

SOUTH T-BAR RANCH Newsletter

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

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UTILITY REFUNDS COMING

A Word From The President...

The bottom line is that South T-Bar Ranch POA members can expect to receive a refund for some of the utility funds that each of you paid when you (or the original parcel owner) bought your STB land from Land Properties. How we got to this decision, and the conditions that you must meet to receive your refund, deserves some discussion.



There is roughly \$300,000 in the STB utility fund right now. That was what was left from the \$9800 paid by each original purchaser of STB parcels to Land Properties for the installation of ranch-wide utilities, or more than \$1 million total. All utilities have been installed except the capacity for high speed internet access, which is discussed on page 2 of this newsletter.

The board has agonized over how to handle the remaining utility funds. The internet article indicates the process we had to go through to decide whether some of the funds should be invested now in that utility infrastructure. Also, you may recall during the June 2002 POA Annual Meeting that we asked your opinion on what should happen to them. Roughly one-third of respondents said that all remaining utility funds should be returned to POA members, while roughly the same number of respondents said that a large portion of the utility funds should be retained for a variety of purposes.

After much discussion and several votes, the board has decided to retain \$75,000 of utility funds for future needs, including but not necessarily dedicated to some sort of future high speed internet technology. All other money in the utility fund will be returned to POA members.

Several conditions have been established for POA members to receive their refund. First, you must be in good standing with the POA, meaning you must be current on your annual dues and any other financial obligations with the Association and you must be in compliance with the bylaws and covenants of the POA. Second, if you are still making payments on your contribution to the utility fund, you will receive a credit on your outstanding balance instead of a refund check and you will be expected to continue to make payments per your current agreement. Third, the refund will be issued to whomever is known to the board to be the current owner of each parcel, which in some cases will not be the original purchaser who bought from Land Properties. And fourth, the Board Secretary will need to have a current mailing address to which to send your refund check.

The board's goal is to issue refunds before the end of 2002. Therefore, now is the time to make sure you are "paid up," and that you are not in violation of any of the covenants (e.g., leaving a trailer or other recreational vehicle on your parcel for longer than 90 consecutive days) if you would like a timely receipt of your refund check. And if you aren't sure if we have your most recent address, please notify the board secretary, Susan Revack, at AspenWindsRanch@aol.com.

The board's utility fund decision is clearly a compromise on a number of issues. When you have some owners who care passionately about high speed internet access and others couldn't care less about it, and when you have owners who believe the unused utility funds are "theirs" while others feel that the funds were committed when they bought at STB for the betterment of the Ranch and should be retained and put to "good use," you are going to have to find a compromise. I hope you will appreciate the breadth of priorities and issues that the board has considered in making this difficult but important financial decision.

Jim

Jim Greenwood, President
STB POA Board of Directors

The Deal with DSL

A long standing issue has been the status of, and opportunities for, having high speed internet access for STB owners. This goes back to when we original owners were acquiring parcels at STB—many owners feel that they were assured that some sort of high speed data access, and in some cases specifically DSL service, was going to be available at the ranch.

When responsibilities for the STB utilities were transferred to the Board of Directors, we understood that Qwest had installed the basic infrastructure to support high speed data transmission, but that additional equipment would have to be installed and a service provider would have to be found to complete the package of high speed internet service at the ranch. The idea was that the infrastructure and equipment could be paid for out of the remaining monies in the Utility Fund that also was transferred over to the board from the original developer, Land Properties.

The need or desire for high speed internet access by STB owners is mixed. As part of a survey the board conducted at the Annual POA Meeting in June 2002, we asked owners whether this access was important. A strong majority (roughly 66%) said it was not, but the



minority that said that it was still represented over 20 property owners. The concern whether high speed internet access had been “promised” to POA owners when they bought their parcels, combined with this number of property owners that felt high speed access was important, led the board to further assess how and at what cost it might be made available at STB.

When the board began exploring what was needed to complete the high speed internet service capability at STB, we discovered it was a complex subject. After attempting to research the issue in our spare time, the board voted to hire a consultant to advise us. The Colorado Internet Consortium was found and retained for a \$3,000 fee to do this. The consultant came to several important conclusions. First, much to our surprise, the infrastructure that Qwest installed was not the fiber optics that many of us understood they were putting in, but instead just plain old copper wire. This is important because it limits our options when it comes to high speed internet access. Second, a couple of popular high speed technologies, DSL and T-1 lines, appear to be uneconomical to install or operate. There are multiple

reasons for this. If STB were to pursue DSL or a comparable solution, the most advantageous situation would be to have a qualified service provider install and maintain the equipment. The low level of occupancy at the ranch makes it impossible to build a plausible business case to entice a provider to make that investment. As a result, STB POA would have to purchase the solution, contract for installation and maintenance, contract with Qwest to use their phone lines and finally, contract with an Internet Service Provider for a gateway. Third, satellite technology, which we understood was very inferior because of slow transmission speeds for “uploading” data, has advanced to the point that this alternative is not necessarily so inferior any more.



After considering the consultant’s conclusions, the board committee that was studying the high speed internet issue concluded that (1) the POA should not invest in DSL or similar technology for the STB and (2) POA members seeking high speed access should consider the newer satellite technology.

The remainder of the board has concurred with these conclusions, and therefore we do not intend to invest anything in high speed internet access technology at STB for the foreseeable future. However, recognizing that technology changes and there may be future technologies that may be something that the POA should invest in, the board decided to maintain a \$50,000 balance in the Utility Fund for this or other future utility needs. Please see the “President’s Corner” on page 1 of this issue of the newsletter for more information on the disposition of the remainder of the Utility Fund balance.



POA members who would like to see a copy of the consultant’s report on this issue may request one from Board Member Sam Knopp at sknopp@attbi.com. Sam also is available to discuss concerns and questions about high speed internet access at STB with interested POA members.

The Dirt on Road Maintenance



As another winter season approaches, the POA is securing a new road maintenance contract for year round upkeep of the 24 miles of roads within STB. The general scope of the work is snow removal, maintaining the natural drainage and protecting the surface condition.

Our rural setting makes on-call responses difficult, but Mother Nature places that challenge on all contractors submitting proposals for snow removal and year round upkeep. Other challenges facing the POA and our road maintenance contractor are lack of moisture and how we treat our roads. With the record setting drought we have been experiencing, it is necessary for water to be purchased and brought in to douse the roads for quarterly grading. The periodic grading re-establishes the crown in the roadway and eliminates washboards. The washboarding effect is a direct result of driving too fast and bad shocks on motor vehicles. We can continue to do our part by maintaining our vehicles and adhering to the reasonably posted speed limit for the ranch. We have noted that this first year of ownership of our POA has been a learning experience and that the maintenance of our roads becomes increasingly important as more owners build on and visit South T-Bar. The POA is committed to the proper maintenance of our roads and this focus is further supported by the numerous board members that reside on the Ranch.

2003 Dues

The 2003 POA dues of \$395.00 will be due on Jan. 1, 2003. Statements will be sent out by the end of November. Please mail your payments to South-T-Bar POA, P.O. Box 1431, Cañon City, CO 81215. Your check will be your receipt unless you request a written receipt, which will be sent by e-mail or send a

stamped, self-addressed envelope for a receipt by mail.

Front Gate Codes

The gate codes for the upcoming quarters are as follows:

Owners' Code
(valid until 2003 Annual Meeting): **7529**

Contractors' Code
(valid Oct. 1 - Dec. 31, 2002): **4352**

Contractors' Code
(valid Jan. 1 - Mar. 31, 2003): **8845**

Please note that your gate remote control will continue to function without reprogramming.

Reminder: the Owner's Code is not to be given out to anyone. The Contractor's Code is to be given out to those who need temporary access to the ranch, such as construction contractors, vendors, delivery companies, and your guests. Please respect this rule and the ranch will be a more secure place for all of us.

Trash Disposal

It seems that we are still having problems with contractors putting construction debris in the trash bins and/or trash area. Please inform any contractors that the trash bins are for domestic trash only. If you happen to have a large amount of trash from cleaning out the old garage or just a lot of moving boxes, there is a land fill area in Cañon City. It is located at 1639 Mariposa Road. Just go south on Ninth Street and Mariposa is on the west side of Ninth Street.



Animal Sightings

In addition to the regular animals that have been spotted on the ranch (deer, elk, pronghorn), there have been numerous sightings of bears. Please see the web site for

specific comments from various neighbors within the ranch.

South T-Bar Web Site Updates

The South T-Bar web site, located at <http://www.southtbar.org>, may not have the content or pizzazz of Yahoo.com, but it continues to gradually grow. As noted in the last newsletter, upcoming board meeting agendas and minutes from previous Board meetings are now available under the password protected "Property Owners' Area" button. When prompted for a login name and password, enter **POAowner** for the login name (yes, capital and small letters count), and the password (current gate code) **7529**.

Also available on the web site are the complete covenants and bylaws of the South T-Bar POA. If you are contemplating building, please check the web site. Lots of good information is available regarding POA and Fremont County building requirements.

The "Links" page now contains links to the Tallahassee VFD web site, as well as links to other fire related web sites. In particular, check out the "Firewise" link, where there is info about how to protect a home against wild fires. There are links to various forest related agencies, Fremont Co. agencies, Cañon City web sites (including the newspaper and weather), and yes, even a link to the Guffey, Colorado web site. Finally, there are links to other property owners associations in the area.

Coming Soon! Work has begun on publishing the South T-Bar Handbook. As you may recall, this handbook contains a wealth of information covering everything from antelope to zero impact country living. The online version will be hyperlinked and indexed.

If you have difficulty accessing the Property Owners' Area, have questions, or have suggestions for links, content, etc., please contact the webmaster at wayne@herberts.org. Minutes are also available in printed format. Send a stamped, self-addressed envelope, along with a note

indicating which minutes are desired to: Susan Revack, 5506 Carolina Way, Burlington, KY 41005.

Wanted Photos

We are collecting pictures of South T-Bar lots for posting on the web site. If you have digital photos of your property that you would like to submit, email them to Tom Gore at rockyrokers@att.net. They will be linked to a map of the parcels on the ranch by original lot



number, but no information regarding ownership will be posted. If you have a "Ranch Name" (i.e., *Whispering Meadows*) that you would like listed to identify your property, include that in your email also.

Hunting

Hunting season is again upon us and in full swing. Just a reminder to property owners, South T-Bar Ranch is a "draw" only area for big game hunting. Just because you have drawn a tag on the ranch does not mean you may hunt the entire ranch. You must have permission from the property owner to hunt or cross their land.



Remember if you are hunting on the ranch, to be a safe and courteous hunter. Always be sure of your target before shooting. It is illegal to fire a firearm within 50 feet of the center of the roadway. Do not fire from your vehicle. Display your orange owner tag on your mirror, so other owners will know you belong on the ranch.

For more information about Colorado Hunting rules, regulations, and dates, please go to www.wildlife.state.co.us.

Properties For Sale

It is sad to see properties up for sale on the ranch, but certain circumstances prevail. For the individuals that have their property for sale, please inform your realtors of the Property Owners Association, annual dues, and covenants of STB. If any of your realtors have any questions, please do not hesitate to have them call any one of the Board members for any questions they might have. Thank you for your consideration.

Let it Snow,
Let it Snow,
Let it Snow...



As most of you have probably already heard, the ranch did get approximately 2 feet of snow the last few days of October and first days of November. However, the sun did melt it fairly quickly. Hopefully, this will be a good winter and bring the much needed moisture to this area. It sure would be nice to see green pastures with lots and lots of wildflowers this summer! To be continued...



Change of Address – Submit all changes to your current address or email to: Susan Revack, 5506 Carolina Way, Burlington, KY 41005, or email her at AspenWindsRanch@aol.com.

Contacting the STB Board

See the South T-Bar web site Property Owners Area for individual board members (web site address on page 4). Please forward any issues, comments, suggestions or complaints that you may have for the Board of Directors of your POA to:

Tom Gore
688 Entrada Drive
Golden, CO 80401
email: rockyrocks@att.net.

Your POA Board sincerely appreciates your comments, feedback, suggestions, and criticisms. Write or email us with whatever is on your mind.

Fire Water Storage Tanks

Board members met with Barry Bonner and Ben Gowdy of the Tallahassee Volunteer Fire Dept. out at STB regarding fire prevention during September. It was recommended by the Fire Dept. that STB put numerous water tanks throughout the ranch in case of fire. The Fire Dept. picked lot numbers 11, 24 and 110 for the location of these tanks. All three water tanks have already been installed. The location of these tanks were selected for several reasons: 1) accessibility for trucks and other equipment; 2) strategic locations throughout ranch; and 3) gravity pull to fill the water tanks instead of installing water pumps. **Be sure to mention this fact to your insurance agent. It should lower your rates 30-35%.** In addition, we will also be building a shed to house a fire truck. If STB builds the shed, the Fire Dept. will supply the truck. This shed will be located by lot 9. The Board would like to thank each of these property owners for agreeing to have these tanks/shed put on their property:

Dean & Betty Sue Cornella (#9)
Frank & Virginia Groome (#110)
Tony & Susan Revack (#24)
William & Barbara Wendt (#11)

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5th Wheel Camper For Sale

1991 40' 2 bedroom Prairy Schooner 5th wheel. It is fully self-contained and has 2 slides, a washer and a dryer, double windows and is in good condition. Asking \$14,000 or best offer. Call Brad at 719/275-1677 or 719/371-2324.

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719/371-2324 or 719/275-1677

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 a bit better? Then place your ad here in the South T-Bar newsletter. Contact: Susan Revack, 5506 Carolina Way, Burlington, KY 41005, or email her at AspenWindsRanch@aol.com.