow removal on the Ranch is only done on roads where there is a full time resident. Other roads are cleared on request only. If you are not a full time ranch resident and you need access to your property during the winter months, you need to request access 72 hours in advance to allow time for the road to be checked and cleared, if necessary. To request access, you may send an email to Curtis Eulert at roads@southtbar.com, or call him at 719-275-1765. However, there is now a third way to request access – via an online form on the POA's web site. To get to this form, from the

home page (<http://southtbar.com>), click on the **Online Forms** menu item, then on **Winter Access Request Form**. Once the form has been filled out, click **submit** and your request will be routed to the appropriate people. As a reminder, 72 hours notice is requested whichever method you choose.

Curtis Eulert

Annual 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 in the **Documents** section. Whether you want to check out the POA's Declaration of Protective Covenants, the latest 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.

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.

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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

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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****



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