

SOUTH T-BAR RANCH Newsletter

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

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Annual POA Meeting Slated for June 28th

The 2003 annual South T-Bar Property Owners Association meeting is scheduled for Saturday, June 28th, 2003, beginning at 9 AM. Because of the uncertainty of the fire hazard situation at South T-Bar this year, and the favorable comments received about last year's meeting, the meeting will again be held at Centennial Park in beautiful downtown Canon City, CO.

The meeting will begin at 9 AM with an informal discussion session to cover any and all topics of interest to South T-Bar owners. You will shortly receive your annual meeting information packet, which contains complete meeting information, including the meeting agenda. This is a great opportunity to ask questions, express concerns, make requests, and in general, to be heard by both the board and your fellow property owners. How do you feel about stored vehicles, year round RV's, covenant enforcement, and more? Tell the Board, and hear what your fellow owners have to say.

The formal Board meeting will begin at 10 AM. There will be discussions and status reports concerning roads, fire prevention, utilities, annexations, revisions to the Bylaws, and the many other things that affect our South T-Bar Ranch property. One very important item on the formal agenda is the election of new Board members. The POA has ten Board members total, and five of them are elected each year. Please be sure to read the next article about becoming a board member.

The current Board of the South T-Bar POA urges you to make plans to attend this annual meeting. When all property owners participate, the POA and its Board can do the best possible job to keep our South T-Bar Ranch vital, healthy, and growing.

There are lots of other reasons to attend as well. Come visit and mingle with your fellow property owners. Meet the people who have built homes and are now living at South T-Bar. Come and enjoy an excellent barbeque dinner. And perhaps most important of all, come to Colorado and visit your property, some of the most beautiful country on this earth.

The Board looks forward to seein' you there!!



Don't You Miss the Beauty of South T-Bar Ranch?

Become a POA Board Member

One very important item on the June 28th annual meeting agenda is the election of new board members for the South T-Bar POA Board of Directors. The POA Board is responsible for all facets of operation of the South T-Bar ranch, whether it be roads, fire prevention, covenant enforcement, or planning for an annual meeting and picnic. Jim Greenwood, POA President has a few important words about being a board member.

A Message from Our POA President

Well, it's springtime, and that means that love is in the air and that you need to seriously consider running for the board of directors of the South T-Bar Property Owners Association.

As you may recall, we currently have 10 board members, and the terms of five of them expire at the June 28th Annual Meeting. I know for a fact that some of us will not be running for re-election, so now is a great time to throw your hat into the ring.

How much time do you have to spend on STB business if you are on the board? It depends a lot on how much you want to devote to it. Some of the current

board members probably spend up to an average of 6 hours per week on some aspect of the STB, while others participate in a monthly, 2-3 hour board meeting and only spend additional time as a need arises.

Do not let proximity to STB impact your decision to run for the board of directors. Gail and I live about 2,500 miles away, and therefore I have participated in board meetings most often via conference calls that are paid for by the POA. I for one feel very strongly that some "distant" board members are a good offset to our members who are residents of STB so that everyone's perspective is represented.

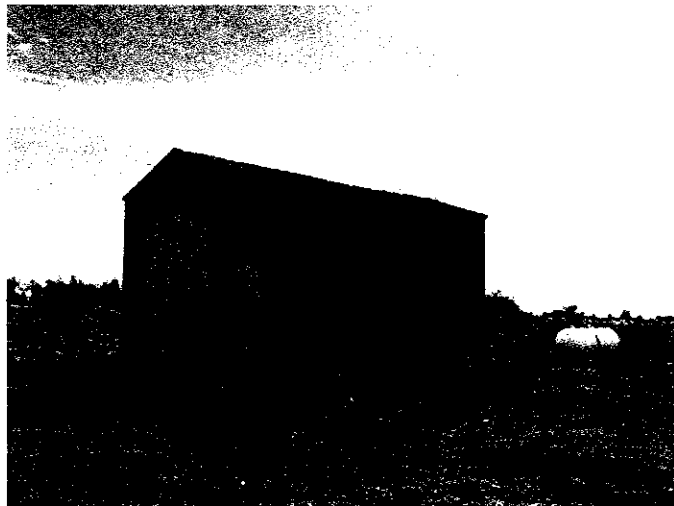
Within the next few weeks, you will receive a package of information about the June 28th Annual Meeting of the POA. Instructions for nominating yourself or your unsuspecting spouse or neighbor for the board will be included. You also can decide to toss your hat into the ring as late as the June 28th meeting itself, but if you decide beforehand your background information can be disseminated to POA members so that they know more about your background and interest in the board.

We have some super people on the STB board. Now is your chance to join them, and get to know the ranch and other owners a little better.

Jim Greenwood
Jim Greenwood, President

Fire Equipment Now at the Ranch

One of the more important actions undertaken by the Board has been the installation of firefighting equipment on the ranch itself. Fire cisterns have been installed to maintain an emergency supply of water. Now, we have a garage and a "deuce and a half" onsite. A "deuce and a half" is a large truck, equipped with a water tank, that is capable of carrying a heavy load of water up the mountain roads at South T- Bar.



New South T-Bar "Firehouse" With Water Truck

By building the garage with a propane heating system to keep water from freezing in the winter time (see the propane tank in the picture), South T-Bar now has fire fighting equipment on site to make a quicker first response to any fire in the area. Coupled with the fire cisterns already installed, the ability of the Tallahassee Volunteer Fire Department to fight fires has been substantially improved.

Water Stolen from Fire Cisterns

Just about the time everything is working smoothly, something or someone comes along to gum up the works. There are three fire cisterns on the South T-Bar property. All were recently filled. Rick Bottle, Board member and Tallahassee VFD contact person, reports that one cistern nearest the main gate is completely empty, and a second cistern near the South Tallahassee and South T-Bar Y Intersection is only half full. There is no evidence of any leak at either cistern; thus, the only reasonable conclusion is that the water has been stolen.

Mark Twain once said that "whiskey is for drinking, and water is for fighting", and the South T-Bar Board is fighting mad about this theft of water from our fire cisterns. Water is a valuable commodity in this area. It is expensive to truck in, and can be impossible to get in drought conditions. We cannot simply go to the nearest river and fill up. Water rights are an important aspect of rural life in Colorado.

If you see any suspicious activity around the cisterns, please immediately contact one of the POA Board members or the Fremont County Sheriff's Department. Contact numbers can be found at the end of this newsletter. In the meanwhile, the Board is getting the tanks refilled, and is looking into locks that can be used by fire department. Fire fighting chemicals will be added to the cisterns, and "hazardous materials" signs will be placed next to them in the hopes of stopping this water theft.

The Tallahassee VFD

Central to all fire protection and fire fighting efforts in the South T-Bar area is the Tallahassee Volunteer Fire Department. It is through their efforts that South T-Bar has water trucks nearby and plans in place for fighting fires. The TVFD relies on donations to keep the fire fighting effort going. Even if you do not have a home at South T-Bar, supporting the TVFD is a wise idea. They fight grass and forest fires, and are the first line of defense against fires. They fought numerous fires in the area last year, including some on the ranch itself.

The Board strongly encourages every STB property owner to make a donation to the TVFD. If you have no structure on your property, they ask for \$50/year, and \$100/year if you do. The address is

Tallahassee Volunteer Fire Dept, 662 Wapiti Trail, Canon City, CO 81212, or call 719-276-1691.

The Tallahassee Volunteer Fire Department has a website at <http://www.tallahasseevfd.com/index.htm>. Go to this website to check current conditions and fire restrictions, learn about the TVFD, and see recent fires.

There are currently no restrictions at South T-Bar but the Board strongly suggests that you exercise great caution with any type of open flame. The summer looks like it will be a dry one.

New Website In the Works

When the original South T-Bar website was created (<http://www.southtbar.org>), the idea was to have an up to date source of information about South T-Bar; news, roads, and the POA Board minutes and meeting agendas. However, the updating process is not simple, and doing the updates has not worked out very well.

Within the next 60 days, the webmaster will be installing a "Content Management System". Major features of the new website will include individual owner registration for better website security, the ability for each property owner to create a space for their property, including descriptions and photos, and news that can be added by anyone wishing to add articles to the website. If there is interest, each owner can also have a South T-Bar email address as in yourname@southtbar.org.

To access the POA Board minutes and agendas on the current website, use POAOwner as the username and the current gate code (below). Write the webmaster at wayne@herberts.org with questions or problems.

Front Gate Security and Codes

It is time for the annual change of the property owners gate code. Here are the gate codes for owners codes as well as the gate codes to be handed out to contractors and others who need temporary access to the South T-Bar ranch.

Current Owners Code (Valid until June 30th): **7529**
New Owners Code (Starts July 1st): **3726**

Contractors Code (Valid until June 30th): **3296**
Contractors Code (Valid July 1st thru Sept. 30th): **9182**

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

Gate and Gate Code Etiquette! – Do not give out the Owners Code to anyone. The Contractors Code is to be given out to those who need temporary access to the ranch, such as construction contractors, delivery companies, and your guests. Please respect this rule and the ranch will be a more secure place for all of us.

Please, once you are through, take the time to stop and make sure that the gate has completely closed before you drive off. If it has not closed, you might try your gate code again, or try driving over the gate closing sensor again. If the gate will not close in spite of your efforts, please report it immediately to a board member so that it can be repaired.

Changes to Bylaws

The POA Board has made three changes to the South T-Bar Bylaws.

- All references to "the developer" have been removed since almost all of South T-Bar is sold and the POA is the sole responsibility of South T-Bar landowners.
- Language was added to define the staggered, two year terms served by the Board of Directors.
- We have come very close to not being able to do business at the annual meeting because there were not enough people to constitute a quorum. Thus, the definition of the quorum for the annual meeting has been changed so that a quorum is defined simply as the number of people present and voting (either in person or by proxy) at the annual meeting.

Road Report

One of the most difficult and expensive chores at South T-Bar is the maintenance of 24 miles of road. The Board has learned much over the last two years about looking after the roads. For example, you can't grade roads without water, and if it doesn't rain, bringing water in is expensive. When to plow roads is tough to call, especially if it snows three days apart and the wind piles the snow into huge drifts.

Over this last winter the roads in certain areas were covered with thick snowdrifts, even when there had been light snowfall that left much of the rest of the ranch roads in passable condition. In order to keep the roads as open as possible, and to minimize plowing expense, the Board is looking into the placement of snow fences in these critical areas.

On the whole, the roads at South T-Bar are in good shape. Recent rains have permitted grading of stretches of road to remove washboard. The contractors are laying down new gravel where needed and are rolling the roads. The ditches are being graded and shaped. A visitor found the roads better than the County road he lives on. One ranch resident says, "Fantastic!"

One request from our contractor: If you have a road onto your property and have installed a culvert, please put reflective markers on each side of the culvert so that snow removal personnel are aware of your culvert and don't damage it with their machinery. When the snow is deep, it is impossible to see the driveways.

South T-Bar Ranch POA
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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: Susan Revack, 1631 South T-Bar Trail, Canon City, CO 81212, or email her at AspenWindsRanch@aol.com.

Ranch Roundup

Emergency Contact Information – To report an immediate happening at the ranch, contact Pat Trotta at 719-275-6285 or if you see suspicious activity, call the Fremont County Sheriff's Department at 719-276-5555. These are NOT general complaint phone numbers.

Change of Address – Submit all changes to your current address or email to: Susan Revack, 1631 South T-Bar Trail, Canon City, CO 81212, or email her at AspenWindsRanch@aol.com.

Board Contacts – For general communications, see the South T-Bar website Members area for individual board members (website address on Page 3), or you can reach the Board through: Tom Gore, 688 Entrada Drive, Golden, CO 80401, email at rockyrocker@att.net

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.

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